

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, October 08, 2026
Time: 1:30 PM
Location: Davenport City Hall 1 S. Allapaha Ave. Davenport, FL 33837

ZOOM
Phone: 1-305-224-1968
Meeting ID: 954 9443 7477
Passcode: 239971

AGENDA

For the full agenda packet, please contact Patricia@havenmgt.com

- I. Call to Order / Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*
- III. District Counsel – Kutak Rock - Kyle Magee**
- IV. District Engineer – Stantec (Frank Nolte)**
 - A. Presentation of Envera Security Solutions
 - 1. Presentation of Sugarwood and Chickasaw Entry Locations **[EXHIBIT 1A](#)**
 - 2. Consideration of Enevra Security Solutions Proposal - \$3,515.88 **[EXHIBIT 1B](#)**
Monthly or One-Time Total of \$71,862.03 *(including equipment)*
 - B. Presentation of Complete It Proposals
 - 1. Consideration of Complete IT Gate Operator, Access Control, & Cameras Proposal - \$169,476 **[EXHIBIT 2A](#)**
 - 2. Consideration of Liftmaster Version of Complete IT gate Operator, Access Control, & Cameras Proposal - \$146,197.60 **[EXHIBIT 2B](#)**
- V. Discussion of Amenity Center Pool**
 - A. Consideration of Central Florida Pool and Spa, LLC Proposal - \$1,495.00 **[EXHIBIT 3](#)**
 - B. Consideration of Blue Point Pool Service Proposal *(to be distributed)* **[EXHIBIT 4](#)**
- VI. Field Manager – Dana Bryant**
 - A. Presentation of the Review of Landscape Maintenance *(to be distributed)* **[EXHIBIT 5](#)**
 - B. Presentation of Field Report, Non-Landscape *(to be distributed)* **[EXHIBIT 6](#)**
 - C. Consideration of Irrigation Landscape Solutions Edging Proposal - **[EXHIBIT 7](#)**
\$2,000
- VII. District Manager**

VIII. Administrative Items

- A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on September 10, 2026 [EXHIBIT 8](#)
- B. Consideration for Acceptance – The Unaudited Financial Statements August 2026 [EXHIBIT 9](#)
- C. Presentation of Check Details – August 2026 [EXHIBIT 10](#)
- D. Ratification of Proposals:
 - 1. ECS Integrations Access Cards Proposal - \$900.00 [EXHIBIT 11](#)
 - 2. Good Home Services LLC Pressure Wash - \$370.00 [EXHIBIT 12](#)
 - 3. Good Homes LLC Fence Removal - \$115.00 [EXHIBIT 13](#)

IX. Other Items to be Introduced

- A. 813 Security Services Proposal (*to be distributed*) [EXHIBIT 14](#)

X. Audience Comments – *New Business* (limited to 3 minutes per individual)

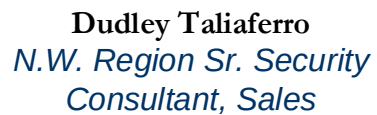
XI. Supervisors' Request

XII. Adjournment

EXHIBIT 1A

[RETURN TO AGENDA](#)



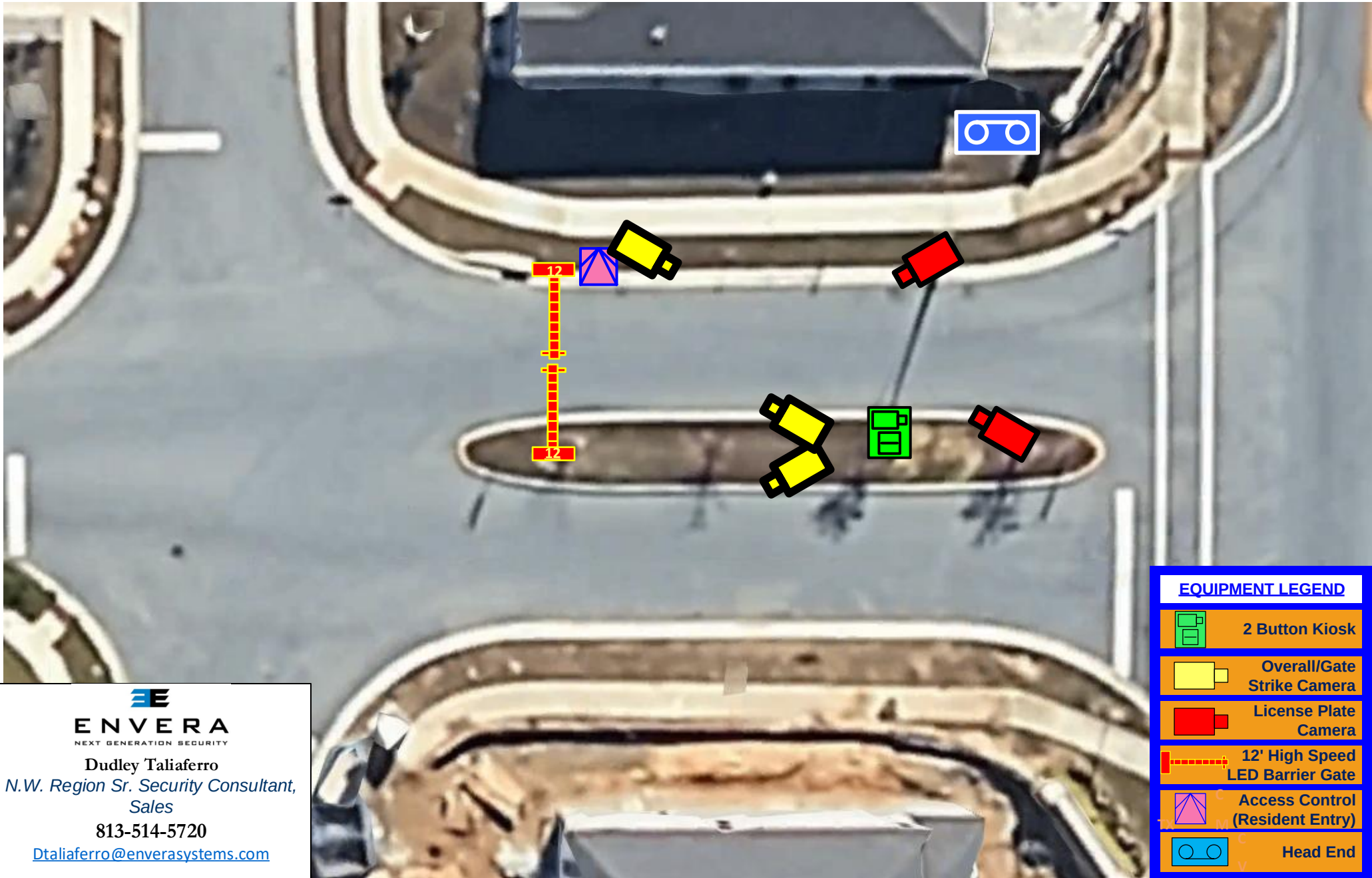


813-514-5720

Dtaliaferro@enverasystems.com



Forest Lake CDD
Chickasaw Entry Location
Davenport Florida
2 button Visitor Entry System w/video
RFID Resident Only Entry
Barrier Gates



EQUIPMENT LEGEND

-  2 Button Kiosk
-  Overall/Gate Strike Camera
-  License Plate Camera
-  12' High Speed LED Barrier Gate
-  Access Control (Resident Entry)
-  Head End



Dudley Taliaferro
N.W. Region Sr. Security Consultant,
Sales
813-514-5720
Dtaliaferro@enverasystems.com

EXHIBIT 1B

[RETURN TO AGENDA](#)





Community Security Solutions

- + Virtual Gate Guard
- + ABDi Guard Software
- + Video Surveillance
- + Access Control



**Innovative
Technology**



Partnership



**Tailored
Approach**



**Community
Security Experts**

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LIC # FL: EG13000626, EF20002046, B2700191, GA: LVU406807, TX: B09431501



Virtual Gate Guard



Managing community access shouldn't be complicated or costly. Our Virtual Gate Guard puts real, professionally trained specialists on your gate 24/7, verifying visitors via two-way audio and video without the overhead of traditional staffing. Every entry is logged, your existing infrastructure stays intact, and residents can manage access right from the MyEnvera app.

ABDi Guard Software



A powerful, customizable platform for managing access and daily operations at the gate and beyond. Intuitive enough for entry-level staff to learn in minutes, reliable enough to keep operations running without disruption, and flexible enough to grow with your needs, our modular system is built to fit your environment. It's the technology that makes everything feel effortless.

Video Surveillance



Integrate directly with our Central Monitoring Operations Center, so your community isn't just recording events, it's responding to them. Whether you need trained security personnel on live feeds with our Active Surveillance option, or reliable, searchable footage ready to review with our Passive Surveillance option, we'll help you find the right level of protection for your property.

Access Control



Gives communities a smarter way to manage every entry point, from gates and doors to pools, fitness centers, and clubhouses. Authorized users get flexible access through cards, fobs, PIN codes, or mobile credentials, while property managers stay in full control through a cloud-based platform that logs every entry and allows instant changes. You decide who gets in, where, and when.

One security partner, every layer covered.

From the gate to the clubhouse, we handle it all so your community gets an *elevated, easy-to-use* experience for residents, guests, guards, and property managers.



Implementation



Installation



Service



Monitoring

1-877-936-8372 | [EnveraSystems.com](https://www.enverasystems.com)

Why do communities choose Envera?



Why Envera instead of another company?

Envera is the leader in community security. It is all we do and we do it for over 1,000 communities like yours. Our 300+ team members focus on providing reliable service and an elevated resident and guest experience that you won't find elsewhere. You're evaluating more than a system. You're choosing who shows up when something goes wrong. We've spent 19 years helping communities work through this decision, so here's what they ask us most, answered plainly. Have a question that isn't here? Ask your Envera representative any time!



What happens after we sign?

The Envera **Implementation Team** plans the full project before anything turns on, including permitting, installation timelines, ordering internet lines, and training your community on new components or processes. You'll have the sequence and the schedule up front - no confusion, no surprises, we make it turn-key from A to Z



Who handles the installation?

Envera **Installation Managers** and **Supervisors** oversee every install. Our teams are trained on the codes and regulations of each municipality, and we secure the permits, licenses, and inspections the project requires. You won't be managing subcontractors or chasing paperwork - we handle it all.



Who do we call when something isn't working?

Your designated **Account Manager** and our full support team. Logging an issue is easy and support response times are fast. Every community gets a primary point of contact who knows your system, works with the right Envera team when something needs attention, and brings you options as your needs change. Our monitoring center is staffed always-on, so we often catch site issues before they reach you.



Will our residents actually use the new functionality?

Yes. Envera makes it easy. The **MyEnvera app** lets residents add guests, manage access, and see activity from their phone. Residents who'd rather call to log a guest can still call. Entry works through cards, fobs, PIN codes, or mobile credentials, so there are multiple options to choose what works right for you. Best of all, resident setup support is part of implementation - we show up and help train your community for you. We also provide simple, helpful materials (infographics, video clips, etc) to share in your community newsletter to help with questions and education.



What if our community grows or our needs change?

Envera is modular and designed to grow with your community. You can add cameras, entry points, additional remote guarding, or amenity access without starting over.

A Letter from Our CEO



Thank you for considering Envera.

Choosing a community security partner is not a small decision. You are not just evaluating cameras, gates, and software. You are deciding who answers when you need help, and who your residents and guests will interact with every single day.

That is the responsibility we take on, and it is the only thing we do.

For 19 years, Envera has focused exclusively on community security. That focus has given us something a general security company cannot offer: teams who understand how communities really operate, how boards make decisions, what residents expect the moment they pull up to the gate and how to wow a guest coming to the property.

We have also spent the last two years building the next phase of Envera. We have invested in new service leadership, raised our monitoring quality standards, and shifted from a reactive model to a proactive one. We are proud of that progress. We also know that great service is earned continuously.

What you can expect from us is straightforward. Support that is responsive when you need it. A monitoring center that is staffed always-on. And a security partner invested in your community's success for years to come, long after the installation is complete.

We would be honored to earn your trust, and we do not take lightly what it means to protect the place your residents call home.

Community security is our specialty, and we are just getting started.

Sincerely,

Devon Watson
CEO, Envera Systems





Quote #: Q-20473-3
Date: 9/22/2026
Expires On: 11/30/2026

Envera Systems

4724 Lena Rd
Bradenton, FL 34211
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Forest Lake CDD

SECURITY CONSULTANT	PHONE	EMAIL
Dudley Taliaferro	(813) 514-5720	dtaliaferro@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Chickasaw Entrance: Virtual Gate Guard System

2 Button Virtual Gate Guard System Includes:
24/7 Video with 30 days of storage
Overall and tag cameras
Kiosk-Envera Owned

The 2 Button Virtual Gate Guard does not include MyEnvera app.

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	
1	Traffic Light Kit	
1	Sicunet Access Control Panel - 4 Door	
1	NVR - 16 IP Channel 10TB	
3	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 5MP	
1	Knox Box Emergency Device	
1	SOS Emergency Device	
1	iBoot Kit	
1	Battery Backup 1000VA/900W	
1	Outdoor Enclosure Kit - Large SS	
1	Asphalt Ground Loop	
2	8' Aluminum Post 4x4" Kit	
2	16' Aluminum Post 4x4" Kit	
1	Bore Setup	
100	Bore	
50	Trenching & Backfilling	
65	Conduit	
700	Wire	
1	Fortigate Firewall	
1	16' Aluminum Post 4x4" Kit	
Chickasaw Entrance: Virtual Gate Guard System TOTAL:		\$32,854.02

Chickasaw Entrance: High Speed LED
Barrier Gates

(2) 12' Highspeed LED Barrier Gates
Gate Strike alert w/ notifications.

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
50	Trenching & Backfilling	
50	Conduit	
120	Wire	
Chickasaw Entrance: High Speed LED Barrier Gates TOTAL:		\$13,133.74

Chickasaw Entrance - Electronic RFID
Access Control

Resident Only Entries

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
100	Wire	
1	Sicunet - Restful API	
Chickasaw Entrance - Electronic RFID Access Control TOTAL:		\$6,452.97

Sugarwood Entrance: Virtual Gate Guard
System

2 Button Virtual Gate Guard System Includes:
24/7 Video with 30 days of storage
Overall and tag cameras
Kiosk-Envera Owned

The 2 Button Virtual Gate Guard does not include the MyEnvera app.

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	
1	Traffic Light Kit	
1	Sicunet Access Control Panel - 4 Door	
1	NVR - 16 IP Channel 10TB	
3	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 5MP	
1	Knox Box Emergency Device	
1	SOS Emergency Device	
1	iBoot Kit	
1	Battery Backup 1000VA/900W	
1	Outdoor Enclosure Kit - Large SS	
1	Asphalt Ground Loop	
2	8' Aluminum Post 4x4" Kit	
2	16' Aluminum Post 4x4" Kit	
1	Bore Setup	
100	Bore	

QTY	PRODUCT	INSTALL INVESTMENT
50	Trenching & Backfilling	
65	Conduit	
700	Wire	
1	16' Aluminum Post 4x4" Kit	
1	Fortigate Firewall	
Sugarwood Entrance: Virtual Gate Guard System TOTAL:		\$32,854.02

Sugarwood Entrance: High Speed LED Barrier Gates (2) 12' Highspeed LED Barrier Gates
Gate Strike alert w/ notifications.

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Pro Barrier Gate (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Pro Barrier Gate (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
50	Trenching & Backfilling	
50	Conduit	
120	Wire	
Sugarwood Entrance: High Speed LED Barrier Gates TOTAL:		\$13,133.74

Sugarwood Entrance: Electronic RFID Access Control Resident Only Entries

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
100	Wire	
Sugarwood Entrance: Electronic RFID Access Control TOTAL:		\$4,231.56

Discount valid with these additional requirements:

30% Discount

- Deposit equal to 3 Months of Monthly Service Rates
- Automatic ACH setup for payment of Monthly Services

QTY	PRODUCT	INSTALL INVESTMENT
1	Promotional Discount	
30% Discount TOTAL:		\$-30,798.02

One-Time Total: \$71,862.03

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Community - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$200.00	\$200.00
Community - Access Control TOTAL:			\$200.00

Gates (2) - Virtual Gate Guard

The Push-Button Entry Virtual Gate Guard does **not** include access to the MyEnvera app.

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
574	Per Home (Address) Monitoring - 24 Hours	\$2.50	\$1,435.00
Gates (2) - Virtual Gate Guard TOTAL:			\$1,435.00

Chickasaw Entrance: Virtual Gate Guard System

2 Button Virtual Gate Guard System Includes:
 24/7 Video with 30 days of storage
 Overall and tag cameras
 Kiosk-Envera Owned

The 2 Button Virtual Gate Guard does **not** include MyEnvera app.

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	\$500.00	\$500.00
1	Network Device Licensing	\$50.00	\$50.00
1	Service & Maintenance Plan	\$238.50	\$238.50
Chickasaw Entrance: Virtual Gate Guard System TOTAL:			\$788.50

Chickasaw Entrance: High Speed LED Barrier Gates

(2) 12' Highspeed LED Barrier Gates
 Gate Strike alert w/ notifications.

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Service & Maintenance Plan - High-Speed Barrier Gate	\$60.00	\$120.00
Chickasaw Entrance: High Speed LED Barrier Gates TOTAL:			\$120.00

Chickasaw Entrance - Electronic RFID Access Control

Resident Only Entries

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$31.94	\$31.94
Chickasaw Entrance - Electronic RFID Access Control TOTAL:			\$31.94

Sugarwood Entrance: Virtual Gate Guard System

2 Button Virtual Gate Guard System Includes:
 24/7 Video with 30 days of storage
 Overall and tag cameras
 Kiosk-Envera Owned

The 2 Button Virtual Gate Guard does **not** include the MyEnvera app.

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	\$500.00	\$500.00
1	Network Device Licensing	\$50.00	\$50.00

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$238.50	\$238.50
Sugarwood Entrance: Virtual Gate Guard System TOTAL:			\$788.50

Sugarwood Entrance: High Speed LED Barrier Gates (2) 12' Highspeed LED Barrier Gates
Gate Strike alert w/ notifications.

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
2	Service & Maintenance Plan - High-Speed Barrier Gate	\$60.00	\$120.00
Sugarwood Entrance: High Speed LED Barrier Gates TOTAL:			\$120.00

Sugarwood Entrance: Electronic RFID Access Control Resident Only Entries

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$31.94	\$31.94
Sugarwood Entrance: Electronic RFID Access Control TOTAL:			\$31.94

Monthly Total: \$3,515.88

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 574 current homes, with a maximum of 574 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Pricing requires community to sign up for Automatic ACH for payment to Envera
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.

