## COASTAL RIDGE Community Development District

*SEPTEMBER 23, 2025* 



## Coastal Ridge Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.coastalridgecdd.com

September 16, 2025

Board of Supervisors Coastal Ridge CDD Call-in #: 1-877-304-9269; code 6800665

Dear Board Members and Staff:

The Coastal Ridge Community Development District Board of Supervisors Meeting is scheduled for Tuesday, September 23, 2025 at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the July 1, 2025 Meeting
- IV. Consideration of Resolution 2025-38, Ratifying Changing the Date of the Public Hearing to Adopt the FY26 Budget to September 23, 2025
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget
  - A. Consideration of Resolution 2025-39, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - B. Consideration of Resolution 2025-40, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VI. Consideration of Resolution 2025-41, Appointing a Purchasing Agent
- VII. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer Ratification of Requisition Nos. 2-15
  - C. District Manager

- 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
- 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026
- IX. Financial Reports
  - A. Financial Statements
  - B. Consideration of Funding Request No. 7
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting October 7, 2025 at 11:00 a.m. at the eTown Welcome Center
- XII. Adjournment



# MINUTES OF MEETING COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Coastal Ridge Community Development District was held on Tuesday, July 1, 2025, at 11:20 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

John HewinsSupervisorChris PriceSupervisorGreg BarbourSupervisorDavid RaySupervisor

Also present were:

Jim OliverDistrict ManagerWes Haber by phoneDistrict CounselDaniel WelchDistrict EngineerJoe MuhlParc Group

The following is a summary of the discussions and actions taken at the July 1, 2025, meeting.

#### FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 11:20 a.m.

#### SECOND ORDER OF BUSINESS Public Comment

There being no members of the public present, the next item followed.

# THIRD ORDER OF BUSINESS Approval of Minutes of the June 3, 2025 Meeting

Mr. Oliver presented the minutes to the board. He asked for any questions, comments, or corrections. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Price seconded by Mr. Hewins, with all in favor, the June 3, 2025 Minutes were approved.

July 1, 2025 Coastal Ridge CDD

# FOURTH ORDER FO BUSINESS Consideration of Responses to Request for Qualifications for Engineering Services

Mr. Oliver informed the Board that two responses were received to the request for qualifications for engineering services from Blackstone Engineering and Prime AE Group. The Board's consensus was to assign the following scores and select both firms: ability and adequacy of professional personnel – Blackstone 20 points and Prime AE 25 points; consultant's past performance – Blackstone 20 points and Prime AE 25 points; geographic location – Blackstone 20 points and Prime AE 20 points; willingness to meet time and budget requirements – Blackstone 15 points and AE Prime 15 points; certified minority business – Blackstone 0 points and Prime AE 0 points; recent, current and projected workloads – Blackstone 5 points and Prime AE 5 points; volume of work previously awarded to consultant by District – Blackstone 5 points and Prime AE 5 points.

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor, Ranking Prime AE Group #1 with 95 points and Blackstone Engineering #2 with 85 points and selecting both firms to provide engineering services was approved.

#### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-37, Ratifying Rescheduling the Date of the Public Hearing on the Fiscal Year 2026 Budget to August 5, 2024

Mr. Oliver presented resolution 2025-37 for the purpose of rescheduling the public hearing to adopt the fiscal year 2026 budget from May 6, 2025 to August 5, 2025

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor, Resolution 2025-37 was approved.

#### SIXTH ORDER OF BUSINESS

Consideration of Assignment of Vallencourt Construction Contract and Completed Improvements; Consideration of June Draw Amounts

Copies of the assignment of construction contract for Vallencourt and acquisition of completed improvements forms, as well as the pay applications submitted by Vallencourt during the month of June were presented to the Board for their review.

2

July 1, 2025 Coastal Ridge CDD

On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the assignment of the Vallencourt Construction Contract, Acquisition of Completed Improvements, and Pay Applications for Phases 1 and 2 were approved.

### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. District Counsel

There being nothing to report, the next item followed.

#### B. District Engineer – Consideration of Requisition No. 1 (Carlton)

Mr. Welch presented requisition number one, payable to Carlton Construction Inc. in the amount of \$287,339.51 for construction of the EverRange amenity center.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, Requisition No. 1 was approved.

#### C. District Manager

There being nothing to report, the next item followed.

### EIGHTH ORDER OF BUSINESS Financial Reports

#### A. Financial Statements

Mr. Oliver presented the financial statements as of May 31, 2025.

#### B. Consideration of Funding Request No. 6

Mr. Oliver presented Funding Request No. 6 totaling \$4,457.46.

On MOTION by Mr. Price seconded by Mr. Hewins, with all in favor, funding requests No. 6 was approved.

