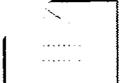


EXHIBIT

81



Welcome, William Windsor

2725 Bolin Lane
Sebring, FL 33870

Friday, February 13th, 2026

Contact Us 
Oak Ridge Mobile Home Park
Manager: Kirk West
(863) 385-1754

Cash Pay Information

Charges

Open Tenant Charges

\$985.00

Open Credits

\$0.00

Tenant Balance Due

\$985.00

[View Charges](#)

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[Make a Payment](#)

EXHIBIT

82

Save time and never forget a payment by enabling AutoPay for this account

Set up AutoPay Now

APPROVED

Thank you for the payment!

Name On Account	William Windsor
Card Type	Visa Debit Card
Card Number	xxxxxxxxxxxx7719
Confirmation Number	8480295572535282
Reference Number	525034689
Payment Date	2/13/2026 3:23:01 PM
Payment Amount	\$985.00
Convenience Fee Amount	\$5.50
Total Amount	\$990.50

Note: Please print and keep this page for your records.

Print

Powered by Rent Manager © 2026

EXHIBIT

83

Lease Agreement?

From: William Windsor (windsorfl@yahoo.com)

To: manager@oakridgemhp.com

Cc: windsorfl@yahoo.com

Date: Friday, February 13, 2026 at 03:23 AM EST

If there is a Lease Agreement, please send a copy to me.

William Michael Windsor
2725 Bolin Lane
Sebring, Florida 33870
352-661-8472
windsorfl@yahoo.com

EXHIBIT

84

Windsor Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-Notice-Not-toPay-2026-02-13

From: William Windsor (windsorfl@yahoo.com)
To: manager@oakridgemhp.com; john.mcduffie3@gmail.com
Cc: windsorfl@yahoo.com
Date: Friday, February 13, 2026 at 03:48 PM EST

The attached Letter to Oak Ridge Mobile Home Park and CEQFL expresses my Notice Not to Pay.

February 13, 2026

Mr. John McDuffie
Oak Ridge Mobile Home Park
Central Equities Florida – Corporate Office
4111 W Cypress St
Tampa, FL 33607

Mr. Kirk West
Oak Ridge Mobile Home Park
2862 Vine Lane
Sebring, FL 33870

Mr. McDuffie and Mr. West:

I am notifying you -- Central Equities Florida and Oak Ridge Mobile Home Park -- that my intention is to not pay Lot Rent. This is based upon the Park owner's non-compliance with a portion of Florida Statute 723.063 and other violations.

I own the manufactured home at 2725 Bolin Lane, Sebring, Florida 33870. I rent the Lot. The Park has at least 10 mobile home rental lots.

There has been material noncompliance with portions of Florida Statutes Chapter 723, and there are other issues that I will present as other defenses. I will detail the noncompliance and other defenses in 7 days.

William Michael Windsor

2725 Bolin Lane
Sebring, Florida 33870

352-661-8472
windsorfl@yahoo.com



Letter-to-Oak-Ridge-Mobile-Home-Park-CEQFL-Notice-Not-toPay-2026-02-13.pdf
76.6 kB

EXHIBIT

85

William M. Windsor

2725 Bolin Lane, Sebring, Florida 33870
352-661-8472 -- windsorfl@yahoo.com

February 13, 2026

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Oak Ridge Mobile Home Park
Central Equities Florida – Corporate Office
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William M. Windsor