- Deposit due at signing equal to 50% of installation costs and three (3) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard, Community+, or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.



Let's build something better, *together*.

Your community deserves a security partner who shows up, not just a vendor who ships equipment.

We're ready when you are.

This proposal is confidential and the property of Envera Systems. It may not be distributed, in whole or in part, to any person, firm, or corporation without prior authorization. Distribution is restricted to employees or affiliates directly involved in the proposal or decision-making process.

LIC # FL: EG13000626, EF20002046, B2700191, GA: LVU406807, TX: B09431501

EXHIBIT 2A

[RETURN TO AGENDA](#)





Gate Operators, Access Control, & Cameras

Prepared for: Forest Lake CDD

Created by: Thomas Giella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Villages of Glen Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

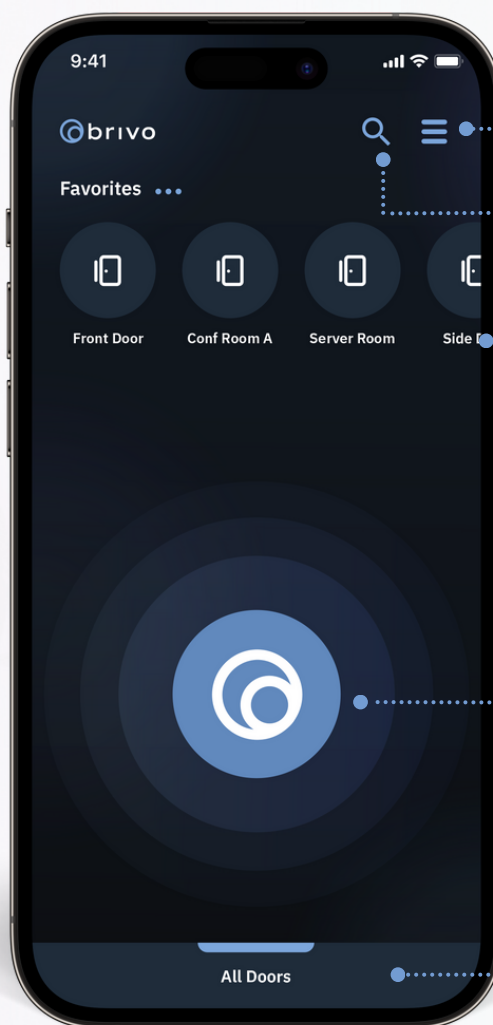
Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

BRIVO MOBILE PASS

An easier, more intuitive unified mobile credential experience for users of Brivo Access and Brivo Smart Home

Brivo Mobile Pass now has a faster, more intuitive user experience for both Android and iOS users. Navigation within the app is simpler as well as searching and favoriting doors.



Easily navigate app features

Search doors by name

Rename and favorite frequently used doors

Tap the Magic Button to open the nearest door

Tap to view all available doors

If you have your device settings to auto-update apps, the update will be downloaded to your phone automatically. You will see the change reflected the next time you open Brivo Mobile Pass.

If you do not have auto-update, you will see the update notification on your device and will need to install the updated app.



Download on the
App Store

GET IT ON
Google Play

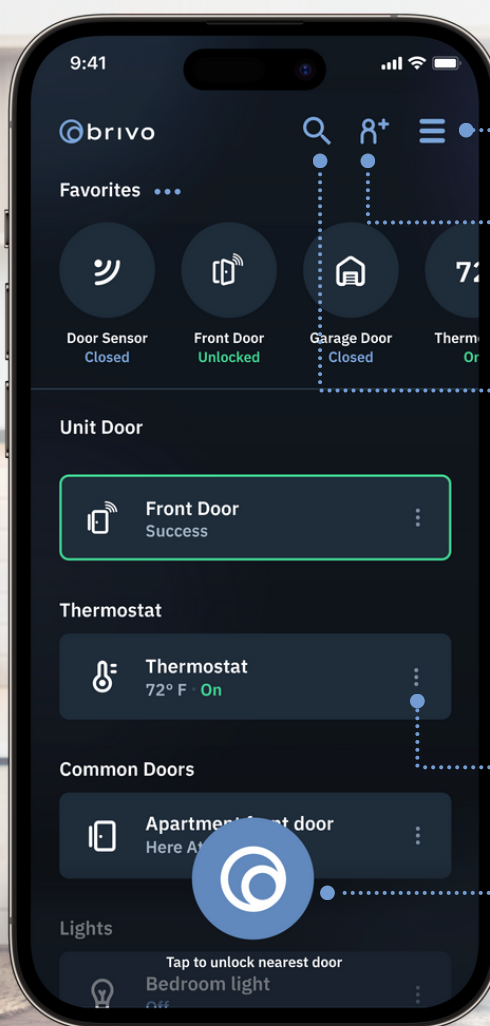
Scan the QR code to download the latest version of the Brivo Mobile Pass app



BRIVO MOBILE PASS

A unified mobile application that includes
Brivo Smart Home

Brivo Mobile Pass gives property managers the ability to deliver a better credential experience to their residents that includes access to common doors, unit locks and Smart Home devices.



Easily navigate
app features

Easily add and give
access to Guests

Search doors
by name

Manage and
customize doors
and devices

Tap the Magic
Button to open the
nearest door



contact us to get started:
sales@brivo.com



Brivo Guest Management

Grant access to guests simply and securely

Administer access
for guests without
**compromising
security**



FEATURES:

- A guest dashboard with the ability to pre-register guests
- Customizable guest profiles
- Access permissions for guests
- The ability to invite, and sign guests in and out
- Access PINs via the Brivo Mobile Pass App

Brivo Guest Management enhances the host and guest experience

by providing seamless digital check-ins, mobile access, and real-time notifications, making visits more efficient, secure, and welcoming.

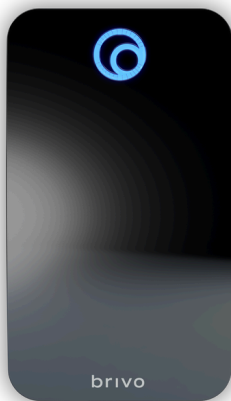


Brivo Smart Readers

Brivo Smart Readers enable smart, secure and convenient user experiences.

Security with Style and Functionality

Brivo Smart Readers enable convenient and secure access with a modern sophisticated look. These readers are simple to install for either a single door or an entire property. Brivo Smart Readers support encrypted Brivo mobile credentials, encrypted smart cards (13.56 MHz), or legacy proximity cards (125kHz).



Single Gang



Key Pad



Mullion



APPLICATIONS & BENEFITS

- Use your bluetooth-enabled Brivo Smart Reader and the Brivo Mobile Pass app on your phone to open doors—even in locations with no wireless connectivity.
- Administrators can conveniently issue or revoke mobile credentials via Brivo Access in moments.
- Improve security with encrypted smart cards that offer protection against counterfeiting.
- Select from an array of reader options that provide increased flexibility.

BRIVO GUEST MANAGEMENT OFFERS

- ⊕ **Contactless Guest Check-in**
with no need for paper sign-in or physical greetings via Brivo Mobile Pass
- ⊕ **Customizable Access Permissions**
for specific dates times, locations, and authorized spaces
- ⊕ **Remote Management** of guest permissions and real-time alerts
- ⊕ **Centralized Monitoring** of access control policies and security events managed from one unified dashboard





Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

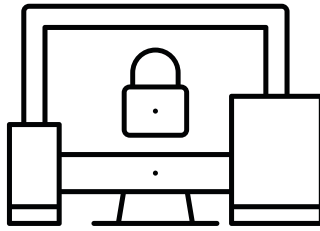
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

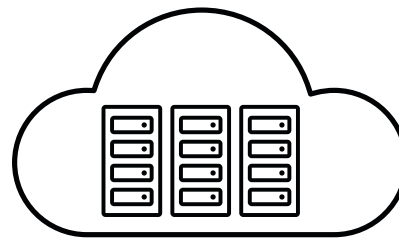


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

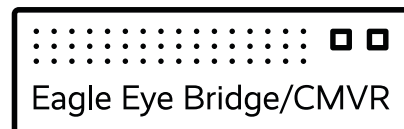
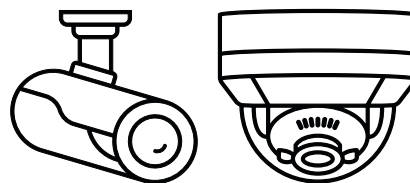
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras



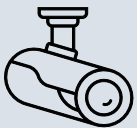
CLOUD VIDEO SURVEILLANCE

License Plate Recognition

Features:



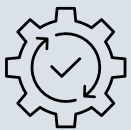
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



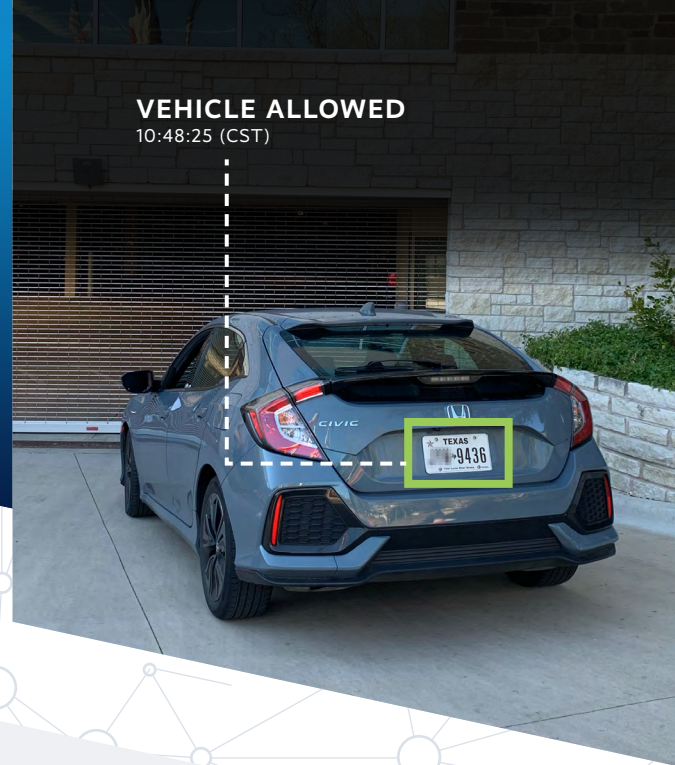
AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION



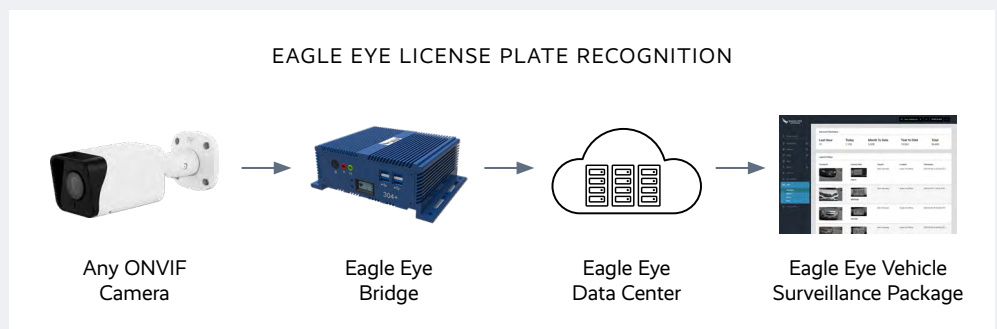
24/7/365
CUSTOMER
SUPPORT



Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

VIRTUAL RESIDENT ONBOARDING

EASY. SECURE. CONVENIENT.

Complete I.T. Corp makes it simple to get your new access credentials—without ever leaving home! Our virtual onboarding process is fast, secure, and designed with residents in mind.



All physical credentials, including key fobs and UHF vehicle stickers, are packaged and shipped directly to you via **UPS**.

HOW IT WORKS



1 SUBMIT

Complete the online registration form on our website.



2 VERIFY

Your Community Manager reviews and approves your request.



3 WE PROVISION

We program your requested credentials and add you to the directory (if applicable).



4 YOU RECEIVE

Your credentials are delivered straight to your door via UPS.

RESIDENT ONBOARDING FEES



MOBILE PASS
\$10.00
PER WEBSITE SUBMISSION

Each submission may include up to two (2) residents, provided each resident has a unique email address. Additional residents require a separate website submission and will be billed separately.



PHYSICAL CREDENTIALS
(KEY FOBs & UHF VEHICLE STICKERS)
\$15.00
PER APPROVED HOUSEHOLD SUBMISSION

Includes the programming of all requested key fobs and UHF vehicle stickers associated with that submission, as well as packaging and UPS shipping to you. The number of credentials included is limited to those that can reasonably be packaged and shipped together as part of a single household submission.



IMPORTANT NOTE: If a resident requests both a Mobile Pass and any physical credential(s) (key fob and/or UHF vehicle sticker) in the same submission, the request will be billed at the **\$15 Physical Credentials rate only**.



Fees apply only to requests that have been approved by the Community Manager or other authorized representative and for which credentials have been issued.



813-444-4355



www.completeit.io

Access Pro-H

Access barriers for boom skirts



For special security requirements

At the entrances of companies, building sites, port facilities and other secured areas – the Access Pro-H from Magnetic is the ideal solution in all cases where traffic control is necessary and pedestrian access must also be reliably prevented. A boom skirt and climb-over prevention effectively stop intruders climbing over or crawling under the barrier. With their low impact forces, these barriers are also approved for locations where the movement of people can be expected (when the stipulated safety equipment is installed).

At the heart of the Access series is the innovative MHTM™ drive that is distinguished by its energy efficiency, lack of maintenance and long service life – the barriers of the Access series are designed for 10 million opening and closing cycles. By the way, Magnetic quality lies not just in the detail, but is also easily recognisable to all thanks to stylish design. The Access series has already been awarded two design prizes.



Boom skirt and climb-over prevention

The Access Pro-H not only regulates traffic but, with the optional boom skirt, also effectively stops unauthorised pedestrian access to security-relevant areas.



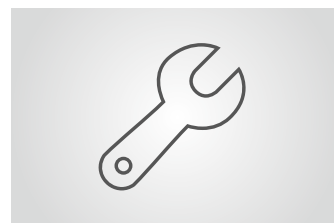
Innovative drive technology

The MHTM™ drive unit is maintenance-free, energy-efficient and quiet. The high torque guarantees best possible operation even under extreme weather conditions.



Legal security

All Magnetic barriers have a Declaration of Conformity in compliance with the Machinery Directive and a Declaration of Performance in line with the Construction Products Directive. Thus operators and those responsible for commissioning are always on the safe side in questions of liability.



Easy access to components

Two simple steps: control systems and the drive unit are easily reached by removing the cover and front plate. This increases user-friendliness and accelerates commissioning and service.

Access Pro-H

Access barriers for boom skirts

- > High security with optional boom skirts
- > Very low operating costs thanks to efficient and long-lived MHTM™ drive
- > Ease-of-use and optimum accessibility thanks to well thought-out design
- > Legal security with Declarations of Conformity and Performance
- > Acclaimed design: German Design Award 2014 and Red Dot Design Award 2012
- > Designed for 10 million opening and closing actions



Technical data	Access Pro-H
Lane width	Max. 6.0 m
Opening/closing time	4.0 s
Power consumption	Max. 25 W
Drive technology	MHTM™
Voltage	85 – 264 VAC, 50/60 Hz
Duty cycle	100 %
Housing dimensions (W x D x H)	315 x 360 x 1115 mm
Enclosure rating	IP 54
Temperature range	–30 to +55 °C
Weight	44 kg

Features	Access Pro-H
Standard colours	RAL 2000, 9006, 9007
Barrier arm	MicroBoom
Control system	MGC Pro
Integrated 2-channel detector for induction loops	Standard
Modular expansion of control system	Standard
Variable I/O assignment	Standard
No. of digital inputs	8
No. of relays/digital outputs	6/4
Input with test for safety light barrier/Laser scanner	Standard
Selectable closing speed	Standard
Selectable opening speed	Standard

Options	Access Pro-H
Special colours	✓
Standard boom skirt ¹	✓
Boom skirt with climb-over prevention (height = 1.30 m) ²	✓
Boom skirt with climb-over prevention (height = 1.80 m) ³	✓
Pendulum support	✓
Support post	✓
Boom drop contact	✓
Boom interlock	✓
Boom illumination, red ⁴	✓
Light strips, red/green ⁵	✓
Hood light	✓
Key-operated switch	✓
Radio module	✓
Ethernet module	✓
RS485 module	✓
CAN module (counting)	✓
Second detector module	✓
GSM module	✓
Safety light barrier/Laser scanner	✓
Battery backup	✓

¹ max. 5.0 m/5.5 m lane width (PS/SP)

² max. 4.3 m/4.7 m lane width (PS/SP)

³ max. 4.0 m/4.5 m lane width (PS/SP)

PS = Pendulum support, SP = Support post

⁴ With climb-over prevention only possible on the back of the barrier boom

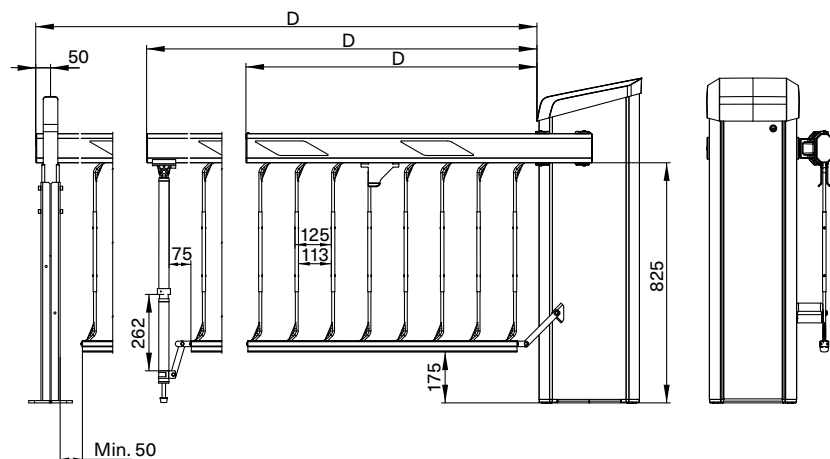
⁵ Not in combination with standard boom skirt