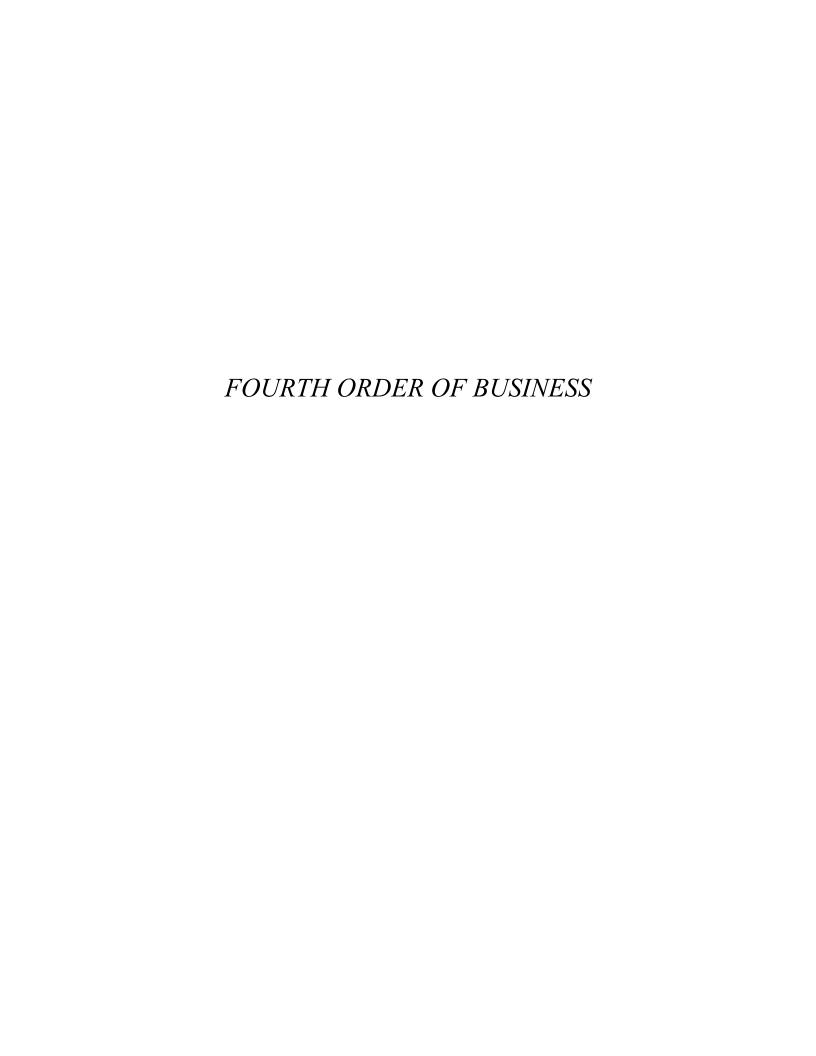
#### NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no comments

July 1, 2025 Coastal Ridge CDD

TENTH ORDER OF BUSINES	Next Scheduled Meeting – August 5, 2025, at 11:00 a.m. at the eTown Welcome Center
ELEVENTH ORDER OF BUSINESS	Adjournment
On MOTION by Mr. Hewins favor the meeting was adjourn	seconded by Mr. Barbour with all in ed.
Secretary/Assistant Secretary	Chairman/Vice Chairman



#### **RESOLUTION 2025-38**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RESCHEDULING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTIONS 2025-27 AND 2025-37 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coastal Ridge Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on April 1, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-27, approving the proposed budget for Fiscal Year 2025/2026 and setting a public hearing on the proposed budget for May 6, 2025, at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256; and

WHEREAS, because the Board was unable to hold the public hearing on the scheduled date, the District Manager rescheduled the date of the public hearing to August 5, 2025, to be held at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, Florida Statutes; and

WHEREAS, because the Board was unable to hold the public hearing on the scheduled date, the District Manager rescheduled the date of the public hearing to September 23, 2025, to be held at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, Florida Statutes; and

**WHEREAS**, the Board desires to ratify the District Manager's action in rescheduling the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET.** The actions of the District manager in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolutions 2025-27 and 2025-37 are hereby amended to reflect that the public hearing as declared in Resolutions 2025-27 and 2025-37 is rescheduled for September 23, 2025, at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

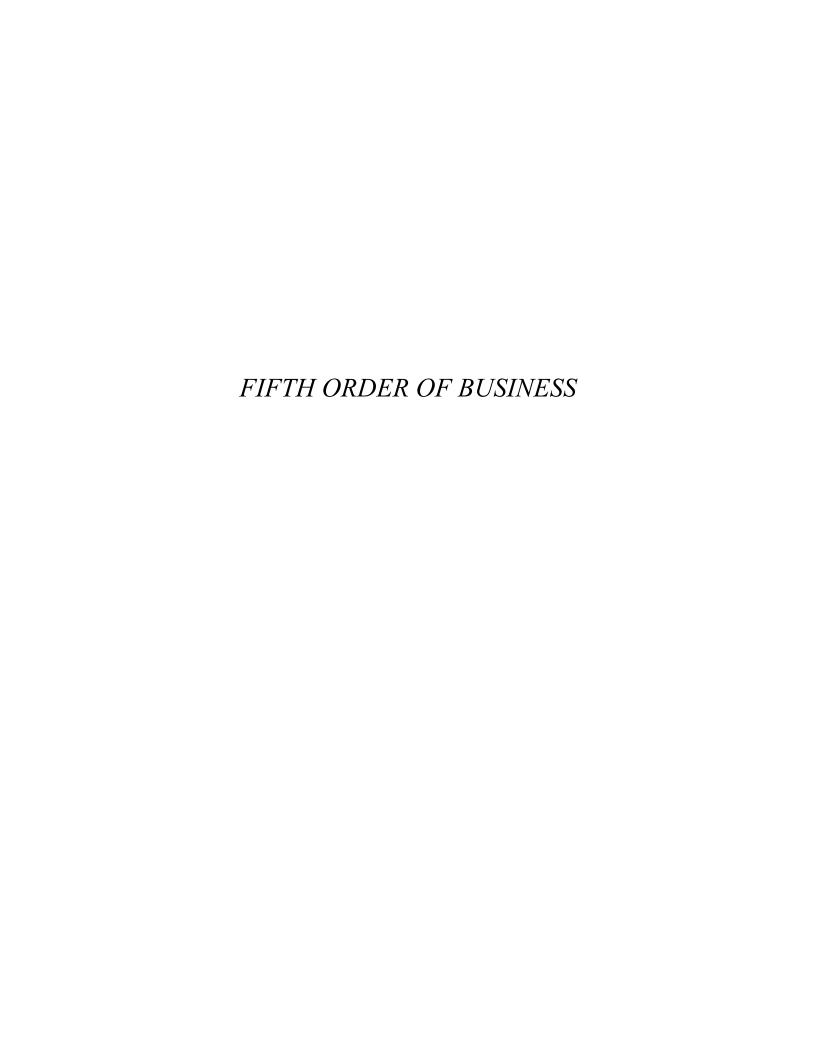
**SECTION 2. RESOLUTION 2025-27 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-27 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 23rd day of September 2025.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Chair/Vice Chair, Board of Supervisors