EXHIBIT

86

Florida Statutes Chapter 723

- FL ST 723.001. Short title
- FL ST 723.002. Application of chapter
- FL ST 723.003. Definitions
- FL ST 723.004. Legislative intent; preemption of subject matter
- FL ST 723.005. Regulation by division
- FL ST 723.0051. Rulemaking authority for implementation of ch. § 2024-123
- FL ST 723.006. Powers and duties of division
- FL ST 723.007. Annual fees; surcharge
- FL ST 723.008. Applicability of chapter 212 to fees, penalties, and fines under this chapter
- FL ST 723.009. Division of Florida Condominiums, Timeshares, and Mobile Homes Trust Fund
- FL ST 723.011. Disclosure prior to rental of a mobile home lot; prospectus, filing, approval
- FL ST 723.012. Prospectus or offering circular
- FL ST 723.013. Written notification in the absence of a prospectus
- FL ST 723.014. Failure to provide prospectus or offering circular prior to occupancy
- FL ST 723.016. Advertising materials; oral statements
- FL ST 723.017. Publication of false or misleading information; remedies
- FL ST 723.021. Obligation of good faith and fair dealings
- FL ST 723.022. Mobile home park owner's general obligations
- FL ST 723.023. Mobile home owner's general obligations
- FL ST 723.024. Compliance by mobile home park owners and mobile home owners
- FL ST 723.025. Park owner's access to mobile home and mobile home lot

- FL ST 723.027. Persons authorized by park owner to receive notices
- FL ST 723.031. Mobile home lot rental agreements
- FL ST 723.032. Prohibited or unenforceable provisions in mobile home lot rental agreements
- FL ST 723.033. Unreasonable lot rental agreements; increases, changes
- FL ST 723.035. Rules and regulations
- FL ST 723.037. Lot rental increases; reduction in services or utilities; change in rules and regulations; mediation
- FL ST 723.038. Dispute settlement; mediation
- FL ST 723.0381. Civil actions; arbitration
- FL ST 723.041. Entrance fees; refunds; exit fees prohibited; replacement homes
- FL ST 723.042. Provision of improvements
- FL ST 723.043. Purchase of equipment
- FL ST 723.044. Interference with installation of appliances or interior improvements
- FL ST 723.045. Sale of utilities by park owner or developer
- FL ST 723.046. Capital costs of utility improvements
- FL ST 723.051. Invitees and live-in health care aides; rights and obligations
- FL ST 723.054. Right of mobile home owners to peaceably assemble; right to communicate
- FL ST 723.055. Right of mobile home owner to invite public officers, candidates for public office, or representatives of a tenant organization
- FL ST 723.056. Enforcement of right of assembly and right to hear outside speakers
- FL ST 723.058. Restrictions on sale of mobile homes
- FL ST 723.059. Purchaser of a mobile home within a mobile home park
- FL ST 723.061. Eviction; grounds, proceedings
- FL ST 723.0611. Florida Mobile Home Relocation Corporation
- FL ST 723.06115. Florida Mobile Home Relocation Trust Fund

- FL ST 723.06116. Payments to the Florida Mobile Home Relocation Corporation
- FL ST 723.0612. Change in use; relocation expenses; payments by park owner
- FL ST 723.0615. Retaliatory conduct
- FL ST 723.062. Removal of mobile home owner; process
- FL ST 723.063. Defenses to action for rent or possession; procedure
- FL ST 723.068. Attorney's fees
- FL ST 723.071. Sale of mobile home parks
- FL ST 723.072. Affidavit of compliance with statutory requirements
- FL ST 723.073. Conveyance by the association
- FL ST 723.074. Sale of facilities serving a mobile home subdivision
- FL ST 723.075. Homeowners' associations
- FL ST 723.0751. Mobile home subdivision homeowners' association
- FL ST 723.076. Incorporation; notification of park owner
- FL ST 723.077. Articles of incorporation
- FL ST 723.078. Bylaws of homeowners' associations
- FL ST 723.0781. Board member training programs
- FL ST 723.079. Powers and duties of homeowners' association
- FL ST 723.0791. Mobile home cooperative homeowners' associations; elections
- FL ST 723.081. Notice of application for change in zoning
- FL ST 723.083. Governmental action affecting removal of mobile home owners
- FL ST 723.084. Storage charges on mobile homes
- FL ST 723.085. Rights of lienholder on mobile homes in rental mobile home parks
- FL ST 723.086. Property and lienholder contracts
- FL ST 723.0861. Attorney's fees and costs
- FL ST 723.1255. Alternative resolution of recall, election, and inspection and photocopying of official records disputes