Standard colours

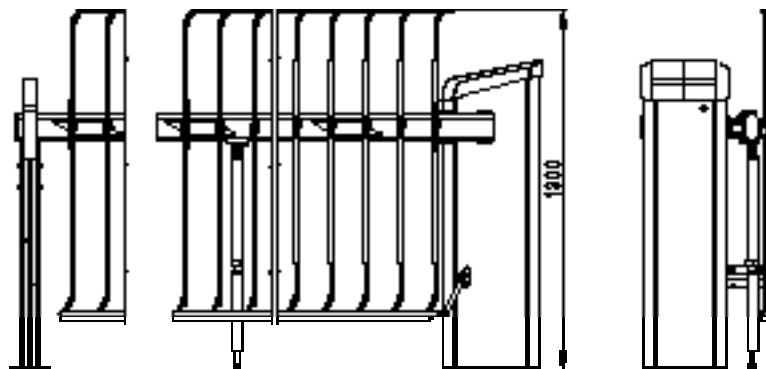
		
Orange (RAL 2000)	White aluminium (similar to RAL 9006)	Grey aluminium (similar to RAL 9007)

Dimensional drawings

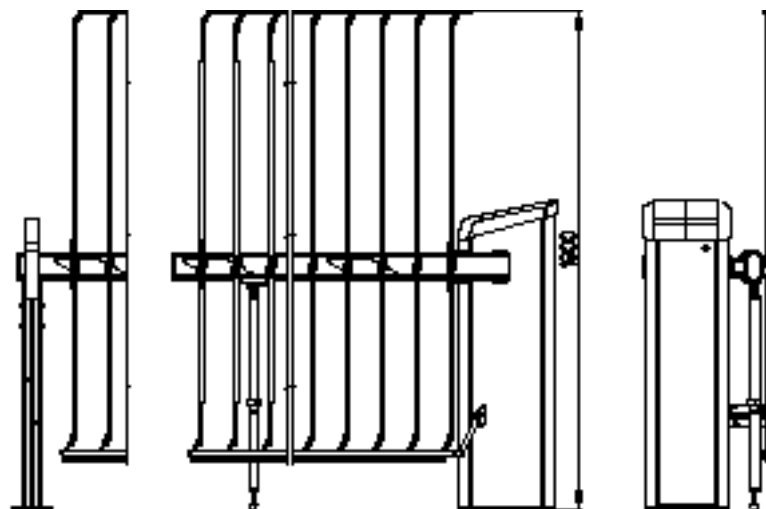
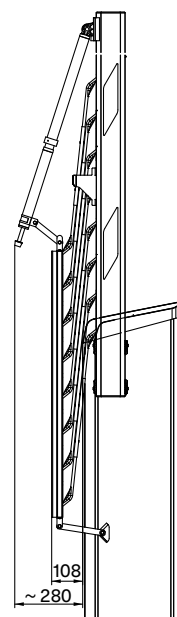
Access Pro-H with standard boom skirt



Access Pro-H with boom skirt with 1.30 m climb-over prevention



Access Pro-H with boom skirt with 1.80 m climb-over prevention



Complete dimensional drawings are available on request.

Standard boom skirt

Access to Progress

Magnetic stands for pioneering products – in every way. Our access control systems for vehicles or pedestrians clear the way for thousands of people every day – at car parks, toll gates, stations, airports and in buildings. Our technology is also pioneering, however: with innovative drives, intelligent control systems and well thought-out details it provides maximum safety and longevity. Are you also on the path to Magnetic?



Vehicle barriers

Access barriers
Parking barriers
Toll barriers
Special barriers



Pedestrian gates

Turnstiles
Swing gates
Tripod gates
Retractable gates
Wing gates



Terminals

Cars
Trucks

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Fax +49 7622 695-800
E-mail info@magnetic-germany.com

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E-mail info@magnetic-cn.com

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Phone +33 4 72 21 86 89
E-mail info@magnetic-fr.com

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Old Mahabalipuram Road
Kottivakkam (Opp Rayala Technopark, Perungudi)
Chennai 600041
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E-mail info@magnetic-india.com

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40460 Shah Alam
Selangor Darul Ehsan
Malaysia
Phone +60 3 5123 0033
E-mail info@magnetic-malaysia.com

Project Summary.

Complete I.T. will take over the existing security camera and access control.

- 574 Unit Count

Scope of work that will be completed by Complete I.T.:

Security Cameras:

- Main Gate
 - Use built-in 2N camera for the driver facing view
 - Install EEN DT03 with starlight for gate overview
 - Install EEN DB14 for LPR
- Second Gate
 - Use built-in 2N camera for the driver facing view
 - Install EEN DT03 with starlight for gate overview
 - Install EEN DB14 for LPR
- Cameras will have minimum onsite recording for 30-days, but will most likely reach 60-days
- Cameras will have preview stream will have 30-days cloud backup
- LPR cameras will have local database (not connect to law enforcement unless requested requiring additional licensing) so management can search for full or partial license plates using cloud login instead of logging into each camera individually

Access Control:

- Main Gate
 - No Pedestrian Gates
 - 1 Touchscreen Telecom Unit
 - 1 UHF Vehicle Reader
 - 1 Brivo Keypad Reader
 - 1 SOS
 - 1 Knoxbox
- Second Gate
 - No Pedestrian Gates

- No Touchscreen Telecom Unit
- 1 UHF Vehicle Reader
- 1 Brivo Keypad Reader
- 1 SOS
- 1 Knoxbox

How does access work:

- Use Brivo Mobile Pass to grant guests/vendors temporary access passes - IF BRIVO MOBILE PASS & GUEST PASS IS ADDED (one-time, valid for 24 hours).
- Mobile pass functionality:
 - Requires proximity within 5–6 feet of reader.
 - Passes are tied to the resident's email and physical phone (cannot be shared).
 - CDD Management will have full control of who has pass and setup restrictions if need be.
- Residents can enter using:
 - UHF (RFID) Vehicle sticker
 - Key fob
 - Brivo Mobile Pass
- Guests can enter using:
 - Guest Pass Temporary Code that can be provided by resident with Brivo Mobile Pass
 - Touchscreen Directory
 - Public Access Key Code for the gate that requires it
- Emergency:
 - Knoxbox key
 - SOS activated by yelp siren

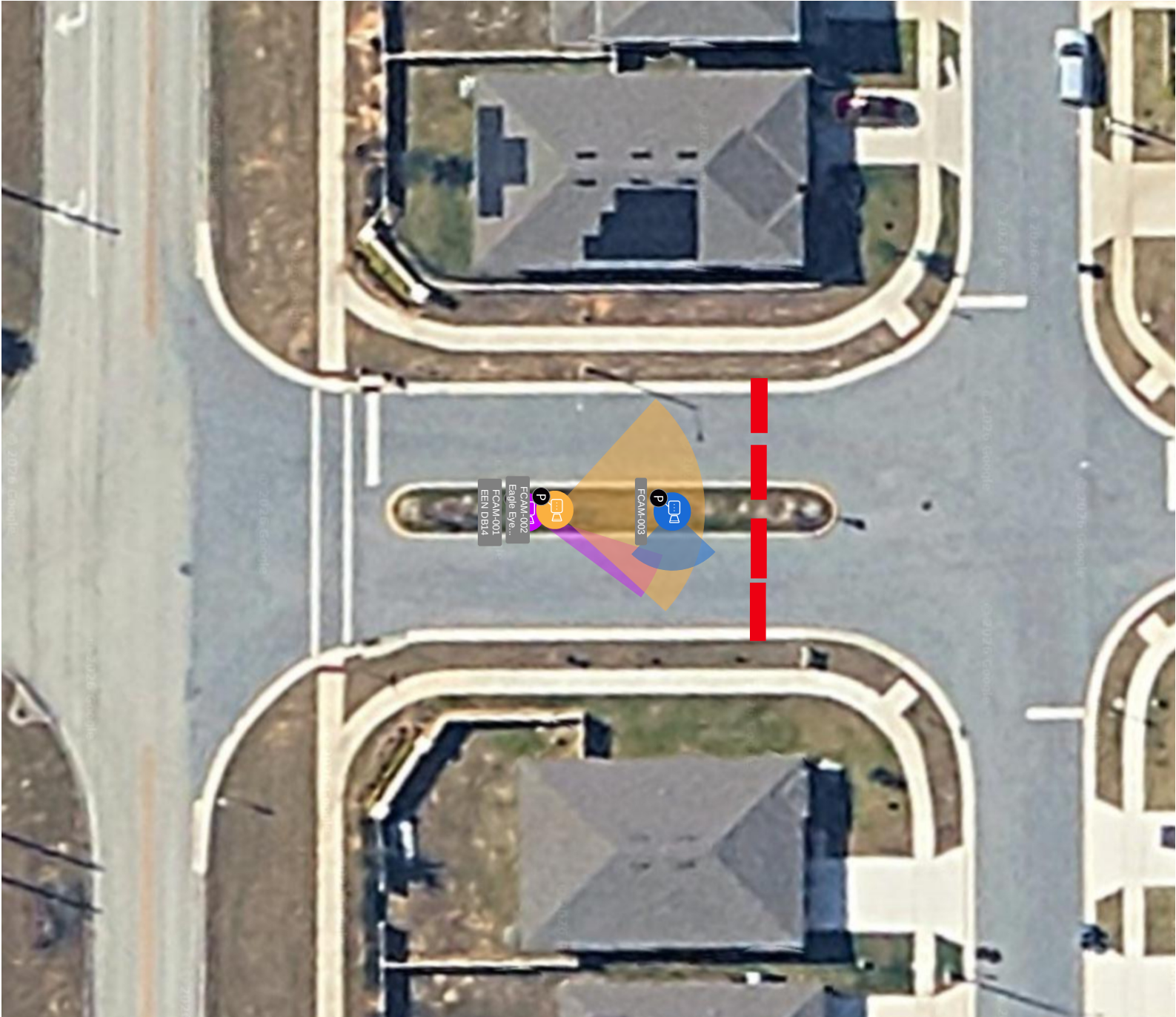
CDD Management

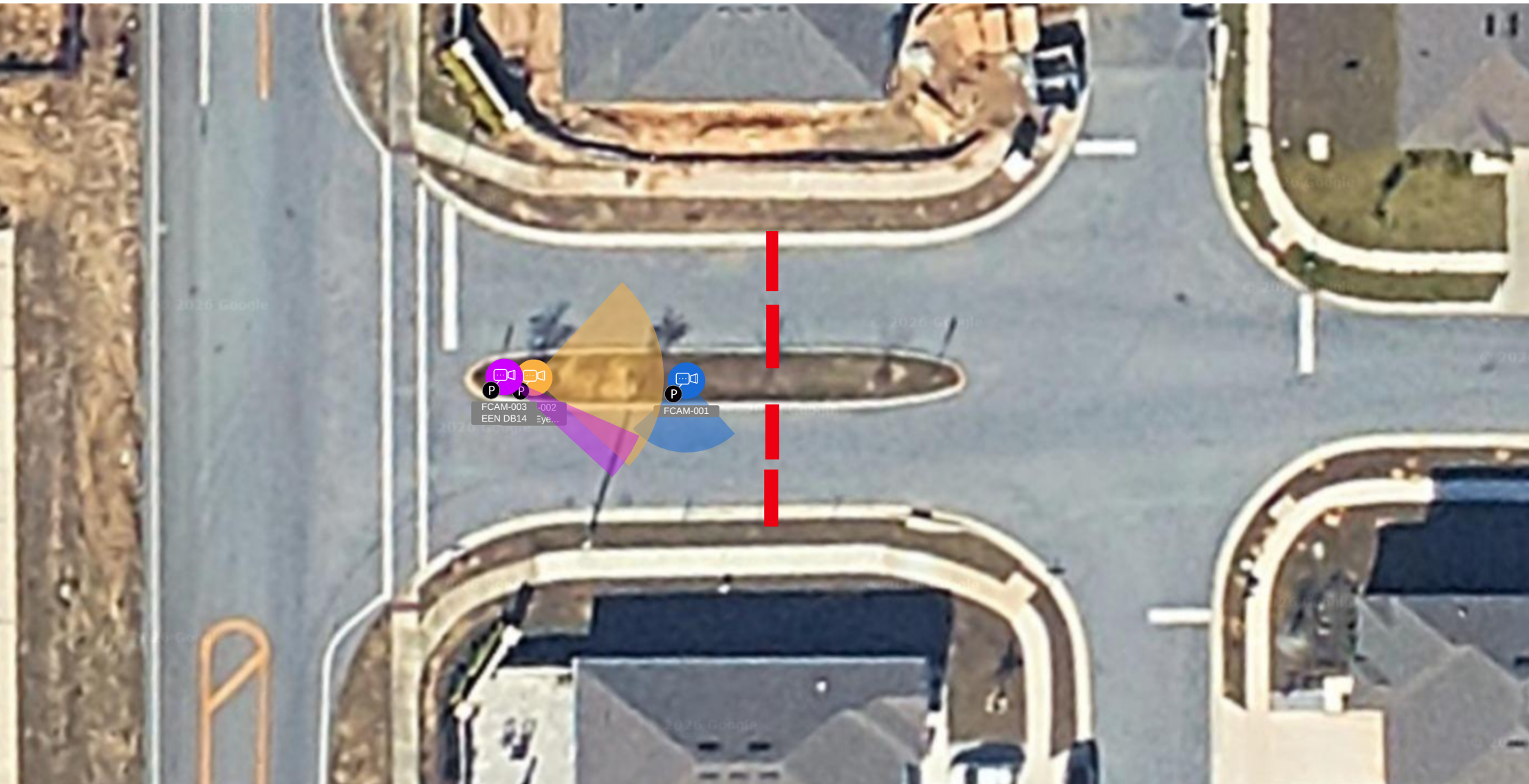
- Management can generate reports.
- Management will be able to view cameras from any computer, mobile device or tablet with an internet connection.
- Videos can be downloaded directly from Eagle Eye website, no need to reach out to anyone or be physically onsite.
- Management will be able to view how many residents enter each access point.

- Management can suspend individual users for any violations, this will not allow the resident to access any of the amenities.

Terms:

- 1-Year contracts required. 60-Day Notice Only.





Project Solution

Main Gate 1		Price
Security Cameras:		\$7,912.00
<ul style="list-style-type: none">(1) EEN CMVR 426+(1) EEN DT03 Starlight Cameras(1) EEN DB14 LPR Capable Cameras(1) 13' Black Aluminum Pole(2) CAT6 DropsLabor IncludedCamera footage will be saved onsite for a minimum of 30-days, and backup		
Access Control with Touchscreen Unit & Pedestal:		\$19,121.00
<ul style="list-style-type: none">(1) Large NEMA Enclosure(2) ACS300 Controllers(1) Power Supply(1) Brivo Full Sized Reader with Keypad(4) Outdoor Composite Cables(1) Pedestal & Enclosure for 2N Touchscreen Telecom Unit (Kiosk)Labor Included		
Magnetic Gate Operators (Barrier Arms)		\$43,680.00
<ul style="list-style-type: none">(2) Magnetic Brand Gate operators and arms for exit<ul style="list-style-type: none">Less maintenance then Liftmaster brand(2) Magnetic Brand Gate operators and arms for entry<ul style="list-style-type: none">Less maintenance then Liftmaster brandAll in-ground loopsUL IR sensorConcrete foundationsElectrical reimbursementLabor		
Gate 2		
Security Cameras:		\$7,912.00
<ul style="list-style-type: none">(1) EEN CMVR 426+(1) EEN DT03 Starlight Cameras(1) EEN DB14 LPR Capable Cameras(1) 13' Black Aluminum Pole(2) CAT6 DropsLabor Included		
Access Control without Touchscreen Unit:		\$12,821.00
<ul style="list-style-type: none">(1) Large NEMA Enclosure(2) ACS300 Controllers		

- (1) Power Supply
- (1) Brivo Full Sized Reader with Keypad
- (4) Outdoor Composite Cables
- (1) Pedestal
- Labor Included

Magentic Gate Operators (Barrier Arms)	\$43,680.00
--	-------------

- (2) Magnetic Brand Gate operators and arms for exit
 - Less maintenance then Liftmaster brand
- (2) Magnetic Brand Gate operators and arms for entry
 - Less maintenance then Liftmaster brand
- All in-ground loops
- UL IR sensor
- Concrete foundations
- Electrical reimbursement
- Labor

Additional For Project

UHF Readers: Readers for 2 gates	\$19,750.00
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- Nedap uPass Go UHF Reader
- Vehicle Stickers - 1,500 QTY
 - The quantity can be changed as long as it is in quantities of 100.

1,000 Blue keyfobs	\$0.00
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(2) Fire Rescue Knox Box	\$1,300.00
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(2) SOS Fire Rescue & Law Enforcement	\$1,300.00
---------------------------------------	------------

Boring Subcontractor	\$12,000.00
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- 2 bores at each location

Project Estimate Total	\$169,476.00
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Does not include costs for engineering & permitting. Complete I.T. recommends district engineer developing the engineering plans for Complete I.T. to submit for permitting. Does not cover the cost is ISP installation and/or service (roughly \$85 per month). Does not cover cost of electrical meter installation (roughly \$10k-\$15k per location).

Vehicle Gates Monthly Licensing

Monthly License Fee	Price	QTY	Subtotal
Brivo Access Control Per Gate/Reader/UHF	\$19.00	8	\$152.00
Brivo Mobile Pass (1,000 quantity) <ul style="list-style-type: none">• additional can be purchased in quantities of 100 (\$20), 500 (\$40), and 1,000 (\$60)	\$60.00	1	\$60.00
Brivo Guest Pass	\$65.00	1	\$65.00
Eagle Eye Licensing PR1 <ul style="list-style-type: none">• Remote viewing of cameras is determined by ISP upload internet speed.• Local recording with lower resolution cloud retention as backup<ul style="list-style-type: none">• Cloud backup functionality depends on ISP upload internet speed.	\$9.50	6	\$57.00
Eagle Eye LPR (License Plate Recognition) <ul style="list-style-type: none">• This license is in addition to the PR1 license above for LPR cameras	\$45.00	2	\$90.00
VoIP Touchscreen Telecom Units	\$40.00	1	\$40.00
VoIP Phone For Directory/Call Box & Brivo Local API	\$45.00	1	\$45.00
4G/5G Backup	\$45.00	2	\$90.00
MSP per gate for network <ul style="list-style-type: none">• Equipment will be rented to CDD at \$0. CDD is only paying for licensing of software	\$65.00	2	\$130.00
Monthly Estimate			\$729.00

Quarterly Preventative Maintenance Contract

Solution	QTY	Price	Subtotal
Village Primary Entry/Exit Gate Operators <ul style="list-style-type: none">Gate Style: Barrier ArmNumber of Operators Total: 4Number of Gate Arms: 4	2	\$350.00	\$700.00
Gate Health Monitoring (per operator) <ul style="list-style-type: none">Equipment will be rented to CDD at \$0. CDD is only paying for licensing of software	4	\$30.00	\$120.00
Contract Quarterly Total			\$820.00

Gate Health Monitoring & Pre-Approved Repair Authorization

To minimize gate downtime and eliminate delays in obtaining repair approval, Complete I.T. provides an intelligent Gate Health Monitoring solution utilizing the custom gate controllers we designed and deploy at each entrance.