Community Development District

Approved Budget FY 2026

September 23, 2025



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# Coastal Ridge Community Development District Approved Budget General Fund

Description	į	oproved Budget 2025 (1)		Actuals Thru 8/31/25		Projected Next  1 Months		ected Thru 9/30/25	Approved Budget FY 2026		
·				,, -,		Monens		77			
REVENUES:											
Special Assessments/Developer Contributions	\$	-	\$	-	\$	-	\$	-	\$	1,134,85	
Developer Contributions		75,511		73,254		11,489		84,743		-	
Interest income Carry Forward Surplus		-		-		-		-			
carry Forward Surpius		_		_		_		_			
TOTAL REVENUES	\$	75,511	\$	73,254	\$	11,489	\$	84,743	\$ 1	1,134,85	
EXPENDITURES:											
Administrative:											
Supervisor Fees	\$	7,000	\$	4,000	\$	800	\$	4,800	\$	12,00	
FICA Expenses		536		306		61		367		91	
Engineering Fees		7,000		-		-		-		9,50	
Annual Audit		3,200		-		-		-		5,10	
Attorney		14,583		-		-		-		13,00	
Arbitrage Rebate Assessment Roll Administration		-		-		-		-		45	
						2.750		26.250		7,50	
Management Fees		26,250		22,500		3,750		26,250		45,00	
nformation Technology Website Administration		875 700		900 600		150 100		1,050 700		1,50	
						100				1,50	
Website Creation/ADA Compliance		1,750		1,750				1,750		96	
Dissemination Agent		-		500		500		1,000		3,00	
Frustee Fees		-		-		- 10				4,50	
Гelephone		300		55		10		65		50	
Postage		875		476		399		875		1,50	
nsurance		3,000		2,973		-		2,973		7,46	
Builder's Risk Insurance		-		35,219		-		35,219		0.50	
Printing & Binding		700		1,226		120		1,346		2,50	
Legal Advertising		8,000		6,597		1,403		8,000		5,00	
Other Current Charges		300		156		65		221		50	
Office Supplies		292		1		1		2		60	
Dues, Licenses & Subscriptions		150		125		-		125		17	
TOTAL ADMINISTRATIVE	\$	75,511	\$	77,385	\$	7,359	\$	84,743	\$	123,16	
Operations & Maintenance											
<u>Grounds Maintenance</u>											
Lake Maintenance	\$	-	\$	-	\$	-	\$	-	\$	6,00	
Landscape Maintenance		-		-		-		-		477,22	
Landscape Contingency											
		-		-		-		-		15,00	
Pump Maintenance		-		-		-		-		15,00 4,50	
•		- - -		- - -		-		- - -		4,50	
Water & Sewer		- - -		- - -		- - -		- - -		4,50 42,50	
Vater & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs		- - - -				- - - -		- - - -		4,50 42,50 14,50 12,50	
water Water & Sewer IEA Reuse Station - Bulk Pond Refill Irrigation Repairs Pest Control		- - - -		-		- - - -				4,50 42,50 14,50 12,50 2,40	
Water Water & Sewer IEA Reuse Station - Bulk Pond Refill Irrigation Repairs Pest Control Environmental Permit/Monitoring		-		-		- - - - -		- - -		4,50 42,50 14,50 12,50 2,40 20,00	
Water & Sewer IEA Reuse Station - Bulk Pond Refill Irrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance		- - - - -		-		- - - - - -				4,50 42,50 14,50 12,50 2,40 20,00 5,00	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing		-		-		- - - - - -		- - -		4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement	\$	-	\$	- - - -	\$	- - - - - - - -	\$	- - -	\$	4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50 6,80	
Pump Maintenance Water & Sewer IEA Reuse Station - Bulk Pond Refill Irrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Total Grounds Maintenance  Amenity Expneditures	\$	-	\$	- - - - - -	\$	- - - - - - - - -	\$	- - - - -	\$	4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50 6,80	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Peest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Fotal Grounds Maintenance  Amenity Expneditures	·			- - - - - -	•	-		- - - - -	•	4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50 6,80	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Fotal Grounds Maintenance Amenity Expneditures Insurance	<b>\$</b>	-	<b>\$</b>	- - - - - -	<b>\$</b>	-	\$	- - - - -	\$	4,50 42,50 14,50 12,50 20,00 5,00 2,50 6,80 608,92	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Peest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Fotal Grounds Maintenance  Amenity Expneditures	·			- - - - - -	•			- - - - -	•	4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50 6,80 608,92	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Chvironmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Fotal Grounds Maintenance  Amenity Expneditures Insurance Cool Maintenance	·			-	•	-		-	•	4,50 42,55 14,55 12,56 2,44 20,00 5,00 2,55 6,80 <b>608,92</b> 67,81 70,00 11,18	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Chvironmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement  Fotal Grounds Maintenance  Amenity Expneditures Insurance Chamity Manager Cool Maintenance Cool Chemicals	·	-		-	•	-		-	•	4,50 42,50 14,50 12,50 2,40 20,00 5,00 2,50 6,80 608,92	
Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Street Sign Maintenance & Replacement Fotal Grounds Maintenance Amenity Expneditures Insurance Insuran	·			-	•	-		-	•	4,50 42,50 14,55 12,50 2,40 20,00 2,50 6,80 608,92 67,81 70,00 11,18 18,86 50,00	
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Water & Sewer EA Reuse Station - Bulk Pond Refill rrigation Repairs Pest Control Environmental Permit/Monitoring Other Repairs and Maintenance Monument Sign Pressure Washing Other Sign Maintenance & Replacement  Fotal Grounds Maintenance Amenity Expneditures Insurance Amenity Manager Pool Maintenance Pool Chemicals Facility Attendant Insurance Security and Gate Maintenance Security Patrol Facility Maintenance	·	- - - - - - - - - - - - - - - - - - -		-	•	-		-	•	4,50 42,50 14,55 12,50 20,00 2,50 6,80 67,81 70,00 11,18 18,88 50,00 14,67 3,33 20,00 10,00 5,00 2,50 67,81 70,00 11,18	
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### **Community Development District**