These controllers continuously monitor the operational status of each gate and automatically notify both the Management Company and Complete I.T. if a gate experiences a malfunction, loses communication, or goes offline. This provides immediate visibility into issues that would otherwise go unnoticed until reported by a resident.

Once an alert is received, the Management Company can authorize Complete I.T. to dispatch a technician without requiring additional troubleshooting or multiple approval requests, significantly reducing response time and restoring service more quickly.

To further streamline the repair process, this service includes a Do Not Exceed (DNE) authorization of \$1,000 per incident. If an onsite repair is required, Complete I.T. is authorized to perform repairs up to the approved DNE amount, eliminating delays caused by waiting for individual repair approvals. If the repair is expected to exceed the DNE amount, Complete I.T. will provide an estimate and obtain approval before proceeding with any additional work.

Benefits include:

- Real-time monitoring of gate communication and operational status.
- Automatic notifications when a gate malfunctions or goes offline.
- Faster response times with fewer resident complaints.
- Reduced administrative burden for Management.
- Pre-approved onsite repairs up to \$1,000 DNE to minimize gate downtime.
- Complete visibility into gate health across the community.

What Services Are included in Quarterly Preventative Maintenance Contract?

Gates & Gate Operators:

- Clean and lubricate pins and gate hinges.
- Check that all hardware of the gate operator is properly tighten.
- Ensure that the gate moves freely.
- Check the battery for the following:
 - Battery connections must be free of corrosion.
 - Battery voltage must be 26VDC (fully charged battery).
- Check and confirm the proper operation of sensors.
- Verify the functionality of the battery backup, power failure option, by turning off the main power source (115VAC or 230VAC).
- 60+ check points

Access Control:

- Clean Telephone Entry Systems.
 - Faceplate of the screen unit should be cleaned on a regular basis to keep contaminants in the air from sticking to the surface.
- Ensure Emergency SOS is in working order.
- Check to be sure the keypad is in working order.

Gate Cameras:

- Clean camera lens.
- Verify that all cameras have not been improperly adjusted.
- Verify that camera system is recording.
- Verify IR (Night Time Mode) is operating.

Approval Signatures

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CONTRACTOR

COMPLETE IT CORP

By: _____

Name: _____

Title: _____

Date: _____

COMPLETE I.T. CORP.

SOFTWARE SERVICES, EQUIPMENT OWNERSHIP, NOTIFICATION SERVICES, WARRANTY LIMITATIONS, LIMITATION OF LIABILITY, RETURN OF EQUIPMENT, AND FORCE MAJEURE

EQUIPMENT OWNERSHIP

All gate controllers, communication devices, cellular equipment, Barrier Arm Notification System components, software-related hardware, firmware, accessories, and other solution hardware installed or provided by Complete I.T. Corp. shall remain the sole and exclusive property of Complete I.T. Corp.

The solution hardware is provided to the District under a no-cost rental and licensing arrangement as part of the monthly service fees described in this Agreement. No ownership interest in any solution hardware, software, firmware, intellectual property, or associated systems is transferred to the District.

The monthly service fees are for Gate Controller Software as a Service (SaaS), Barrier Arm Notification System Software as a Service (SaaS), phone support, email support, cellular communication services, and the use of Contractor-owned solution hardware. All solution hardware, software, firmware, intellectual property, and associated systems remain the sole property of Complete I.T. Corp.

SOFTWARE AND NOTIFICATION SERVICES

The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are software-based management tools intended solely to assist designated District personnel in monitoring gate operations and related events.

The Software as a Service (SaaS) offering includes software access, software-generated notifications, cellular communication services, phone support, email support, and the use of Contractor-owned solution hardware.

Notifications generated by the system are typically directed to the District's designated management company and other authorized recipients designated by the District.

The SaaS offering does not include active monitoring of alerts, review of notifications, dispatch services, emergency response services, security services, or management of gate operations by Complete I.T. Corp.

The District is solely responsible for ensuring that appropriate personnel receive, review, and respond to notifications generated by the systems.

Complete I.T. Corp. shall have no responsibility or liability for missed notifications, delayed notifications, communication failures, failure of District personnel, board members, residents, vendors, or the District's management company to receive, review, or act upon notifications, or any consequences arising therefrom.

SOFTWARE DISCLAIMER

The District acknowledges that software systems, communication networks, cellular services, internet services, and electronic equipment may experience interruptions, delays, outages, errors, defects, bugs, inaccuracies, or failures despite reasonable maintenance and support efforts.

Complete I.T. Corp. does not warrant that the software, hardware, cellular communications, internet connectivity, notifications, or related systems will be uninterrupted, error-free, continuously available, or free from defects.

The District further acknowledges that the Gate Controller Service and Barrier Arm Notification System are

management notification tools only and are not life-safety systems, alarm monitoring systems, security guarantees, emergency response systems, or security services.

NO GUARANTEE OF SECURITY OR INCIDENT PREVENTION

The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are intended solely to assist in identifying and reporting certain gate events and conditions.

Complete I.T. Corp. does not guarantee the prevention of unauthorized access, trespassing, vandalism, theft, criminal activity, property damage, personal injury, or any other incident occurring within or around District property.

The District agrees that the systems shall not be relied upon as the sole means of security, access control, incident prevention, or emergency notification.

WARRANTY LIMITATIONS

Complete I.T. Corp. will use commercially reasonable efforts to maintain and support the Gate Controller Service and Barrier Arm Notification System and to address reported software issues brought to its attention by the District.

Except as expressly stated herein, the software, communications services, notifications, and solution hardware are provided "as is" and "as available" without any express or implied warranties, including but not limited to warranties of merchantability, fitness for a particular purpose, non-infringement, uninterrupted operation, availability, or error-free performance.

Warranty coverage expressly excludes failures, outages, interruptions, damage, delays, inaccuracies, or losses resulting from acts of God, hurricanes, floods, lightning, fire, power outages, internet outages, cellular carrier outages, vandalism, theft, misuse, abuse, unauthorized modifications, cyberattacks, force majeure events, negligence of third parties, or any event beyond the reasonable control of Complete I.T. Corp.

THIRD-PARTY SERVICES

Complete I.T. Corp. shall not be responsible for interruptions, delays, failures, outages, inaccuracies, or performance issues caused by telecommunications carriers, cellular providers, internet service providers, utility providers, equipment manufacturers, software vendors, cloud providers, or other third-party services upon which the systems depend.

LIMITATION OF LIABILITY

The District acknowledges and agrees that the Gate Controller Service and Barrier Arm Notification System are provided solely as management assistance and notification tools.

To the fullest extent permitted by law, Complete I.T. Corp. shall not be liable for any indirect, incidental, consequential, special, exemplary, punitive, or economic damages arising out of or related to the software, notifications, solution hardware, communications services, or services provided under this Agreement.

Without limiting the foregoing, Complete I.T. Corp. shall not be liable for missed notifications, delayed notifications, communication failures, software errors, software interruptions, solution hardware failures, cellular carrier outages, internet outages, utility failures, security incidents, unauthorized access events, criminal acts, trespassing, theft, vandalism, property damage, personal injury, acts of God, force majeure events, or the failure of the District, its management company, employees, agents, contractors, residents, or representatives to receive, review, act upon, or respond to notifications.

To the fullest extent permitted by law, Complete I.T. Corp.'s total cumulative liability arising out of or relating to the Gate Controller Service, Barrier Arm Notification System, related notifications, cellular communication services, or Contractor-owned solution hardware shall not exceed one (1) month's fees payable under this Agreement for the Gate Controller Service, Barrier Arm Notification System, and associated cellular communication services described in Exhibit A.

The District assumes all responsibility for monitoring, reviewing, and responding to notifications generated by the systems and for maintaining appropriate operational, security, and emergency response procedures independent of the services provided by Complete I.T. Corp.

RETURN OF CONTRACTOR-OWNED EQUIPMENT

All solution hardware provided by Complete I.T. Corp. shall remain the sole property of Complete I.T. Corp. throughout the term of this Agreement.

Upon termination or cancellation of this Agreement for any reason, the District shall provide Complete I.T. Corp. reasonable access to remove and recover all Contractor-owned solution hardware.

All solution hardware shall be returned in good working condition, ordinary wear and tear excepted. Solution hardware that is damaged, altered, missing components, rendered inoperable, improperly maintained, destroyed, lost, stolen, vandalized, or otherwise not in substantially the same operating condition as when installed shall be deemed non-returned solution hardware for purposes of this section.

The District shall bear all risk of loss for Contractor-owned solution hardware from the date of installation until the solution hardware is returned to Complete I.T. Corp. in acceptable working condition.

If any Contractor-owned solution hardware is not returned, not made available for removal, or is returned in a non-working, damaged, incomplete, altered, vandalized, or otherwise unacceptable condition within fifteen (15) days following the effective date of termination or cancellation, Complete I.T. Corp. shall invoice the District for the then-current retail sales price of the applicable Complete I.T. solution hardware as offered by Complete I.T. Corp. at the time of invoicing.

Such invoice shall be due and payable in accordance with the payment terms of this Agreement.

The District shall remain responsible for the full replacement value of any Contractor-owned solution hardware that is lost, stolen, destroyed, damaged beyond ordinary wear and tear, vandalized, altered, or otherwise rendered unrecoverable while in the District's possession, custody, or control.

FORCE MAJEURE

Complete I.T. Corp. shall not be liable for any delay, interruption, failure of performance, or inability to provide services resulting from acts of God, hurricanes, floods, storms, lightning, fire, utility failures, internet outages, cellular outages, cyberattacks, labor disputes, governmental actions, equipment manufacturer failures, software vendor failures, or other causes beyond its reasonable control.

EXHIBIT 2B

[RETURN TO AGENDA](#)





Gate Operators, Access Control, & Cameras

Prepared for: Forest Lake CDD

Created by: Thomas Giella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Villages of Glen Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

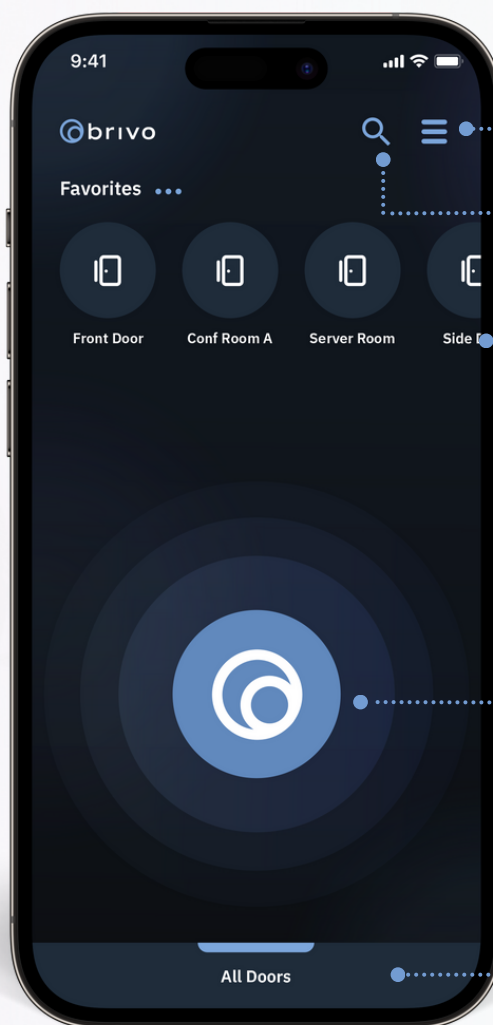
Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

BRIVO MOBILE PASS

An easier, more intuitive unified mobile credential experience for users of Brivo Access and Brivo Smart Home

Brivo Mobile Pass now has a faster, more intuitive user experience for both Android and iOS users. Navigation within the app is simpler as well as searching and favoriting doors.



Easily navigate app features

Search doors by name

Rename and favorite frequently used doors

Tap the Magic Button to open the nearest door

Tap to view all available doors

If you have your device settings to auto-update apps, the update will be downloaded to your phone automatically. You will see the change reflected the next time you open Brivo Mobile Pass.

If you do not have auto-update, you will see the update notification on your device and will need to install the updated app.



Download on the
App Store

GET IT ON
Google Play

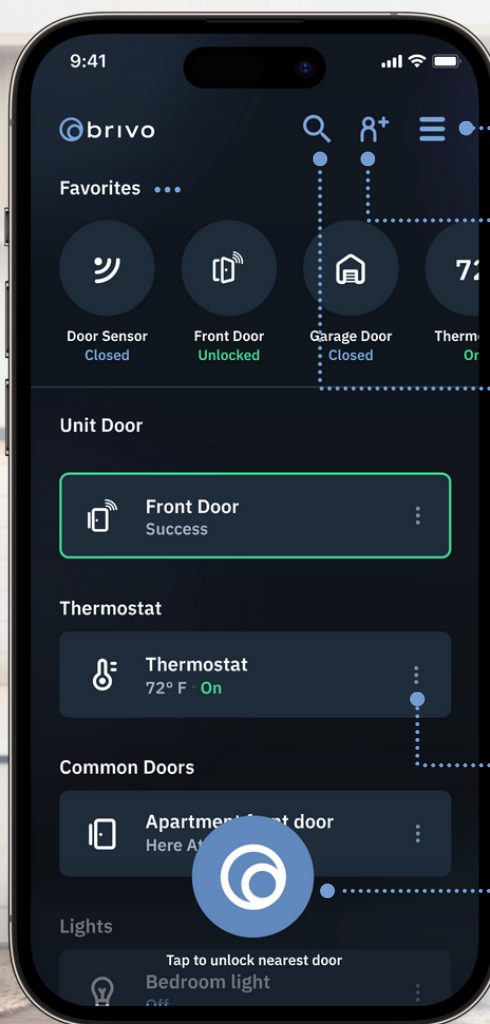
Scan the QR code to download the latest version of the Brivo Mobile Pass app



BRIVO MOBILE PASS

A unified mobile application that includes
Brivo Smart Home

Brivo Mobile Pass gives property managers the ability to deliver a better credential experience to their residents that includes access to common doors, unit locks and Smart Home devices.



Easily navigate
app features

Easily add and give
access to Guests

Search doors
by name

Manage and
customize doors
and devices

Tap the Magic
Button to open the
nearest door



contact us to get started:
sales@brivo.com



Brivo Guest Management

Grant access to guests simply and securely

Administer access
for guests without
**compromising
security**



FEATURES:

- A guest dashboard with the ability to pre-register guests
- Customizable guest profiles
- Access permissions for guests
- The ability to invite, and sign guests in and out
- Access PINs via the Brivo Mobile Pass App

Brivo Guest Management enhances the host and guest experience

by providing seamless digital check-ins, mobile access, and real-time notifications, making visits more efficient, secure, and welcoming.

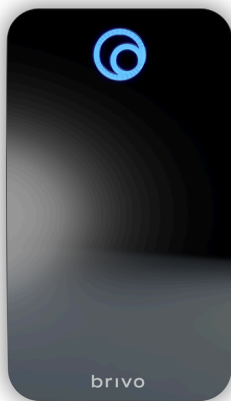


Brivo Smart Readers

Brivo Smart Readers enable smart, secure and convenient user experiences.

Security with Style and Functionality

Brivo Smart Readers enable convenient and secure access with a modern sophisticated look. These readers are simple to install for either a single door or an entire property. Brivo Smart Readers support encrypted Brivo mobile credentials, encrypted smart cards (13.56 MHz), or legacy proximity cards (125kHz).



Single Gang



Key Pad



Mullion



APPLICATIONS & BENEFITS

- Use your bluetooth-enabled Brivo Smart Reader and the Brivo Mobile Pass app on your phone to open doors—even in locations with no wireless connectivity.
- Administrators can conveniently issue or revoke mobile credentials via Brivo Access in moments.
- Improve security with encrypted smart cards that offer protection against counterfeiting.
- Select from an array of reader options that provide increased flexibility.

BRIVO GUEST MANAGEMENT OFFERS

- ⊕ **Contactless Guest Check-in**
with no need for paper sign-in or physical greetings via Brivo Mobile Pass
- ⊕ **Customizable Access Permissions**
for specific dates times, locations, and authorized spaces
- ⊕ **Remote Management** of guest permissions and real-time alerts
- ⊕ **Centralized Monitoring** of access control policies and security events managed from one unified dashboard





Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

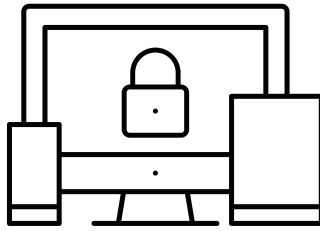
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

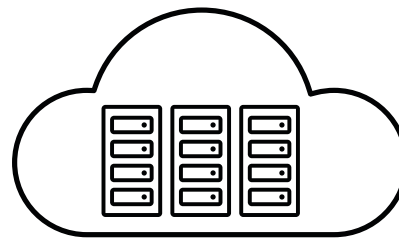


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

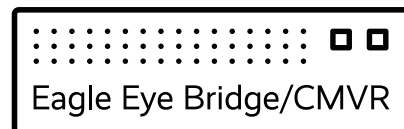
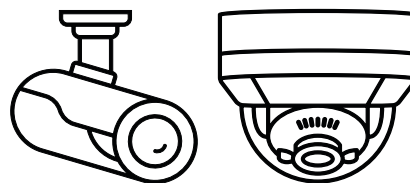
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras



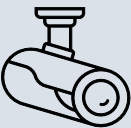
CLOUD VIDEO SURVEILLANCE

License Plate Recognition

Features:



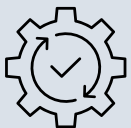
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION



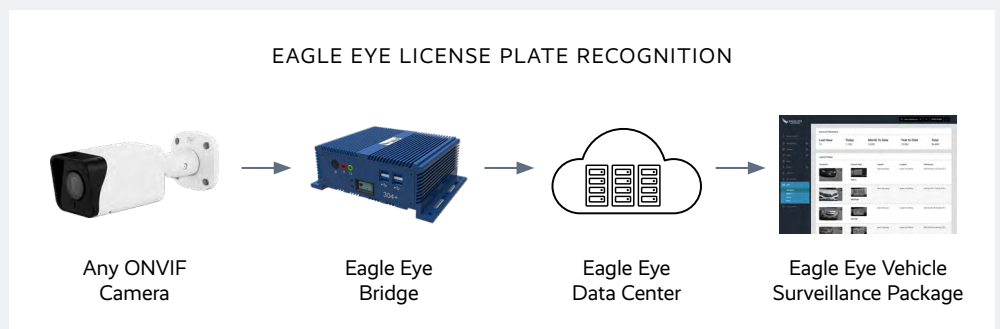
24/7/365
CUSTOMER
SUPPORT



Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

VIRTUAL RESIDENT ONBOARDING

EASY. SECURE. CONVENIENT.