#### Approved Budget General Fund

Description	Î	oproved Budget 2025 (1)	tuals Thru 8/31/25	Pr	ojected Next	Pro	ojected Thru 9/30/25	1	Approved Budget FY 2026
Holiday Decorations		_	_		_		_		1.650
Reserve for Amenities		_	_		_		_		25,000
Mobile Application		_	_		_		_		9,900
Other Current Charges		_	_		_		_		1.500
8									_,
Total Amenity Expneditures	\$	-	\$ -	\$		\$		\$	402,760
Capital Reserve									
Capital Reserve Funding	\$	-	\$ -	\$	-	\$	-	\$	-
Total Capital Reserve	\$	-	\$	\$		\$		\$	
TOTAL EXPENDITURES	\$	75,511	\$ 77,385	\$	7,359	\$	84,743	\$	1,134,851
EXCESS REVENUES (EXPENDITURES)	\$	-	\$ (4,131)	\$	4,130	\$		\$	-

 $_{(1)}$  All expenses prorated amount represents 7 months of fiscal year.

 Gross Assessments
 \$ 1,226,866

 Less: Discounts & Collections 7.5%
 92,015

 Net Assessments
 \$ 1,134,851

FY25 Assessable Units Total Gross Gross Per Unit Product Assessment (Decrease) Per Unit Townhome 47,414.09 \$ 526.82 90 526.82 \$ 40' Lot 107 90,192.13 \$ - \$ 842.92 \$ 842.92 1,053.65 \$ 1,264.38 \$ 50' Lot 385 \$ 405,653.85 \$ - \$ 1,053.65 \$ 528,509.02 \$ \$ 106,207.55 \$ 60' Lot 1,264.38 418 \$ 1,475.10 \$ 1,685.83 \$ 70' Lot 72 \$ 1,475.10 80' Lot 29 48,889.19 \$ \$ 1,685.83 Total 1101 \$ 1,226,866

#### **Community Development District**

#### **Budget Narrative**

Fiscal Year 2025/2026

#### **REVENUES**

#### Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year or direct bill developers to cover operating expenses.

#### **Developer Contribution**

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund General Fund Expenditures for the Fiscal Year.

**Expenditures - Administrative** 

#### Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

#### FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

#### Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

#### Annual Audi

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the approved engagement letter.

#### Attornev

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

#### Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2025 Special Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm. to calculate the rebate liability and submit a report to the District.

#### Assessment Roll Administration

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

#### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

#### Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF, LLC.

#### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

#### Website Creation/ADA Compliance

 $Costs\ to\ create\ the\ initial\ District\ website\ and\ ensure\ the\ District\ meets\ ADA\ compliance\ guidelines.$ 

#### Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

#### Trustee Fees

 $The \ District \ bonds \ will \ be \ held \ and \ administered \ by \ The \ Bank \ of \ New \ York \ Mellon \ Trust \ Company \ (BNY). \ This \ represents \ the \ Trust \ Company \ (BNY).$ 

#### Telephone

New internet and Wi-Fi service for Office.

#### **Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

#### **Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

#### **Community Development District**

#### **Budget Narrative**

Fiscal Year 2025/2026

#### **Expenditures - Administrative (continued)**

#### Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

#### Due, Licenses & Subscriptions

 $The \ District \ is \ required \ to \ pay \ an \ annual \ fee \ to \ the \ Florida \ Department \ of \ Commerce \ for \ \$175.$ 

#### Postage and Delivery

 $Actual\ postage\ and/or\ freight\ used\ for\ District\ mailings\ including\ agenda\ packages, vendor\ checks\ and\ other\ correspondence.$ 

#### **Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

#### **Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

#### Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

#### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Commerce for \$175.

#### **Expenditures - Operations & Maintenance**

#### Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae.

#### Landscape Maintenance

The District will contracted with a Landscaping company for estimated costs relating to the maintaince of the common areas of the District.

#### Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

#### **Pump Maintenance**

 $Estimated\ costs\ related\ to\ maintain\ the\ irrigation\ pumps\ in\ the\ District.$ 

#### Water & Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by utility company.

#### JEA Reuse Station - Bulk Pond Refill

Estimated costs for the reuse station to fill the bulk ponds when it rises below water level.

#### **Irrigation Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

#### Pest Control

The estimated cost to provide monthly pest control services.

#### **Environmental Permit/Monitoring**

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

#### Other Repairs & Maintenance

 $Estimated\ costs\ for\ other\ repairs\ and\ maintenance\ incurred\ by\ the\ district.$ 

#### Monument Sign Pressure Washing

 $Estimated\ costs\ for\ pressure\ washing\ services\ to\ maintain\ monument\ sign.$ 

#### Street Sign Maintenance & Replacement

 $Estimated\ costs\ for\ the\ maintenance\ and\ replacements\ for\ street\ signs\ througout\ the\ district.$ 

#### **Community Development District**

#### **Budget Narrative**

Fiscal Year 2025/2026

#### **Expenditures - Amenity**

#### Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

#### **Amenity Manager**

 $The \ District \ will \ contract \ to \ provide \ management \ services \ for \ the \ Amenity \ Center.$ 

#### **Pool Maintenance**

The District will contracted to maintain the Amenity swimming pools.

#### **Pool Chemicals**

The District will contract for the purchase and delivery of pool chemicals to maintain the Amenity Center swimming pools.

#### **Facility Attendant**

The District will contract to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

#### **Ianitorial Services**

 $The \ District \ utilizes \ the \ services \ of \ Vesta \ Property \ Services \ to \ provide \ janitorial \ services.$ 

#### Refuse

This estimated cost includes trash pickup from the receptacles at the Amenity Center.

#### Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

#### Security Patrol

Estimates costs for security patrols and mileage reimbursement on District property for off-duty patrols.

#### **Facility Maintenance**

The District will contract to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

#### Elevator Maintenance

 $Estimated\ costs\ to\ provide\ maintenance\ and\ repairs\ necessary\ for\ upkeep\ of\ the\ Amenity\ Center\ elevator.$ 

#### Electric

Estimated cost to provide for electric services for the District associated with the Recreation Facilities.

#### **Cable and Internet**

The District wil contract for cable and internet services for Amenity Center.

#### Licenses and Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

#### Repairs & Maintenance

 $Any\ costs\ related\ to\ miscellaneous\ repairs\ and\ maintenance\ that\ occur\ during\ the\ fiscal\ year.$ 

#### **Special Events**

 $Represents\ estimated\ costs\ for\ the\ District\ to\ host\ special\ events\ for\ the\ community\ through\ the\ Fiscal\ Year.$ 

#### **Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity center for the holidays.

#### Reserve for Amenities

Establishment of general reserve to fund future replacement.

#### **Mobile Application**

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

#### Other Current Charges

Represents miscellaneous costs incurred by the District.

**Expenditures - Reserves** 

#### **Capital Reserve Funding**

Establishment of general reserve to fund future replacements of Capital items.

Coastal Ridge
Community Development District
Approved Budget
Debt Service Series 2025 Special Assessment Bonds

Description	Bu	Proposed Budget FY 2025		Actuals Thru 8/31/25		Projected Next		Projected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments-On Roll Special Assessments-Direct Interest Earnings	\$	-	\$	- - -	\$	- - -	\$	- - -	\$	- 2,159,277 -
Carry Forward Surplus (1)		-		-		-		-		707,338
TOTAL REVENUES	\$	-	\$	-	\$	-	\$	-	\$	2,866,615
EXPENDITURES:										
Series 2025										
Interest - 11/01	\$	-	\$	-	\$	-	\$	-	\$	707,338
Interest - 05/01		-		-		-		-		878,075
Principal - 05/01		-		-		-		-		410,000
TOTAL EXPENDITURES	\$	-	\$	-	\$	-	\$	-	\$	1,995,413
Other Sources/(Uses)										
Introduction description for In ((Ont))	\$		\$		\$		¢		\$	
Interfund transfer In/(Out) Bond Proceed		866,713	<b>&gt;</b>	-	Þ	2,866,713	\$	2,866,713	<b>Þ</b>	-
TOTAL OTHER SOURCES/(USES)	\$ 2,8	66,713	\$	-	\$	2,866,713	\$	2,866,713	\$	-
EXCESS REVENUES (EXPENDITURES)	\$ 2 8	66,713	\$	-	¢	2,866,713	\$	2,866,713	\$	871,202
EAGESS REVENUES (EAT ENDITURES)	\$ 2,0	00,713	Ţ	<u> </u>	Ψ	2,000,713	Ψ	2,000,713	Ψ	0/1,202
<sup>(1)</sup> Carry Forward is Net of Reserve Requ	iirement					Interest D	ue 1	1/1/26		\$869,055
										\$869,055
			C						Φ.	2224254
				ss Assessme		lloctions 7 F	1/-		\$	2,334,354 175,077
			Less: Discounts & Collections 7.5%					\$	2,159,277	
Net Assessments									Ψ	-, - 0 / ) = / /