Complete I.T. Corp makes it simple to get your new access credentials—without ever leaving home! Our virtual onboarding process is fast, secure, and designed with residents in mind.



All physical credentials, including key fobs and UHF vehicle stickers, are packaged and shipped directly to you via **UPS**.

HOW IT WORKS



1 SUBMIT

Complete the online registration form on our website.



2 VERIFY

Your Community Manager reviews and approves your request.



3 WE PROVISION

We program your requested credentials and add you to the directory (if applicable).



4 YOU RECEIVE

Your credentials are delivered straight to your door via UPS.

RESIDENT ONBOARDING FEES



MOBILE PASS
\$10.00
PER WEBSITE SUBMISSION

Each submission may include up to two (2) residents, provided each resident has a unique email address. Additional residents require a separate website submission and will be billed separately.



PHYSICAL CREDENTIALS
(KEY FOBs & UHF VEHICLE STICKERS)
\$15.00
PER APPROVED HOUSEHOLD SUBMISSION

Includes the programming of all requested key fobs and UHF vehicle stickers associated with that submission, as well as packaging and UPS shipping to you. The number of credentials included is limited to those that can reasonably be packaged and shipped together as part of a single household submission.



IMPORTANT NOTE: If a resident requests both a Mobile Pass and any physical credential(s) (key fob and/or UHF vehicle sticker) in the same submission, the request will be billed at the **\$15 Physical Credentials rate only**.



Fees apply only to requests that have been approved by the Community Manager or other authorized representative and for which credentials have been issued.



813-444-4355



www.completeit.io

Project Summary.

Complete I.T. will take over the existing security camera and access control.

- 574 Unit Count

Scope of work that will be completed by Complete I.T.:

Security Cameras:

- Main Gate
 - Use built-in 2N camera for the driver facing view
 - Install EEN DT03 with starlight for gate overview
 - Install EEN DB14 for LPR
- Second Gate
 - Use built-in 2N camera for the driver facing view
 - Install EEN DT03 with starlight for gate overview
 - Install EEN DB14 for LPR
- Cameras will have minimum onsite recording for 30-days, but will most likely reach 60-days
- Cameras will have preview stream will have 30-days cloud backup
- LPR cameras will have local database (not connect to law enforcement unless requested requiring additional licensing) so management can search for full or partial license plates using cloud login instead of logging into each camera individually

Access Control:

- Main Gate
 - No Pedestrian Gates
 - 1 Touchscreen Telecom Unit
 - 1 UHF Vehicle Reader
 - 1 Brivo Keypad Reader
 - 1 SOS
 - 1 Knoxbox
- Second Gate
 - No Pedestrian Gates

- No Touchscreen Telecom Unit
- 1 UHF Vehicle Reader
- 1 Brivo Keypad Reader
- 1 SOS
- 1 Knoxbox

Gate Operators

- Liftmaster Techan Gate Operators with break away LED arms
- All sensors including in ground loops

How does access work:

- Use Brivo Mobile Pass to grant guests/vendors temporary access passes - IF BRIVO MOBILE PASS & GUEST PASS IS ADDED (one-time, valid for 24 hours).
- Mobile pass functionality:
 - Requires proximity within 5–6 feet of reader.
 - Passes are tied to the resident's email and physical phone (cannot be shared).
 - CDD Management will have full control of who has pass and setup restrictions if need be.
- Residents can enter using:
 - UHF (RFID) Vehicle sticker
 - Key fob
 - Brivo Mobile Pass
- Guests can enter using:
 - Guest Pass Temporary Code that can be provided by resident with Brivo Mobile Pass
 - Touchscreen Directory
 - Public Access Key Code for the gate that requires it
- Emergency:
 - Knoxbox key
 - SOS activated by yelp siren

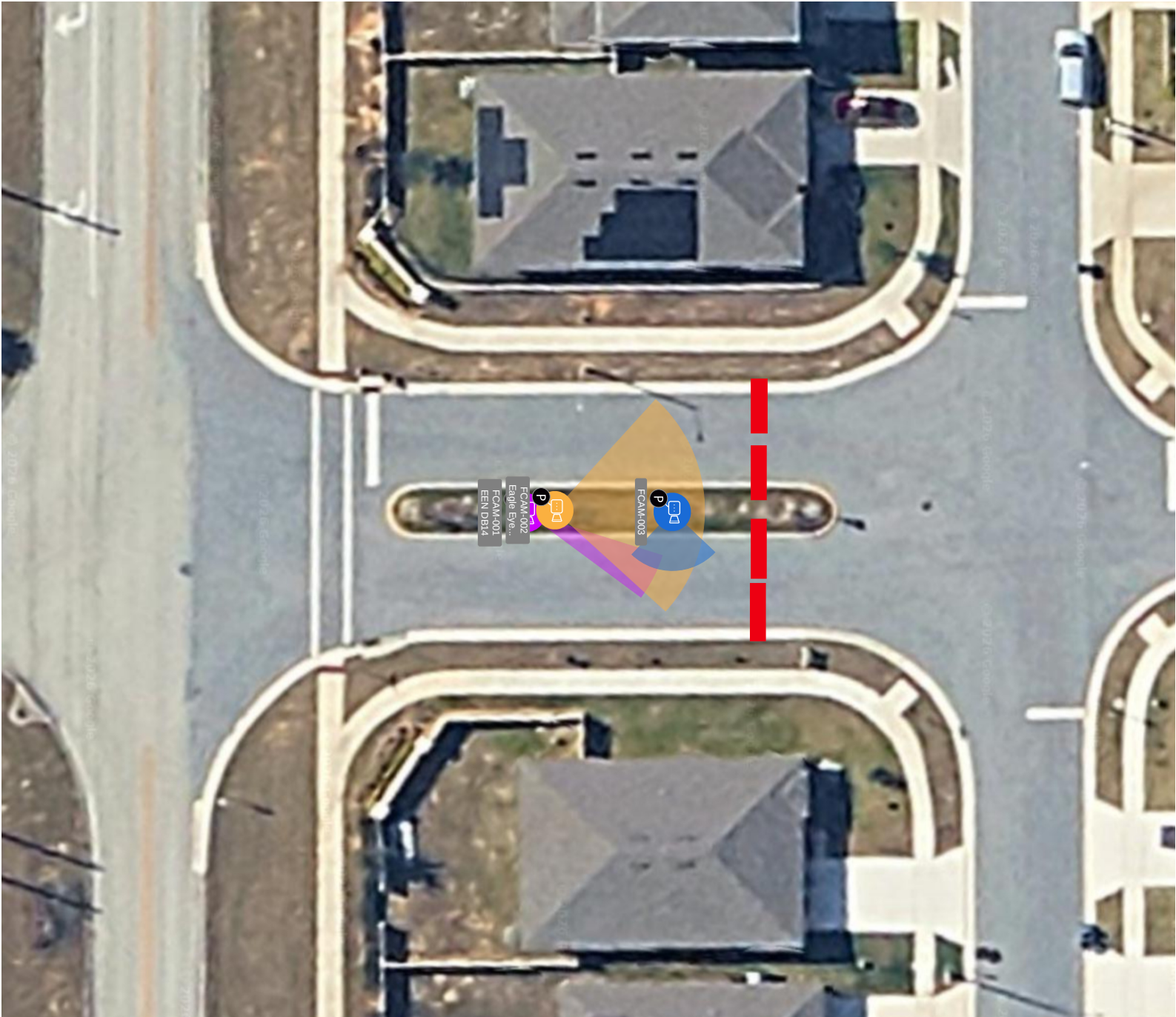
CDD Management

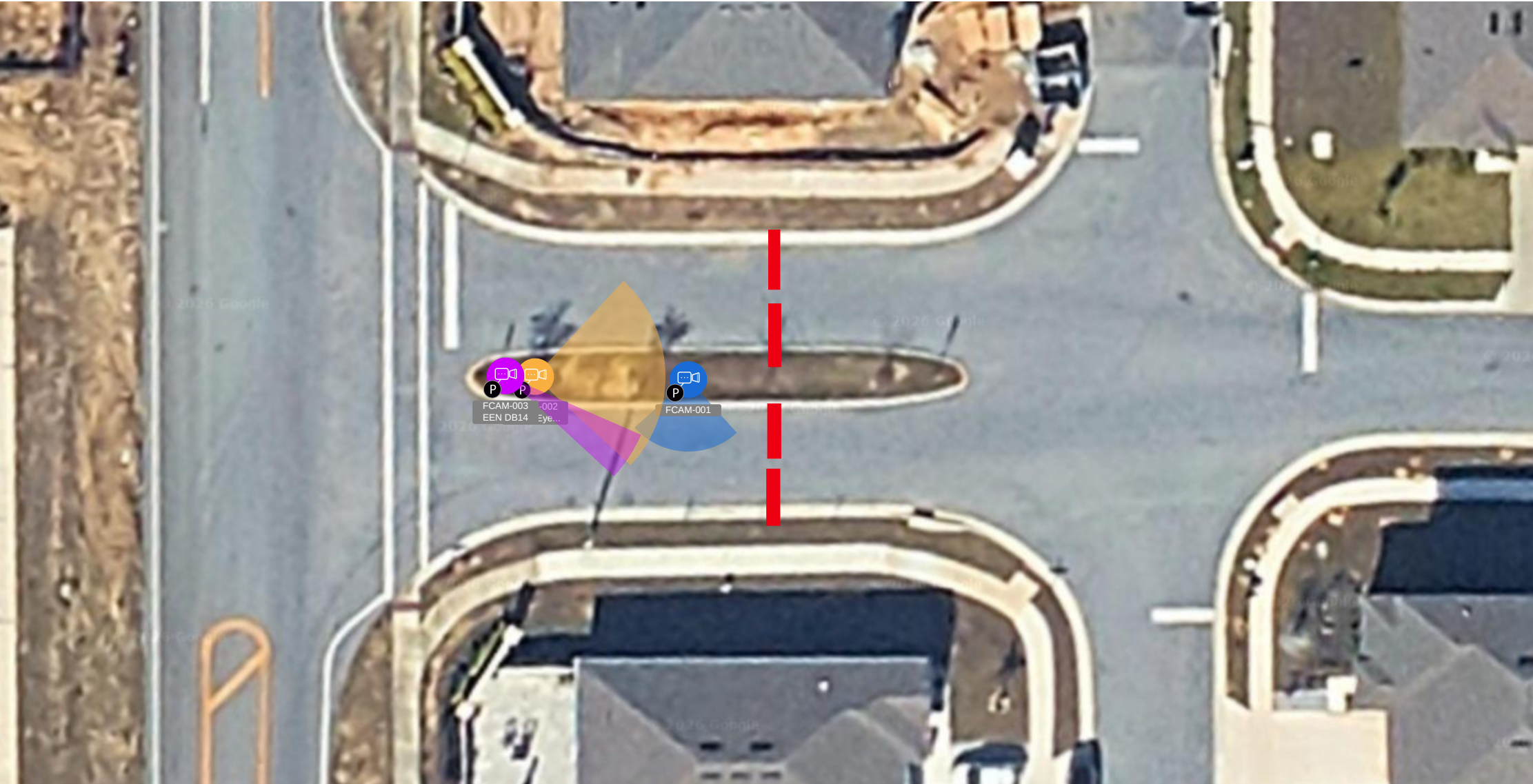
- Management can generate reports.
- Management will be able to view cameras from any computer, mobile device or tablet with an internet connection.

- Videos can be downloaded directly from Eagle Eye website, no need to reach out to anyone or be physically onsite.
- Management will be able to view how many residents enter each access point.
- Management can suspend individual users for any violations, this will not allow the resident to access any of the amenities.

Terms:

- 1-Year contracts required. 60-Day Notice Only.





Project Solution

Main Gate 1		Price
Security Cameras:		\$7,912.00
<ul style="list-style-type: none">(1) EEN CMVR 426+(1) EEN DT03 Starlight Cameras(1) EEN DB14 LPR Capable Cameras(1) 13' Black Aluminum Pole(2) CAT6 DropsLabor IncludedCamera footage will be saved onsite for a minimum of 30-days, and backup		
Access Control with Touchscreen Unit & Pedestal:		\$19,121.00
<ul style="list-style-type: none">(1) Large NEMA Enclosure(2) ACS300 Controllers(1) Power Supply(1) Brivo Full Sized Reader with Keypad(4) Outdoor Composite Cables(1) Pedestal & Enclosure for 2N Touchscreen Telecom Unit (Kiosk)Labor Included		
Liftmaster Techna Gate Operators (Barrier Arms)		\$32,040.80
<ul style="list-style-type: none">(2) Liftmaster Technas Gate operators with 10' LED arms for exit(2) Liftmaster Technas Gate operators with 10' LED arms for entryAll in-ground loopsUL IR sensorConcrete foundationsElectrical reimbursementLabor		
Gate 2		
Security Cameras:		\$7,912.00
<ul style="list-style-type: none">(1) EEN CMVR 426+(1) EEN DT03 Starlight Cameras(1) EEN DB14 LPR Capable Cameras(1) 13' Black Aluminum Pole(2) CAT6 DropsLabor Included		
Access Control without Touchscreen Unit:		\$12,821.00
<ul style="list-style-type: none">(1) Large NEMA Enclosure(2) ACS300 Controllers(1) Power Supply(1) Brivo Full Sized Reader with Keypad		

- (4) Outdoor Composite Cables
- (1) Pedestal
- Labor Included

Liftmaster Techna Gate Operators (Barrier Arms)	\$32,040.80
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- (2) Liftmaster Technas Gate operators with 10' LED arms for exit
- (2) Liftmaster Technas Gate operators with 10' LED arms for entry
- All in-ground loops
- UL IR sensor
- Concrete foundations
- Electrical reimbursement
- Labor

Additional For Project

UHF Readers: Readers for 2 gates	\$19,750.00
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- Nedap uPass Go UHF Reader
- Vehicle Stickers - 1,500 QTY
 - The quantity can be changed as long as it is in quantities of 100.

1,000 Blue keyfobs	\$0.00
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(2) Fire Rescue Knox Box	\$1,300.00
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(2) SOS Fire Rescue & Law Enforcement	\$1,300.00
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Boring Subcontractor	\$12,000.00
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- 2 bores at each location

Project Estimate Total \$146,197.60

Does not include costs for engineering & permitting. Complete I.T. recommends district engineer developing the engineering plans for Complete I.T. to submit for permitting. Does not cover the cost is ISP installation and/or service (roughly \$85 per month). Does not cover cost of electrical meter installation (roughly \$10k-\$15k per location).

Vehicle Gates Monthly Licensing

Monthly License Fee	Price	QTY	Subtotal
Brivo Access Control Per Gate/Reader/UHF	\$19.00	8	\$152.00
Brivo Mobile Pass (1,000 quantity) <ul style="list-style-type: none">additional can be purchased in quantities of 100 (\$20), 500 (\$40), and 1,000 (\$60)	\$60.00	1	\$60.00
Brivo Guest Pass	\$65.00	1	\$65.00
Eagle Eye Licensing PR1 <ul style="list-style-type: none">Remote viewing of cameras is determined by ISP upload internet speed.Local recording with lower resolution cloud retention as backup<ul style="list-style-type: none">Cloud backup functionality depends on ISP upload internet speed.	\$9.50	6	\$57.00
Eagle Eye LPR (License Plate Recognition) <ul style="list-style-type: none">This license is in addition to the PR1 license above for LPR cameras	\$45.00	2	\$90.00
VoIP Touchscreen Telecom Units	\$40.00	1	\$40.00
VoIP Phone For Directory/Call Box & Brivo Local API	\$45.00	1	\$45.00
4G/5G Backup	\$45.00	2	\$90.00
MSP per gate for network <ul style="list-style-type: none">Equipment will be rented to CDD at \$0. CDD is only paying for licensing of software	\$65.00	2	\$130.00
Monthly Estimate			\$729.00

Quarterly Preventative Maintenance Contract

Solution	QTY	Price	Subtotal
Village Primary Entry/Exit Gate Operators <ul style="list-style-type: none">Gate Style: Barrier ArmNumber of Operators Total: 4Number of Gate Arms: 4	2	\$350.00	\$700.00
Gate Health Monitoring (per operator) <ul style="list-style-type: none">Equipment will be rented to CDD at \$0. CDD is only paying for licensing of software	4	\$30.00	\$120.00
Contract Quarterly Total			\$820.00

Gate Health Monitoring & Pre-Approved Repair Authorization

To minimize gate downtime and eliminate delays in obtaining repair approval, Complete I.T. provides an intelligent Gate Health Monitoring solution utilizing the custom gate controllers we designed and deploy at each entrance.

These controllers continuously monitor the operational status of each gate and automatically notify both the Management Company and Complete I.T. if a gate experiences a malfunction, loses communication, or goes offline. This provides immediate visibility into issues that would otherwise go unnoticed until reported by a resident.

Once an alert is received, the Management Company can authorize Complete I.T. to dispatch a technician without requiring additional troubleshooting or multiple approval requests, significantly reducing response time and restoring service more quickly.

To further streamline the repair process, this service includes a Do Not Exceed (DNE) authorization of \$1,000 per incident. If an onsite repair is required, Complete I.T. is authorized to perform repairs up to the approved DNE amount, eliminating delays caused by waiting for individual repair approvals. If the repair is expected to exceed the DNE amount, Complete I.T. will provide an estimate and obtain approval before proceeding with any additional work.

Benefits include:

- Real-time monitoring of gate communication and operational status.
- Automatic notifications when a gate malfunctions or goes offline.
- Faster response times with fewer resident complaints.
- Reduced administrative burden for Management.
- Pre-approved onsite repairs up to \$1,000 DNE to minimize gate downtime.
- Complete visibility into gate health across the community.

What Services Are included in Quarterly Preventative Maintenance Contract?

Gates & Gate Operators:

- Clean and lubricate pins and gate hinges.
- Check that all hardware of the gate operator is properly tighten.
- Ensure that the gate moves freely.
- Check the battery for the following:
 - Battery connections must be free of corrosion.
 - Battery voltage must be 26VDC (fully charged battery).
- Check and confirm the proper operation of sensors.
- Verify the functionality of the battery backup, power failure option, by turning off the main power source (115VAC or 230VAC).
- 60+ check points

Access Control:

- Clean Telephone Entry Systems.
 - Faceplate of the screen unit should be cleaned on a regular basis to keep contaminants in the air from sticking to the surface.
- Ensure Emergency SOS is in working order.
- Check to be sure the keypad is in working order.

Gate Cameras:

- Clean camera lens.
- Verify that all cameras have not been improperly adjusted.
- Verify that camera system is recording.
- Verify IR (Night Time Mode) is operating.

Approval Signatures

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CONTRACTOR

COMPLETE IT CORP

By: _____

Name: _____

Title: _____

Date: _____

COMPLETE I.T. CORP.

SOFTWARE SERVICES, EQUIPMENT OWNERSHIP, NOTIFICATION SERVICES, WARRANTY LIMITATIONS, LIMITATION OF LIABILITY, RETURN OF EQUIPMENT, AND FORCE MAJEURE

EQUIPMENT OWNERSHIP

All gate controllers, communication devices, cellular equipment, Barrier Arm Notification System components, software-related hardware, firmware, accessories, and other solution hardware installed or provided by Complete I.T. Corp. shall remain the sole and exclusive property of Complete I.T. Corp.

The solution hardware is provided to the District under a no-cost rental and licensing arrangement as part of the monthly service fees described in this Agreement. No ownership interest in any solution hardware, software, firmware, intellectual property, or associated systems is transferred to the District.

The monthly service fees are for Gate Controller Software as a Service (SaaS), Barrier Arm Notification System Software as a Service (SaaS), phone support, email support, cellular communication services, and the use of Contractor-owned solution hardware. All solution hardware, software, firmware, intellectual property, and associated systems remain the sole property of Complete I.T. Corp.

SOFTWARE AND NOTIFICATION SERVICES

The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are software-based management tools intended solely to assist designated District personnel in monitoring gate operations and related events.

The Software as a Service (SaaS) offering includes software access, software-generated notifications, cellular communication services, phone support, email support, and the use of Contractor-owned solution hardware.

Notifications generated by the system are typically directed to the District's designated management company and other authorized recipients designated by the District.

The SaaS offering does not include active monitoring of alerts, review of notifications, dispatch services, emergency response services, security services, or management of gate operations by Complete I.T. Corp.

The District is solely responsible for ensuring that appropriate personnel receive, review, and respond to notifications generated by the systems.

Complete I.T. Corp. shall have no responsibility or liability for missed notifications, delayed notifications, communication failures, failure of District personnel, board members, residents, vendors, or the District's management company to receive, review, or act upon notifications, or any consequences arising therefrom.

SOFTWARE DISCLAIMER

The District acknowledges that software systems, communication networks, cellular services, internet services, and electronic equipment may experience interruptions, delays, outages, errors, defects, bugs, inaccuracies, or failures despite reasonable maintenance and support efforts.

Complete I.T. Corp. does not warrant that the software, hardware, cellular communications, internet connectivity, notifications, or related systems will be uninterrupted, error-free, continuously available, or free from defects.

The District further acknowledges that the Gate Controller Service and Barrier Arm Notification System are

management notification tools only and are not life-safety systems, alarm monitoring systems, security guarantees, emergency response systems, or security services.

NO GUARANTEE OF SECURITY OR INCIDENT PREVENTION

The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are intended solely to assist in identifying and reporting certain gate events and conditions.

Complete I.T. Corp. does not guarantee the prevention of unauthorized access, trespassing, vandalism, theft, criminal activity, property damage, personal injury, or any other incident occurring within or around District property.

The District agrees that the systems shall not be relied upon as the sole means of security, access control, incident prevention, or emergency notification.

WARRANTY LIMITATIONS

Complete I.T. Corp. will use commercially reasonable efforts to maintain and support the Gate Controller Service and Barrier Arm Notification System and to address reported software issues brought to its attention by the District.

Except as expressly stated herein, the software, communications services, notifications, and solution hardware are provided "as is" and "as available" without any express or implied warranties, including but not limited to warranties of merchantability, fitness for a particular purpose, non-infringement, uninterrupted operation, availability, or error-free performance.

Warranty coverage expressly excludes failures, outages, interruptions, damage, delays, inaccuracies, or losses resulting from acts of God, hurricanes, floods, lightning, fire, power outages, internet outages, cellular carrier outages, vandalism, theft, misuse, abuse, unauthorized modifications, cyberattacks, force majeure events, negligence of third parties, or any event beyond the reasonable control of Complete I.T. Corp.

THIRD-PARTY SERVICES

Complete I.T. Corp. shall not be responsible for interruptions, delays, failures, outages, inaccuracies, or performance issues caused by telecommunications carriers, cellular providers, internet service providers, utility providers, equipment manufacturers, software vendors, cloud providers, or other third-party services upon which the systems depend.

LIMITATION OF LIABILITY

The District acknowledges and agrees that the Gate Controller Service and Barrier Arm Notification System are provided solely as management assistance and notification tools.

To the fullest extent permitted by law, Complete I.T. Corp. shall not be liable for any indirect, incidental, consequential, special, exemplary, punitive, or economic damages arising out of or related to the software, notifications, solution hardware, communications services, or services provided under this Agreement.

Without limiting the foregoing, Complete I.T. Corp. shall not be liable for missed notifications, delayed notifications, communication failures, software errors, software interruptions, solution hardware failures, cellular carrier outages, internet outages, utility failures, security incidents, unauthorized access events, criminal acts, trespassing, theft, vandalism, property damage, personal injury, acts of God, force majeure events, or the failure of the District, its management company, employees, agents, contractors, residents, or representatives to receive, review, act upon, or respond to notifications.

To the fullest extent permitted by law, Complete I.T. Corp.'s total cumulative liability arising out of or relating to the Gate Controller Service, Barrier Arm Notification System, related notifications, cellular communication services, or Contractor-owned solution hardware shall not exceed one (1) month's fees payable under this Agreement for the Gate Controller Service, Barrier Arm Notification System, and associated cellular communication services described in Exhibit A.

The District assumes all responsibility for monitoring, reviewing, and responding to notifications generated by the systems and for maintaining appropriate operational, security, and emergency response procedures independent of the services provided by Complete I.T. Corp.

RETURN OF CONTRACTOR-OWNED EQUIPMENT

All solution hardware provided by Complete I.T. Corp. shall remain the sole property of Complete I.T. Corp. throughout the term of this Agreement.

Upon termination or cancellation of this Agreement for any reason, the District shall provide Complete I.T. Corp. reasonable access to remove and recover all Contractor-owned solution hardware.

All solution hardware shall be returned in good working condition, ordinary wear and tear excepted. Solution hardware that is damaged, altered, missing components, rendered inoperable, improperly maintained, destroyed, lost, stolen, vandalized, or otherwise not in substantially the same operating condition as when installed shall be deemed non-returned solution hardware for purposes of this section.

The District shall bear all risk of loss for Contractor-owned solution hardware from the date of installation until the solution hardware is returned to Complete I.T. Corp. in acceptable working condition.

If any Contractor-owned solution hardware is not returned, not made available for removal, or is returned in a non-working, damaged, incomplete, altered, vandalized, or otherwise unacceptable condition within fifteen (15) days following the effective date of termination or cancellation, Complete I.T. Corp. shall invoice the District for the then-current retail sales price of the applicable Complete I.T. solution hardware as offered by Complete I.T. Corp. at the time of invoicing.

Such invoice shall be due and payable in accordance with the payment terms of this Agreement.

The District shall remain responsible for the full replacement value of any Contractor-owned solution hardware that is lost, stolen, destroyed, damaged beyond ordinary wear and tear, vandalized, altered, or otherwise rendered unrecoverable while in the District's possession, custody, or control.

FORCE MAJEURE

Complete I.T. Corp. shall not be liable for any delay, interruption, failure of performance, or inability to provide services resulting from acts of God, hurricanes, floods, storms, lightning, fire, utility failures, internet outages, cellular outages, cyberattacks, labor disputes, governmental actions, equipment manufacturer failures, software vendor failures, or other causes beyond its reasonable control.

EXHIBIT 3

[RETURN TO AGENDA](#)





Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
<p>1595 Aspen Ave, Davenport – 3X WEEKLY COMMERCIAL POOL SERVICE - \$1495.00 Provide professional recurring commercial swimming pool maintenance three (3) days per week, inclusive of standard routine maintenance chemicals.</p> <p>Service includes:</p> <ul style="list-style-type: none">-Test and balance pool water chemistry-Supply and add standard routine maintenance chemicals as required-Skim/net pool surface-Brush pool walls, steps, benches, beach-entry/shallow areas and waterline-Vacuum pool as required-Empty skimmer and pump baskets-Inspect water level and circulation-Check filter pressure and filtration operation-Routine filter cleaning/backwashing as required-Inspect pumps, valves, filtration and visible pool equipment-Check water-feature operation-Maintain service documentation-Report visible leaks, equipment failures, unsafe conditions or repair needs to management-Provide access to CFPS repair department for pumps, filters, heaters/heat pumps, automation, electrical controls, plumbing, leak detection and related pool-equipment repairs <p>Price includes standard routine maintenance chemicals associated</p>			
<p>Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply. Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.</p>			
<p>Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed</p>		Total	
<p>Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.</p>			



Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
<p>with normal recurring pool operation.</p> <p>Not Included: Green-pool recovery, excessive chemical demand caused by abnormal conditions, specialty chemical treatments, major water replacement, storm cleanup, vandalism, repairs, replacement parts, equipment replacement, renovations or other work outside normal recurring maintenance. Any such work will be quoted separately.</p> <p>Pricing Assumption: Proposal is based on the facility information presently available and is subject to confirmation of pool configuration, equipment and normal operating conditions during initial site inspection.</p>			
<p>Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply.</p> <p>Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.</p>			
Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed		Total	
Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.			



Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
<p>Current commercial/community pool references:</p> <p>Prado Apartments — East Pool 2148 Prado Drive Three-times-weekly commercial pool service Prado Apartments — West Pool 2148 Prado Drive Three-times-weekly commercial pool service</p> <p>Management contact for Prado Apartments: Jennifer Santiago — Katz Properties jennifer@katzprop.com</p> <p>Villatel Village at Solterra Resort — Community Pool Solterra Resort/Davenport area</p> <p>Management contact: Naya Marques — Artemis Lifestyles 407-497-0642 nmarques@artemislifestyles.com</p>			
<p>Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply.</p> <p>Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.</p>			
<p>Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed</p>	Total		\$0.00
<p>Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.</p>			

EXHIBIT 4

[RETURN TO AGENDA](#)



EXHIBIT 5

[RETURN TO AGENDA](#)



EXHIBIT 6

[RETURN TO AGENDA](#)



EXHIBIT 7

[RETURN TO AGENDA](#)





**irrigation
Landscape
Solutions**

October 1,2026

Proposal

This proposal is to install 2 ½” edging around the outside of the pool to contain the crushed shell. We will also enhance the existing shell with 2yds of shell, 1 of which iLS will donate.

We will also clean out around the palms inside the pool and install matching crushed shell.

TOTAL:

\$2,000.00

iLS326 * P.O. Box 415 * Waverly, FL * 33877 * 813-863-7119

EXHIBIT 8

[RETURN TO AGENDA](#)



**MINUTES OF 09/10/26 REGULAR MEETING
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, September 10, 2026 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Frank Rivera.....	Board of Supervisors, Chairman
Randi Ribarich	Board of Supervisors, Vice Chairman
Jose Cortez	Board of Supervisors, Assistant Secretary
Jose Montalvo	Board of Supervisors, Assistant Secretary
George Thomas	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault.....	District Manager, Haven Management Solutions
Kyle Magee (via virtual means).....	District Counsel, Kutak Rock Law Firm
Dana Bryant	Field Services, Haven Management Solutions
Frank Nolte (via virtual means)	Account Manager, Stantec
Austin Carter	Manager, 813 Security Services

Ms. Thibault called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich, Supervisor Thomas, Supervisor Cortez, and Supervisor Montalvo. It was acknowledged that a quorum was established.

II. Audience Comments (limited to 3 minutes per individual on agenda items)

There were no audience comments.

III. District Counsel – Kutak Rock

A. Consideration for Adoption Resolution 2026-08; Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

- Mr. Magee presented and explained the resolution.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-08 Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 for Forest Lake Community Development District.

B. Discussion of Informal RFP for Landscape Professionals

- **Mr. Magee advised that his office would need the scope of services the District would be looking for. Ms. Thibault confirmed that the landscaping budget would not allow for formal RFP. The Board discussed their current landscaping company, noting their concerns and potential resident perception of the community. Ms. Thibault detailed an interaction she had with Mele regarding the apparent lack of spraying for weeds. She confirmed they would try to look for 3 proposals. On a MOTION by Chairman Rivera, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Approved the Informal RFP for Landscape Professionals for the Forest Lake Community Development District.**

IV. District Engineer – Stantec

A. Discussion of Stop Signs

- Ms. Thibault presented the stop sign conversation, noting areas that required one. She discussed the Reserve Study with the Board, advising that they could reset the Reserve Study with the amounts from the 2027 budget. The Board discussed traffic measures, including a barrier arm and technology to document guests. Ms. Thibault listed projects the Board had taken care of, noting that they might need to pay for pool equipment. The Board

discussed barrier arms and cameras. Ms. Thibault suggested the Board wait to install the barrier arms until November, noting that Mr. Nolte would research barrier arm options.

- Mr. Nolte updated the Board regarding the pool and the repair of the broken VFD fan. Ms. Thibault advised the Board that Pool Works did not have an official proposal, they had a not-to-exceed amount of \$1,500. She asked the Board to approve the not-to-exceed amount.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Approved the Pool Works Not-to-Exceed Amount of \$1,500 for the Forest Lake Community Development District.

V. Discussion of Amenity Center Pool

A. Discussion of Pool Works Quarterly Maintenance

- Mr. Nolte reported that Pool Works respectfully declined to submit a proposal for quarterly maintenance, noting that it was out of their service area.
- A representative from Blue Point Pool Service introduced himself. Ms. Thibault listed the items they would have to have to service the District, including a minimum \$1 million in general liability and the federal E-Verify system. Mr. Magee elaborated further, noting the verification would be needed. Ms. Thibault advised that he would have to provide worker's comp. The Board discussed the scope of services. Ms. Thibault suggested they provide two proposals, one for 3 days and one for 5.

VI. Field Manager

- Mr. Bryant introduced Alex. The Board discussed pricing flexibility, noting the turf. Mr. Bryant advised the Board on methods to have the Bahia flourish.

A. Presentation for Discussion: Management Monthly Field Report

- Mr. Bryant presented the report, noting items mostly remained the same. The Board discussed edging around the pool. The Board discussed the height and cost of the project, noting also testing with rock glue.

B. Consideration of Proposal to Replace the Canopy (*to be distributed*)

On a MOTION by Chairman Rivera, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$2,300 to Replace the Canopy for the Forest Lake Community Development District.

C. Presentation of Filed Report, Non- Landscape

- Ms. Thibault presented the report.

VII. District Manager

A. Presentation for Acceptance – The Forest Lake Audited Financial Statement – September 30, 2025

- Ms. Thibault presented the audit, noting specific disclaimers in the report.

On a MOTION by Chairman Rivera SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Accepted the Audited Financial Statement for September 2025 for the Forest Lake Community Development District.

VIII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on August 13, 2026

On a MOTION by Chairman Rivera, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Approved the Summary Minutes of the Board of Supervisors Meeting Held on August 13, 2026, for the Forest Lake Community Development District.

B. Consideration for Acceptance – The Unaudited Financial Statements – July 2026

- Ms. Thibault advised that they were trending over budget.

On a MOTION by Vice Chair Ribarich SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the Unaudited Financial Statements for July 2026, for the Forest Lake Community Development District.

C. Presentation of Check Detail – June 2026

IX. Other Items to Be Introduced

A. 813 Security Services Proposal - \$1,800 Annually

- Ms. Thibault presented the proposal. The Board discussed the days they would want security and cost.

X. Audience Comments – New Business – (limited to 3 minutes per individual)

XI. Supervisor Requests (addressed out of order after new items)

A. Discussion of Suspension of Towing, October 3 and 4 for HOA Garage Sale

- The Board noted the towing suspension would be from 7 AM to 4 PM.

On a MOTION by Chairman Rivera SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Unaudited Financial Statements for July 2026, for the Forest Lake Community Development District.

XII. Adjournment

On a MOTION by Chairman Rivera, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Adjourned the Meeting for the Forest Lake Community Development District.