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit		ross Gross Gross		Increase/ (Decrease)	
Townhome	90	\$ 141,120.00	\$	_	\$ 1,568.00	\$ 1,568.00		
40' Lot	107	\$ 214.000.00	\$		\$ 2.000.00	2,000.00		
50' Lot	385	\$ 811,580.00	\$	_	\$ 2,108.00	\$ 2,108.00		
60' Lot	418	\$ 926,288.00	\$	-	\$ 2,216.00	\$ 2,216.00		
70' Lot	72	\$ 169,272.00	\$	-	\$ 2,351.00	\$ 2,351.00		
80' Lot	29	\$ 72,094.00	\$	-	\$ 2,486.00	\$ 2,486.00		
Total	1101	\$ 2,334,354						

# Coastal Ridge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2025 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25 05/01/26	\$ 30,365,000 30,365,000	4.400% 4.400%	\$ - 410,000	\$ 707,338 878,075	\$ 707,338
11/01/26	29,955,000	4.400%	-	869,055	2,157,130
05/01/27	29,955,000	4.400%	430,000	869,055	
11/01/27	29,525,000	4.400%	-	859,595	2,158,650
05/01/28	29,525,000	4.400%	450,000	859,595	
11/01/28	29,075,000	4.400%	-	849,695	2,159,290
05/01/29	29,075,000	4.400%	470,000	849,695	
11/01/29	28,605,000	4.400%	-	839,355	2,159,050
05/01/30	28,605,000	4.400%	490,000	839,355	
11/01/30	28,115,000	4.400%	-	828,575	2,157,930
05/01/31	28,115,000	5.750%	515,000	828,575	2457244
11/01/31	27,600,000	5.750%	- E4E 000	813,769	2,157,344
05/01/32 11/01/32	27,600,000 27,055,000	5.750% 5.750%	545,000	813,769 798,100	2,156,869
05/01/33	27,055,000	5.750%	575,000	798,100	2,130,007
11/01/33	26,480,000	5.750%	373,000	781,569	2,154,669
05/01/34	26,480,000	5.750%	610,000	781,569	2,131,007
11/01/34	25,870,000	5.750%	-	764,031	2,155,600
05/01/35	25,870,000	5.750%	650,000	764,031	,,
11/01/35	25,220,000	5.750%	-	745,344	2,159,375
05/01/36	25,220,000	5.750%	685,000	745,344	
11/01/36	24,535,000	5.750%	-	725,650	2,155,994
05/01/37	24,535,000	5.750%	725,000	725,650	
11/01/37	23,810,000	5.750%	-	704,806	2,155,456
05/01/38	23,810,000	5.750%	770,000	704,806	
11/01/38	23,040,000	5.750%	-	682,669	2,157,475
05/01/39	23,040,000	5.750%	815,000	682,669	2.456.006
11/01/39	22,225,000	5.750%	- 865,000	659,238 659,238	2,156,906
05/01/40 11/01/40	22,225,000 21,360,000	5.750% 5.750%	665,000	634,369	2,158,606
05/01/41	21,360,000	5.750%	915,000	634,369	2,130,000
11/01/41	20,445,000	5.750%	-	608,063	2,157,431
05/01/42	20,445,000	5.750%	970,000	608,063	2,107,101
11/01/42	19,475,000	5.750%	-	580,175	2,158,238
05/01/43	19,475,000	5.750%	1,025,000	580,175	
11/01/43	18,450,000	5.750%	-	550,706	2,155,881
05/01/44	18,450,000	5.750%	1,085,000	550,706	
11/01/44	17,365,000	5.750%	-	519,513	2,155,219
05/01/45	17,365,000	5.750%	1,150,000	519,513	
11/01/45	16,215,000	5.750%		486,450	2,155,963
05/01/46	16,215,000	6.000%	1,220,000	486,450	2.456.200
11/01/46	14,995,000	6.000%	1 205 000	449,850	2,156,300
05/01/47 11/01/47	14,995,000 13,700,000	6.000% 6.000%	1,295,000	449,850 411,000	2,155,850
05/01/48	13,700,000	6.000%	1,375,000	411,000	2,133,030
11/01/48	12,325,000	6.000%		369,750	2,155,750
05/01/49	12,325,000	6.000%	1,460,000	369,750	2,133,730
11/01/49	10,865,000	6.000%	-	325,950	2,155,700
05/01/50	10,865,000	6.000%	1,550,000	325,950	, , ,
11/01/50	9,315,000	6.000%	-	279,450	2,155,400
05/01/51	9,315,000	6.000%	1,645,000	279,450	
11/01/51	7,670,000	6.000%	-	230,100	2,154,550
05/01/52	7,670,000	6.000%	1,750,000	230,100	
11/01/52	5,920,000	6.000%	-	177,600	2,157,700
05/01/53	5,920,000	6.000%	1,855,000	177,600	0.2.2.
11/01/53	4,065,000	6.000%	1.070.000	121,950	2,154,550
05/01/54	4,065,000	6.000%	1,970,000	121,950	2.154.000
11/01/54 05/01/55	2,095,000	6.000%	2.005.000	62,850 62,850	2,154,800
05/01/55 Total	2,095,000	6.000%	2,095,000 \$ 30,365,000	\$ 35,043,863	2,157,850 <b>\$ 65,408,863</b>
1 Utai			¥ 30,303,000	ψ 33,043,003	ψ 03, <del>1</del> 00,003