~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including all testimony and evidence upon which the appeal is based.~

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

[RETURN TO AGENDA](#)



EXHIBIT 10

[RETURN TO AGENDA](#)



1:49 PM

09/29/26

Accrual Basis

Forest Lake CDD

Transactions by Account

As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							147,376.44
Bill Pmt -...	08/01/202	5267	Haven Management ...	Dist Mgt Aug		6,608.34 ✓	140,768.10
Bill Pmt -...	08/02/202	5265	Mele Environmental ...	Landscape Maint Svc		6,120.00 ✓	134,648.10
Bill Pmt -...	08/02/202	5266	Kutak Rock LLP	Legal Services		10,725.00 ✓	123,923.10
Bill Pmt -...	08/05/202	5268	Cooper Pools Inc	commercial maint		1,750.00 ✓	122,173.10
Bill Pmt -...	08/05/202	5269	Image360	Signs		87.25 ✓	122,085.85
Bill Pmt -...	08/05/202	5270	Cooper Pools Inc	Monthly Pool Maint		1,750.00 ✓	120,335.85
Bill Pmt -...	08/06/202	8/6/26	Duke Energy	1701 Forest lake		32.64 ✓	120,303.21
Bill Pmt -...	08/14/202	8/14/26	Duke Energy	1595 Aspen Ave-		887.38 ✓	119,415.83
Bill Pmt -...	08/17/202	5271	Cooper Pools Inc	fan repair		703.49 ✓	118,712.34
Bill Pmt -...	08/17/202	5272	Polk County Prop	Property Appraiser		13,049.21 ✓	105,663.13
Bill Pmt -...	08/19/202	5273	813 Security & Prote...	security		3,500.00 ✓	102,163.13
Bill Pmt -...	08/19/202	8/19/26	Duke Energy	00 Holly Hill Rd		1,909.68 ✓	100,253.45
Bill Pmt -...	08/20/202	08202...	Haines City	1110 Holly Hill Rd		94.23 ✓	100,159.22
Bill Pmt -...	08/20/202	08202...	Haines City	1595 Aspen		859.30 ✓	99,299.92
Bill Pmt -...	08/20/202	5274	Frank Rivera	081326BOSMTG		200.00 ✓	99,099.92
Bill Pmt -...	08/20/202	5275	Randi Ribarich	081326BOSMTG		200.00 ✓	98,899.92
Bill Pmt -...	08/20/202	5276	Jose Cortez	081326BOSMTG		200.00 ✓	98,699.92
Bill Pmt -...	08/20/202	5277	Jose Montalvo	081326BOSMTG		200.00 ✓	98,499.92
Bill Pmt -...	08/20/202	5278	George Thomas	081326BOSMTG		200.00 ✓	98,299.92
Bill Pmt -...	08/23/202	8/26/26	Frontier	Internet		336.96 ✓	97,962.96
Bill Pmt -...	08/24/202	8/24/26	Duke Energy	2702 Cedar Ridge		26.72 ✓	97,936.24
Bill Pmt -...	08/24/202	8/24/26	Duke Energy	0 Holly Hill		729.65 ✓	97,206.59
Bill Pmt -...	08/27/202	5279	ILS (Irrigation Landsc...	Pool/Cabana		2,400.00 ✓	94,806.59
Bill Pmt -...	08/27/202	5280	Stantec Consulting S...	Engineering Svcs		501.75 ✓	94,304.84
Bill Pmt -...	08/27/202	5281	CSS Clean Star Serv...	Monthly Cleaning		800.00 ✓	93,504.84
Bill Pmt -...	08/31/202	5282	ECS Integrations	Deposit camera syst		1,870.00 ✓	91,634.84
Bill Pmt -...	08/31/202	5283	ILS (Irrigation Landsc...	irrigation controller		3,295.00 ✓	88,339.84
Total 1. GF					0.00	59,036.60	88,339.84
TOTAL					0.00	59,036.60	88,339.84

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
8/1/2026	97

Bill To
Forest Lake CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	District Management - August	3,650.00	3,650.00
	Assessment Roll - August	416.67	416.67
	Dissemination Services - August	416.67	416.67
	Field Management - August	1,333.33	1,333.33
	Amenity Management - August	791.67	791.67
		Total	\$6,608.34

Mele Environmental Services LLC
8911 pine grove dr
Lakeland, FL 33809 US
+18633275693
mele.environmental@gmail.com
<http://www.lakelandlawnmaintenance.com>

INVOICE

BILL TO
Forest Lake CDD
255 Primera Blvd,
Suite 160
Lake Mary FL, 32746

INVOICE # 6271
DATE 08/01/2026
DUE DATE 08/16/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance Services Monthly mowing services	1	6,120.00	6,120.00

Please do not send ACH, PayPal, or Credit Cards payments through Quickbooks. Please send checks to
Mele Environmental Services
8911 Pine Grove Dr
Lakeland FL, 33809

BALANCE DUE **\$6,120.00**

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3779099

Client Matter No. 62023-1

Notification Email: eftgroup@kutakrock.com

Forest Lake CDD

c/o Anchor Stone Management, LLC

Suite 160

255 Primera Boulevard

Lake Mary, FL 32746

Invoice No. 3779099

62023-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/26	K. Magee	1.00	305.00	Review Amenity Policies and respond to inquiry regarding swimming instruction classes at amenity facility
06/02/26	K. Magee	0.20	61.00	Review and respond to correspondence from Securitas representative regarding final invoice
06/04/26	K. Magee	1.30	396.50	Respond to correspondence from DM regarding public records request charge rates; draft budget approval resolution; draft revised towing policy
06/04/26	P. O'Bryant	0.20	69.00	Correspondence regarding board meeting
06/05/26	K. Magee	0.20	61.00	Review and respond to correspondence regarding ADA Chair Lift contract
06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes

KUTAK ROCK LLP

Forest Lake CDD

July 28, 2026

Client Matter No. 62023-1

Invoice No. 3779099

Page 2

06/10/26	K. Magee	1.70	518.50	Review amenity policies and respond to correspondence regarding renter use of amenity facilities; draft template cost share agreement with HOA regarding landscape enhancements
06/11/26	K. Magee	1.50	457.50	Prepare initial draft of amenity registration form
06/11/26	P. O'Bryant	2.40	828.00	Prepare for and attend board meeting
06/18/26	A. Cox	0.70	129.50	Prepare mailed notice of O&M increase and FY 2027 budget hearing, 1st published notice of O&M increase and budget hearing, 2nd published notice of FY 2027 budget hearing and confer with Magee regarding same
06/19/26	K. Magee	0.50	152.50	Review and revise budget and assessment notices
06/22/26	K. Magee	0.80	244.00	Review drafts of published budget notices and distribute drafts
06/25/26	K. Magee	1.90	579.50	Review HOA covenants regarding basketball goals within the community; review state statutes and local ordinances regarding obstruction of right-of-way by basketball goal; respond to correspondence regarding possible action for basketball goals left in roadway
06/30/26	K. Magee	2.50	762.50	Review bill of sale and previous correspondence regarding security equipment; draft correspondence to Securitas representative District payment and security equipment account information; revise amenity policies regarding amenity hours
TOTAL HOURS		15.00		

KUTAK ROCK LLP

Forest Lake CDD

July 28, 2026

Client Matter No. 62023-1

Invoice No. 3779099

Page 3

TOTAL FOR SERVICES RENDERED	\$4,595.00
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TOTAL CURRENT AMOUNT DUE	\$4,595.00
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UNPAID INVOICES:

April 30, 2026	Invoice No. 3733418	3,861.00
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June 26, 2026	Invoice No. 3763678	2,269.00
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TOTAL DUE	<u>\$10,725.00</u>
-----------	--------------------

INVOICE

Cooper Pools Inc FL License
#CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256
www.cooperpoolsinc.com



Cleaning Commercial Acct:Haven Management Solutions:Forest Lakes CDD

Bill to
Forest Lakes CDD
255 Primera Blvd Suite 160
Lake Mary, FL 32746

Ship to
Forest Lakes CDD
1595 Aspen Ave
Davenport, FL 33837

Invoice details

Invoice no.: 2026-1584
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2026	1	\$1,750.00	\$1,750.00

Total **\$1,750.00**

Ways to pay



Overdue 07/31/2026

[View and pay](#)



40351 US HWY 19 N
Suite 301
Tarpon Springs, FL 34689
(727) 786-7446

INVOICE

I-32806

image360palmharbor.com

Payment Terms: Cash Customer

Created Date: 7/22/2026

DESCRIPTION: Not Responsible sign

Bill To: Forest Lake CDD
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
US

Ship To: Forest Lake CDD
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
US

Ordered By: Austin Comings
Email: austin@havenmgt.com
Work Phone: (407) 378-8427
Tax ID: 85-8016485044C-9

Salesperson: Stephanie Booth
Email: Stephanie@image360palmharbor.com
Entered By: Stephanie Booth

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	24" X 12" MaxMetal sign	1	\$87.25	\$87.25
1.1	Max Metal - MaxMetal			
	Part Qty: 1			
	Width: 24.00"			
	Height: 12.00"			
	Sides: 1			
1.2	Digital Print - Digital print w/ Satin finish			
	Sides: 1			
	Round Corners			
	- Rounded Corners, Material Difficulty: Standard			
	Lamination			
	- Lamination Type: Satin Finish			

1.3

Design Setup Fee - Preflight**Part Qty:** 1**Text:**

Per client: It should display the below, and follow the same blue and white color scheme as the pool rules signs we just received.

"The District is not responsible for lost or found items at the amenity center"

Notes:

This is to ensure that the art sent to us is clear for the size needed for printing, that the production system is set up correctly, and/or that the design is minimal. This includes the graphic designer's time and two proofs.

Please note: If artwork is generated using AI tools or platforms such as Canva, additional design fees may apply. These files are often not built to print specifications (including proper sizing, resolution, or layered/vector formats) and may require our designer to recreate or adjust the artwork to ensure quality production.

Subtotal: \$87.25**Taxes:** \$0.00**Grand Total:** \$87.25**Amount Paid:** \$0.00**BALANCE DUE:** \$87.25**Signature:** _____**Date:** _____

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2163

Invoice Date: 8/1/2026

Due Date: 8/31/2026

Bill To: Forest Lake CDD

Forest Lake CDD255 Primera Blvd Ste 160
Lake Mary, FL 32746

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
Monthly Commercial Pool Maintenance	Monthly Commercial Pool Maintenance	1.00	\$1,750.00	\$1,750.00

Subtotal: \$1,750.00

Tax: \$0.00

Total: \$1,750.00

Amount Due: \$1,750.00



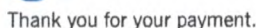
Page 1 of 3

Bill date Jul 14, 2026
For service Jun 5 - Jul 7
33 days

Account number 9100 8879 4111

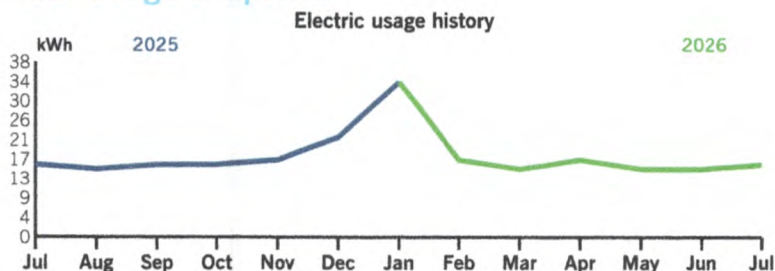
Billing summary

Previous Amount Due	\$32.65
<i>Payment Received Jun 29</i>	-32.65
Current Electric Charges	30.00
Taxes	2.64
Total Amount Due Aug 04	\$32.64



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

83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	16	215	18
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.



Account number
9100 8879 4111

\$32.64
by Aug 4

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**

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

889100887941110006600000000000000000326400000032649



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 6

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 8325080	
Estimated reading on Jul 7	562
Previous reading on Jun 5	- 546
<hr/>	
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.

Your bill this month includes estimated usage due to a meter communication issue and may be adjusted once the actual usage is obtained from the meter. If you have any questions regarding the estimated usage or resolution, or to obtain an actual meter reading, please call us at 877.372.8477 during the hours of 7 a.m. - 6 p.m. Monday through Friday.

Billing details - Electric

Billing Period - Jun 05 26 to Jul 07 26	
Meter - 8325080	
Customer Charge	\$18.01
Energy Charge	
16.000 kWh @ 9.609c	1.54
Fuel Charge	
16.000 kWh @ 3.859c	0.62
Asset Securitization Charge	
16.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.80
<hr/>	
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	1.84
<hr/>	
Total Taxes	\$2.64

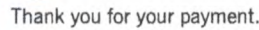


Page 1 of 3

Bill date Jul 22, 2026
For service Jun 18 - Jul 20
33 days

Account number **9100 9084 9576**

Previous Amount Due	\$912.07
<i>Payment Received Jul 10</i>	-912.07
Current Electric Charges	815.51
Taxes	71.87
Total Amount Due Aug 12	\$887.38



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 business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Electric usage history

kWh

2025

2026

Month	2025 (kWh)	2026 (kWh)
Jul	6304	-
Aug	7204	-
Sep	6304	-
Oct	6304	-
Nov	5403	-
Dec	5403	-
Jan	6304	6304
Feb	-	5403
Mar	-	5403
Apr	-	7204
May	-	6304
Jun	-	5403
Jul	-	5403

Average temperature in degrees

83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82° 83°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,837	6,580	74,412	6,201
Avg. Daily (kWh)	177	219	203	
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.



Account number
9100 9084 9576

\$887.38
by Aug 12

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**

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

8891009084957600066000000000000000008873800000887387



duke-energy.com
877.372.8477

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 19

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number **9100 9084 9576**

Your usage snapshot - Continued

Current electric usage for meter number 8292692	
Actual reading on Jul 20	369391
Previous reading on Jun 18	- 363554
<hr/>	
Energy Used	5,837 kWh
Billed kWh	5,837.000 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 - Jun 18 26 to Jul 20 26	
Meter - 8292692	
Customer Charge	\$18.01
Energy Charge	
5,837.000 kWh @ 9.609c	560.87
Fuel Charge	
5,837.000 kWh @ 3.859c	225.25
Asset Securitization Charge	
5,837.000 kWh @ 0.195c	11.38
<hr/>	
Total Current Charges	\$815.51

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	\$0.71
Gross Receipts Tax	20.93
Municipal Franchise Fee	50.23
<hr/>	
Total Taxes	\$71.87

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2232

Invoice Date: 8/17/2026

Due Date: 9/17/2026

Bill To: Forest Lake CDD

Forest Lake CDD255 Primera Blvd Ste 160
Lake Mary, FL 32746

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
Coated Internal Fan 2 Year Warranty	Coated Internal Fan 2 Year Warranty	1.00	\$154.80	\$154.80
Fan Assembly 3 Year Warranty	Fan Assembly 3 Year Warranty	1.00	\$548.69	\$548.69

Subtotal: \$703.49

Tax: \$0.00

Total: \$703.49

Amount Due: \$703.49

POLK COUNTY PROP

NEIL COMBEE PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951
Phone: (863)534-4775

INVOICE: 4652402

Page: 1 of 1

***** CUSTOMER *****

FOREST LAKE CDD DEBT
HAVEN MANAGEMENT SOLUTIONS
255 PRIMERA BLVD SUITE 160
LAKE MARY FL 32746

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
08/13/2026	08/13/2026			Net Upon Rpt	1% ADM FEE	
Contact		Customer No	Phone	Fax	For	
Patricia Thibault		493			1% ADMIN FEE	
Quantity	UOM	Description			Unit Price	Extended
1.00	EA	FOREST LAKE CDD 1% ADMIN FEE			13,049.2100	13,049.21
					SUBTOTAL:	13,049.21
					TOTAL DUE:	13,049.21

Detach and Return With Payment

Send Payment To:

POLK COUNTY PROP
NEIL COMBEE PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951

Invoice: 4652402
Customer: 493
FOREST LAKE CDD DEBT
HAVEN MANAGEMENT SOLUTIONS
255 PRIMERA BLVD SUITE 160
LAKE MARY FL 32746

TOTAL DUE: \$13,049.21
AMOUNT PAID: _____



INVOICE

813 Security & Protective Services dba '813 Services'

Address:

28803 Stormcloud Pass
Wesley Chapel, FL 33543

Phone: (216) 372-0864

Email: admin@813services.com

Date:

7/27/2026

Invoice #:

0003

Bill To:

Forest Lake CDD
C/O Haven Management Solutions
255 Primera Boulevard
Lake Mary, FL 32746
Suite 160

Customer ID:

FLCDD

Job Description

CDD Security Services

Payment Terms

Due Upon Receipt

Dates**Position Description****Per Hour Rate****Total**

August

Roving Patrol

\$

700.00

8/1/2026-8/31/2026

Fri- Sun (14 days/8 Hours = 112 total hours)

\$

25.00 \$

2,800.00

Make all checks payable to

813 Security & Protective Services

If you have any questions concerning this invoice, contact

813 Security & Protective Services at

admin@813services.com

Total:

\$

3,500.00

Thank you for your business!



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

FOREST LAKE CDD
00 HOLLY HILL RD
LITE FOREST LAKE

Bill date Jul 27, 2026

For service Jun 24 - Jul 24
31 days

Account number **9100 8879 3566**

Billing summary

Previous Amount Due	\$1,909.68
Payment Received Jul 15	-1,909.68
Current Lighting Charges	1,897.40
Taxes	12.28
Total Amount Due Aug 17	\$1,909.68

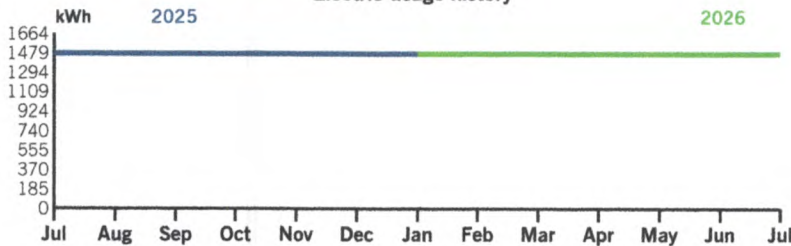


Thank you for your payment.