## **Community Development District**

Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2025 Units	Annual	Maintenance Ass	essments	S Annual Debt Assessn			Total	Assessed Per Unit		
			FY 2026	FY 2025 (1)	Increase/ (decrease)	FY 2026	FY 2025 (1)	Increase/ (decrease)	FY 2026	FY 2025 (1)	Increase/ (decrease)	
Townhome	90	90	\$526.82	\$0.00	\$526.82	\$1,568.00	\$0.00	\$1,568.00	\$2,094.82	\$0.00	\$2,094.82	
40' Lot	107	107	\$842.92	\$0.00	\$842.92	\$2,000.00	\$0.00	\$2,000.00	\$2,842.92	\$0.00	\$2,842.92	
50' Lot	385	385	\$1,053.65	\$0.00	\$1,053.65	\$2,108.00	\$0.00	\$2,108.00	\$3,161.65	\$0.00	\$3,161.65	
60' Lot	418	418	\$1,264.38	\$0.00	\$1,264.38	\$2,216.00	\$0.00	\$2,216.00	\$3,480.38	\$0.00	\$3,480.38	
70'Lot	72	72	\$1,475.10	\$0.00	\$1,475.10	\$2,351.00	\$0.00	\$2,351.00	\$3,826.10	\$0.00	\$3,826.10	
80' Lot	29	29	\$1,685.83	\$0.00	\$1,685.83	\$2,486.00	\$0.00	\$2,486.00	\$4,171.83	\$0.00	\$4,171.83	
Total	1101	1101										

A.

## RESOLUTION 2025-39 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONSAND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Coastal Ridge Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website, https://www.coastalridgecdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coastal Ridge Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, Florida Statutes, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

COASTAL DIDGE COMMUNITY DEVELOPMENT

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025.

ATTEST.		DISTRICT	••
Secretary / Assistant S	Secretary	Chair/Vice Chair, Board of Supervisors	
Exhibit A: FY 202	26 Budget		

ATTECT.

## Exhibit A

FY 2026 Budget



## RESOLUTION 2025-40 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coastal Ridge Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Duval County, Florida ("County"); and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

#### 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
  - a. Direct Bill Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "Direct Collect Property" identified in Exhibit B shall be collected directly by the District in accordance with Florida law, as set forth in Exhibit A and Exhibit B. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
    - i. Due Date (O&M Assessments). O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 15, 2025, 25% due no later than January 1, 2026 and 25% due no later than July 1, 2025.
    - ii. Due Date (Debt Assessments). Debt Assessments directly collected by the District shall be due and payable in full on September 30, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 60% due no later than April 1, 2026, 40% due no later than September 30, 2026.
    - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and

enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

[CONTINUED ON FOLLOWING PAGE]