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

83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82° 83°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	48	48	49	

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 Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8879 3566

Amount of automatic draft

\$1,909.68
by Aug 17

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**

FOREST LAKE CDD

255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 25

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 24 - Jul 24		
Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	87	1,479 kWh

Billing details - Lighting

Billing Period - Jun 24 26 to Jul 24 26	
MLDF Charge	\$594.32
Customer Charge	1.93
Energy Charge	
1,479.000 kWh @ 4.205c	62.19
Fuel Charge	
1,479.000 kWh @ 3.775c	55.83
Asset Securitization Charge	
1,479.000 kWh @ 0.054c	0.80
Fixture Charge	
50 MICRO II 3K UG	423.69
Maintenance Charge	
50 MICRO II 3K UG	177.48
Pole Charge	
CONCRETE, 30/35	
87 Pole(s) @ \$6.680	581.16
Total Current Charges	\$1,897.40

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	\$1.65
Gross Receipts Tax	3.10
Municipal Franchise Fee	7.53
Total Taxes	\$12.28

70216

LOC# 20714130
**** CYCLE ****

116GA



FOREST LAKE CDD
C/O ANCHOR STONE MANAGEMENT, LLC
255 PRIMERA BLVD SUITE 160
LAKE MARY FL 32746

08/20/2026 **BANK DRAFT**

1110 Holly Hill Rd (ph3 Ent Forest Lake), Davenport, FL 33837

70216	2	07/27/2026	06/15/2026	07/27/2026	42	0.00
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LAST PAYMENT RECEIVED ON 07/22/2026						78.18
IR IRRIGATION			982	974	8000	85.66
Usage cost on 8000 x 0.003647 =			29.18			
Base: 56.48						

UTILITY TAX 8.57

CURRENT BILL TOTAL 94.23

**** CYCLE ****

08/20/2026 \$ 94.23



City Commission Meeting: First and Third Thursday of each month at 7:00 PM,
City Hall City Commission Chambers, 620 E. Main St. (Agendas are available on
the city website or through the City Clerk's office)

Account#:70216

64210

LOC# 20706335
 **** CYCLE ****

1DJMA



FOREST LAKE CDD
 C/O ANCHOR STONE MANAGEMENT, LLC
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746

08/20/2026 **BANK DRAFT**

1595 Aspen (amenities/clubhouse) Dr, Davenport, FL 33837

64210	2	07/27/2026	06/15/2026	07/27/2026	42	0.00
-------	---	------------	------------	------------	----	------

LAST PAYMENT RECEIVED ON 07/22/2026

SW SEWER			1653	1607	46000	707.52
Usage cost on 46000 x 0.008689 =		399.69				552.94
Base:	153.25					
WA WATER			1653	1607	46000	278.51
Usage cost on 46000 x 0.003600 =		165.60				
Base:	112.91					
					UTILITY TAX	27.85

CURRENT BILL TOTAL 859.30

**** CYCLE ****

08/20/2026 \$ 859.30



City Commission Meeting: First and Third Thursday of each month at 7:00 PM,
 City Hall City Commission Chambers, 620 E. Main St. (Agendas are available on
 the city website or through the City Clerk's office)

Account#:64210

Forest Lake

Meeting Date: 08.13.2026

Frank Rivera Yes

Randi Robarihc Yes

Jose Cortez Yes

Jose Montalvo Yes

Goerge Thomas Yes



FOREST LAKE CDD Account Number:
863-421-6538-062326-5
 PIN:
0385

Billing Date:
Aug 23, 2026
 Billing Period:
Aug 23 - Sep 22, 2026

Hi FOREST LAKE CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$248.98
Payment received by Aug 23, thank you	-\$248.98
Adjustments to prior bill period	\$216.98
Prior bill period balance	\$216.98
Please pay past due immediately	\$216.98

Service summary

	Previous month	Current month
Internet	\$119.99	↓\$109.99
One-Time Charges	\$9.00	\$9.99
Total services	\$128.99	\$119.98
Total balance		\$336.96

\$119.98 due Sep 16

Total balance

\$336.96

Please pay past due immediately



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
 Eagan, MN 55121-2879

6790 0107 DY RP 23 08242026 NNNNNN 01 990452

FOREST LAKE CDD
 1595 ASPEN AVE
 DAVENPORT FL 33837

You are currently enrolled in Auto Pay but a one-time payment may be needed to take care of a past-due balance. Please ensure your account is up to date by visiting frontier.com or the MyFrontier app.

307066863421653806232600000216980000336965



FOREST LAKE CDD Account Number:
863-421-6538-062326-5

PIN:
0385

Billing Date:
Aug 23, 2026

Billing Period:
Aug 23 - Sep 22, 2026

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier[®] app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at verizon.com/privacy.



FOREST LAKE CDD Account Number:
863-421-6538-062326-5
PIN:
0385

Billing Date:
Aug 23, 2026
Billing Period:
Aug 23 - Sep 22, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Adjustments to prior bill period

Non Reg Service Crdt	-\$32.00
Returned Payment	\$248.98

Total Adjustments	\$216.98
--------------------------	-----------------

Internet

Monthly Charges

08.23-09.22	Business Fiber Internet 1 Gig	\$99.99
	5 Usable Static IP Addresses	\$30.00
	Data	-\$10.00
	\$10.00 Discount through 06/22/28	
	Auto Pay Discount	-\$10.00

Internet Total	\$109.99
-----------------------	-----------------

One-Time Charges

Reconnection Fee-Broadband	\$9.99
----------------------------	--------

One-Time Charges Total	\$9.99
-------------------------------	---------------

Total current month charges	\$119.98
------------------------------------	-----------------

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$7.84 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.



BUSINESS
FIBER 5 GIG
INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet



FOREST LAKE CDD

Account Number:
863-421-6538-062326-5

PIN:
0385

Billing Date:
Aug 23, 2026
Billing Period:
Aug 23 - Sep 22, 2026

Account Activity

8634216538

Qty	Description	Order number	Effective date	Charge
1	Reconnection Fee-Broadband	090485631	2026-08-18	\$9.99
Total				\$9.99



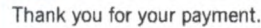


Page 1 of 3

Bill date Jul 30, 2026
For service Jun 26 - Jul 28
33 days

Account number **9101 5019 0754**

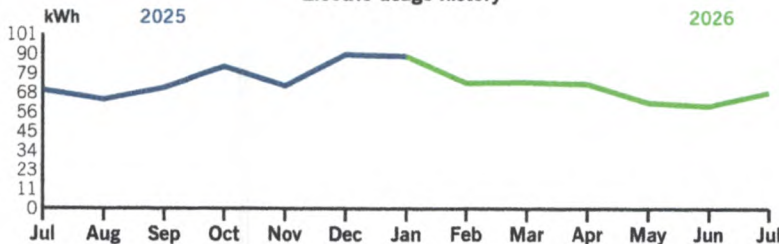
Previous Amount Due	\$26.11
<i>Payment Received Jul 20</i>	-26.11
Current Electric Charges	26.03
Taxes	0.69
Total Amount Due Aug 20	\$26.72



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 business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Electric usage history



Average temperature in degrees

83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82° 83°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	68	69	879	73
Avg. Daily (kWh)	2	2	2	

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.



Account number
9101 5019 0754

\$26.72
by Aug 20

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**

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

88910150190754000660000000000000000267200000026728

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 26

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8390099	Actual	Jun 26 - Jul 28

Usage Values

Billed kWh	68.043 kWh
Billed Demand kW	0.202 kW
Load Factor	42.53 %



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 - Jun 26 26 to Jul 28 26

Meter - 8390099

Customer Charge	\$18.57
Energy Charge	
68.043 kWh @ 3.429c	2.34
Fuel Charge	
68.043 kWh @ 3.859c	2.63
Demand Charge	
0.202 kW @ \$11.73	2.37
Asset Securitization Charge	
68.043 kWh @ 0.172c	0.12
Total Current Charges	\$26.03

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	\$0.02
Gross Receipts Tax	0.67
Total Taxes	\$0.69

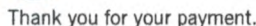


Page 1 of 3

Bill date Jul 30, 2026
For service Jun 27 - Jul 29
33 days

Account number 9101 3840 6191

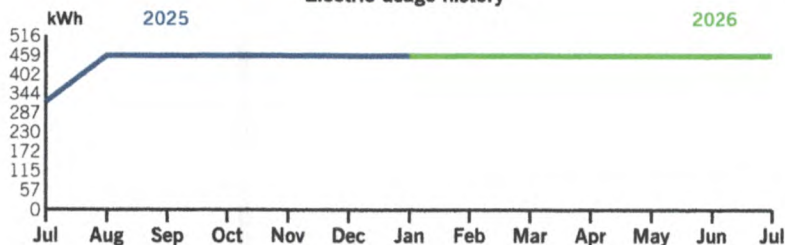
Previous Amount Due	\$729.65
<i>Payment Received Jul 20</i>	-729.65
Current Lighting Charges	725.59
Taxes	4.06
Total Amount Due Aug 20	\$729.65



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 business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Electric usage history



Average temperature in degrees

83°	83°	80°	74°	67°	64°	60°	61°	71°	74°	80°	82°	83°
Current Month		Jul 2025		12-Month Usage		Avg Monthly Usage						
Electric (kWh)		459		320		5,508		459				
Avg. Daily (kWh)		14		10		15						
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.



Account number
9101 3840 6191

\$729.65
by Aug 20

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**

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

88910138406191000660000000000000007296500000729651



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 21

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

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duke-energy.com
877.372.8477

Account number **9101 3840 6191**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 27 - Jul 29		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - Jun 27 26 to Jul 29 26	
MLDF Charge	\$319.85
Customer Charge	1.93
Energy Charge	
459.000 kWh @ 4.205c	19.30
Fuel Charge	
459.000 kWh @ 3.775c	17.33
Asset Securitization Charge	
459.000 kWh @ 0.054c	0.25
Fixture Charge	
50 MICRO II 3K UG	131.49
Maintenance Charge	
50 MICRO II 3K UG	55.08
Pole Charge	
CONCRETE, 30/35	
27 Pole(s) @ \$6.680	180.36
Total Current Charges	\$725.59

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	\$0.63
Gross Receipts Tax	1.00
Municipal Franchise Fee	2.43
Total Taxes	\$4.06



**irrigation
Landscape
Solutions**

Aug 5, 2026

**Invoice
Forest Lake Pool / Cabana**

**Installation of Crushed shell around the Perimeter of the Pool
Redistribution of Mulch
Install Dwarf Ixora in front of Cabana**

TOTAL: \$2,400.00

iLS326 * P.O. Box 415 * Waverly, FL * 33877 * 813-863-7119



INVOICE

Page 1 of 2

Invoice Number	2607648
Invoice Date	August 12, 2026
Customer Number	2120091
Project Number	238202360

Bill To	EFT/ACH Remit To (Preferred)	Alternative Remit To
Forest Lake 255 Primera Boulevard Suite 160 Lake Mary, FL 32746 Ph. (407) 698-5350	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

Project Description:	Forest Lake General Consulting Support
Stantec Project Manager:	Nolte, Frank
Current Invoice Due:	\$501.75
For Period Ending:	August 7, 2026

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number
Project Number

2607648
238202360

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 05	0.25	139.00	34.75
	0.25		34.75
Level 10	1.00	176.00	176.00
	1.00		176.00
Level 13	1.50	194.00	291.00
	1.50		291.00
Professional Services Subtotal	2.75		501.75

Top Task 2026 Total 501.75

Total Fees & Disbursements \$501.75

INVOICE TOTAL (USD) \$501.75

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-07-22	238202360	2026	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.25	138.00	34.75	PROJECT COORDINATION
2026-09-04	238202360	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	176.00	176.00	COORDINATION FOR POOL REPAIR EQUIPMENT
2026-08-05	238202360	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	194.00	291.00	COORDINATE WITH PATRICIA AND POOL WORKS REGARDING ISSUES WITH FAN AND POOL CLOSING. REVIEW TOT LOT EQUIPMENT WITH FRANK TO DRAFT LAYOUTS.
Total Labor:					2.75		\$501.75	
Total Project 238202360					2.75		\$501.75	



P.O. Box 771328
Orlando, FL 32877-1328

Invoice

Date	Invoice #
8/27/2026	18895

Bill To:

Forest Lake Community CDD
C/O Anchor Stone Management
1595 Aspen Ave
Davenport, FL 33837

P.O. No.	Account #	Due Date
	0054	9/15/2026

Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 08/2026	5	550.00	8/31/2026	550.00
Monthly Service trash collect twice a week.		50.00	8/31/2026	250.00
1595 Aspen Ave. Davenport, FL 33837				

Thank you for your business.

Total **\$800.00**

Please make checks payable to: CSS Clean Star Services of Central Florida Inc.

Payments/Credits **\$0.00**

Past due invoices may be subject to legal allowable charges

Balance Due **\$800.00**

11121 Camden Park Drive
Windermere, FL 34786

1-877-277-2350

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

**AGREEMENT FOR INSTALLATION OF SECURITY CAMERAS BETWEEN THE
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT AND ECS
INTEGRATIONS LLC**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of August, 2026, by and between:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746 (“District”); and

ECS INTEGRATIONS LLC, a Florida *limited liability company*, with a mailing address of 1813 Baltic Place Lakeland, Fl 33809 (“Contractor”, together with District “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to install security camera improvements within common areas located within the District, as set forth in **Exhibit A**, including, without limitation, all materials and labor (“Work”); and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a security camera installation contractor and has agreed to perform the Work for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE

- A. Contractor shall provide security camera installation services, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. Work shall commence on [REDACTED], 2026, and be completed within [REDACTED] () calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE

- A.** The District shall pay Contractor Three Thousand Seven Hundred and Forty Dollars (\$3,740.00) for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. District shall pay Contractor 50% of the contract price after execution of this Agreement and 50% of the contract price upon completion of the Work. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.
- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least one million dollars (\$1,000,000) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its

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subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance

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of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Forest Lake Community Development District
255 Primera Blvd, Suite 160,
Lake Mary, FL 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: ECS Integrations LLC
1813 Baltic Place
Lakeland, FL 33809
Attn: _____

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Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

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requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 574-3250, PATRICIA@HAVENMGTSOL.COM, OR AT 255 PRIMERA BLVD, SUITE 160, LAKE MARY, FL 32746.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

ECS INTEGRATIONS LLC

Chris Sankar

By: CS

Its: President

Exhibit A: Scope of Work

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MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM

Forest Lake CDD / Pool Camera Equipment / T/O



Date: 8/3/2026		PROPOSAL		Proposal No: TH26428	
Submitted to:	Forest Lake CDD			Job Location:	Forest Lake CDD / Pool Camera Equipment / T/O
Attention:	Patricia Thibault	Title:	DM	Attention:	Patricia Thibault
Email:	patricia@havenmgt.com			Email:	patricia@havenmgt.com
Phone:	407-378-8427	Fax:		Phone:	407-378-8427
Address:	255 Primera Blvd # 160			Address:	1595 Aspen drive Drive
City / ST	Lake Mary / FL	Zip:	32746	City / ST	Haines City / FL

SCOPE OF WORK:

INSTALL NEW NON-PROPRIETARY VOICE DOWN 6 CAMERA SYSTEM WITH MONITORING AND VOICE DOWN FOR POOL AREA . INSTALL 8 CHANNEL INVID NVR WITH 4TB MEMORY . INSTALL 6 OUTDOOR LINE CROSSING TECHNOLOGY CAMERAS . INSTALL BRIDGE FOR MONITORING . INSTALL POE SWITCH FOR POWER TO CAMERAS . INSTALL HORN SPEAKER AND AMPLIFIER FOR VOICEDOWN . SPECIAL PAYMENT ARRANGEMENT : 50% DOWN UPON APPROVAL / 50% DUE 11/01/2026 . ALL NEW INSTALLED EQUIPMENT WILL HAVE A 3 YEAR PARTS AND LABOR WARRANTY .
FUNCTIONALITY SCOPE : WE WILL INSTALL 6 CAMERAS - 1 CAMERA FOR VIEWING OF PARKING LOT , 1 CAMERA FOR VIEWING PLAYGROUND , 4 CAMERAS FOR VIEWING POOL AND POOL DECK . 2 OF THE 4 CAMERAS WILL BE MONITORED FOR AFTER POOL INTRUSION .
SCHEDULE FOR VOICEDOWN FUNCTION AND MONITORING HOURS . IF THERE IS A CHANGE WITH THE SCHEDULING TIMES , THE CHANGE MUST BE SENT TO THE GATES EMAIL . SCHEDULING FOR VOICEDOWN : A VOICEDOWN MESSAGE WILL BE SENT 7 DAYS A WEEK AT 4:45 PM THAT THE POOL IS CLOSING IN 15 MINUTES . ANOTHER VOICEDOWN MESSAGE WILL BE SENT AT 5:00 PM THAT THE POOL IS NOW CLOSED , LEAVE IMMEDIATELY . THE LAST VOICEDOWN MESSAGE WILL BE SENT AT 5:15 STATING THAT ANYONE IN THE POOL AREA IS TRESSPASSING AND THE POLICE HAVE BEEN NOTIFIED . SCHEDULING FOR MONITORING : THE 2 MONITORED CAMERAS WILL AUTO ARM 7 DAYS A WEEK AT 5:15 PM AND DISARM AT 8:AM .

INCLUDED MATERIALS:

1- 8CHANNEL 4TB NVR . 6- OUTDOOR LINE CROSSING CAMERAS . 1- BRIDGE FOR MONITORING AND VOICEDOWN CAPABILITY . 1- POE SWITCH FOR POWER TO CAMERAS . 1- AMPLIFIER / HORN SPEAKER . RUN ALL NEW CABLE NEEDED . ALL PROGRAMMING FOR MANAGEMENT AND MONITORING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL. 50 % DUE 11/01/2026 .

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$3,740.00
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ECSI Sales Rep:

ECSI Officer:

This proposal is valid through

9/2/2026

8/21/26



Irrigation Landscape Solutions

P.O Box 415, Waverly , Florida 33877

813-863-7119

INVOICE NUMBER: 0005

Proposal Date:

Scope	Plant / Mulch / Rock	SIZE	Price Each	Quantity	Total
Replace FOREST LAKE Irrigation Controller			\$3,295.00	1	\$3,295.00

TOTAL	\$3,295.00
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Notes / Additional Details

Diagnosed the ACC99 controller of the FOREST LAKE CDD community, the mother board failed.

Replaced the ACC99 with a Hunter ACC2, the ACC99 is no longer manufactured.

Tested and programmed the new controller

ILS

Irrigation Landscape Solutions

P.O Box 415, Waverly , Florida 33877

813-863-7119

INVOICE NUMBER:

Invoice Date:

Scope	Price Each	Quantity	Total
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TOTAL			\$0.00
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Notes / Additional Details

EXHIBIT 11

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

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LIC. EG13000790

ECSINTEGRATIONS.COM

Forest Lake CDD / 100 Fobs # 2



Date:	9/14/2026	PROPOSAL	Proposal No:	TH26920
Submitted to:	Forest Lake CDD	Job Location:	Forest Lake CDD / 100 Fobs # 2	
Attention:	Patricia Thibault	Title:	DM	
Email:	patricia@havenmgtol.com	Attention:	Patricia Thibault	Title:
Phone:	407-698-5350	Fax:		
Address:	255 Primera Blvd # 160	Email:	patricia@havenmgtol.com	
City / ST	Lake Mary / FL	Phone:	407-698-5350	Fax:
		Address:	1595 Aspen Drive	
		City / ST	Haines City / FL	Zip: 33844

SCOPE OF WORK:

100 access cards . 9.00 per card / includes postage to resident . Total - \$ 900.00

INCLUDED MATERIALS:

100 numerical access cards .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$900.00
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This proposal is valid through 10/14/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

EXHIBIT 12

[RETURN TO AGENDA](#)



ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Forest Lake C D D
1595 Aspen Ave
Davenport, FL 33837

Estimate # 479
Date 09/14/2026

Description	Total
Pressure wash Breezeway and lanai area under roof at Amenities Center	\$370.00
Subtotal	\$370.00
Total	\$370.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 13

[RETURN TO AGENDA](#)



ESTIMATE



Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Prepared For

Forest Lake C D D
1595 Aspen Ave
Davenport, FL 33837

Estimate # 480
Date 09/14/2026

Description	Total
Remove and dispose of Fencing at Amenities Center	\$115.00
Subtotal	\$115.00
Total	\$115.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 14

[RETURN TO AGENDA](#)



EXHIBIT 15

[RETURN TO AGENDA](#)