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

## PASSED AND ADOPTED THIS 23rd DAY OF SEPTEMBER, 2025.

ATTEST:		COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll	

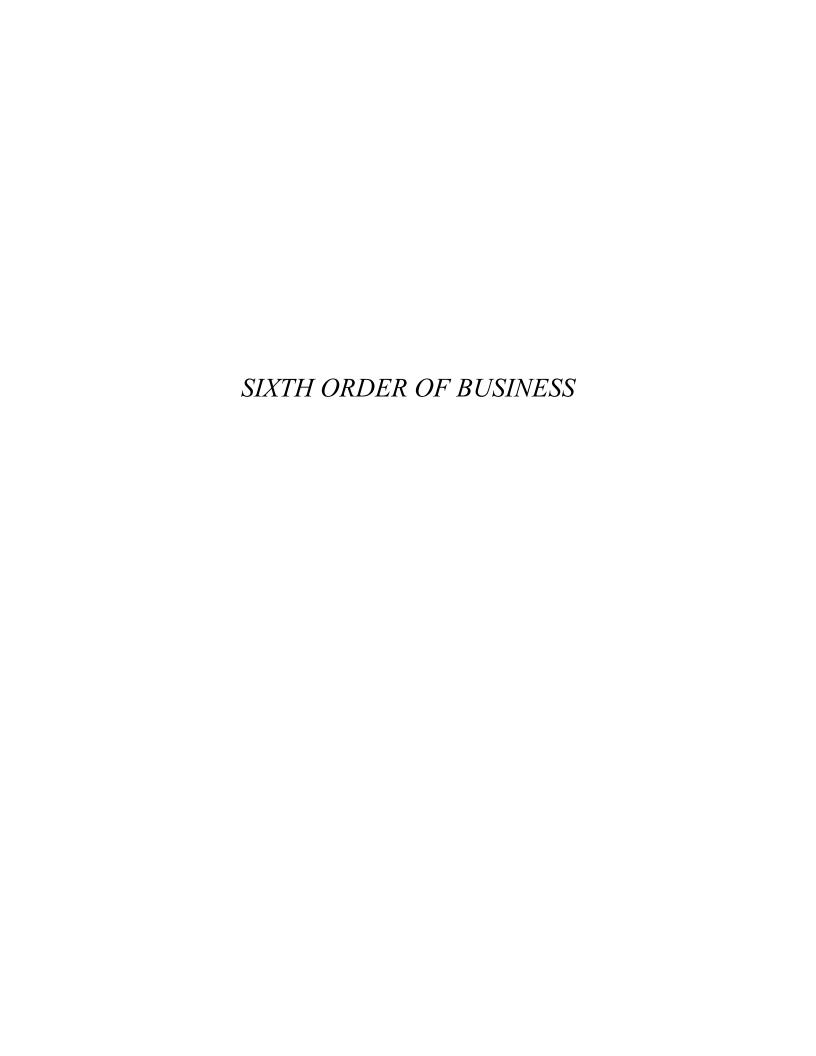
# **Exhibit A**Adopted Budget

### **Exhibit B**

Assessment Roll

#### COASTAL RIDGE CDD FISCAL YEAR 2026 ASSESSMENT ROLL

PARCEL ID	MARKET VALUE	OWNER	SITE ADDRESS	PARCEL	PRODUCT TYPE	DEBT UNITS ACRES	O&M UNITS	SERIES 2025 DEBT NET	FY26 O&M NET	TOTAL ASMTS
R-167900-0350	55,633,025	EVRDEV LLC	0 GRAND ST			780.35	879	1,765,613.79	101,714.11	1,867,327.91
R-167900-0400	4,794,686	TDC LB EVERRANGE LLC	0 GRAND ST	26F	50'	205.32	72	139,672.80	8,331.53	148,004.33
R-167900-0400		TDC LB EVERRANGE LLC	0 GRAND ST	26F	60'		60	123,589.92	6,942.94	130,532.86
R-167900-0400		KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP	0 GRAND ST	26E	TH	16.63	90	130,498.49	10,414.41	140,912.90
TOTAL DIRECT NET	60,427,711	-			-	1,002.30	1,101	2,159,375.00	127,403.00	2,286,778.00
PER METHODOLOGY	/ BUDGET						1,101	2,159,375.00	127,403.00	2,286,778.00
VARIANCE							0	_	_	_



#### **RESOLUTION 2025-41**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AN INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF THE DISTRICT'S INFRASTRUCTURE IMPROVEMENTS AS PROVIDED IN THE DISTRICT'S ADOPTED IMPROVEMENT PLAN; PROVIDING FOR THE APPROVAL OF A WORK AUTHORIZATION; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coastal Ridge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS,** Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District Board of Supervisors (the "Board"), upon recommendation of the District Engineer, has adopted or will adopt an improvement plan for the construction and installation of certain infrastructure improvements within the District (the "Improvements"); and

**WHEREAS,** the District has or will enter into various construction contracts for the construction and installation of the Improvements (the "Construction Contracts"); and

**WHEREAS,** the Construction Contracts allow, or will be amended to allow, for the direct purchase by the District of certain construction materials necessary for those contracts; and

**WHEREAS,** the District has determined that such direct purchase of construction materials will provide a significant construction cost reduction that is in the best interest of the District; and

WHEREAS, the District desires to have a District representative who is familiar with the project and who is knowledgeable in the area of procuring and handling construction materials act as its representative.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** The District Engineer, the District Manager or another individual as shall be appointed by the Board (the "Purchasing Agent") shall have the full authority of the District to issue purchase orders or enter into purchase agreements on behalf of the District at such times and intervals as it determines necessary for the timely receipt of construction materials required by the Contractor for the prosecution of the construction project.
- **SECTION 2.** The Purchasing Agent shall purchase on behalf of the District only those materials identified in the Construction Contracts and in amounts not to exceed the cost amount contained therein and as included in the Construction Contracts.
- **SECTION 3.** The Purchasing Agent shall be authorized to purchase on behalf of the District any additional construction materials that are identified in a schedule of values associated with any change order(s) to the Construction Contracts or that of any subcontractor to the Contractor which is approved by the District.
- **SECTION 4.** Should the District Engineer act as the Purchasing Agent for any given Construction Contract, a work authorization of the District Engineer, a form of which is attached hereto as **Exhibit A**, is hereby approved and/or ratified, and the District Engineer shall be paid such reasonable fees, costs and expenses, related to its actions as the District's Purchasing Agent as provided for in the District Engineer's agreement with the District.
- **SECTION 5.** The Purchasing Agent is further authorized to take any other administrative actions that are consistent with his/her duties as the District's Purchasing Agent, including but not limited to, negotiating for lower prices on materials from other suppliers, arranging for the storage, delivery, and protection of purchased materials, and sending and receiving notices and releases as are required by law.
- **SECTION 6.** The District Manager is hereby directed to purchase Builders All Risk Insurance on behalf of the District and with the District as the named insured in such amounts as are necessary to cover the estimated costs of the construction materials pursuant to the Construction Contract.
- **SECTION 7**. The procurement procedures and its exhibits, attached hereto as **Composite Exhibit B** and incorporated herein by reference, are hereby approved and/or ratified, and shall be used by the Purchasing Agent for the purchase of construction materials on behalf of the District.
- **SECTION 8.** The actions of current and prior members of the Board and District staff in effectuating the District's direct purchase of materials relative to the Construction Contracts,

including but not limited to the execution of any documents related therewith, are hereby determined to be in accordance with the prior authorizations of the District's Chairman, Vice Chair in the Chairman's absence, and/or the Board, and are hereby ratified, approved and confirmed all respects.

**SECTION 9.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 10.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 23rd day of September 2025.

ATTEST:	COASTAL RIDGE COMMUNITY
	DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

#### **EXHIBIT A**

### 

Board of Supervisors Coastal Ridge Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431

Subject: Work Authorization Number \_\_\_\_
Coastal Ridge Community Development District

Dear Chairman, Board of Supervisors:

England-Thims & Miller, Inc. (the "Engineer") is pleased to submit this work authorization to provide engineering services for the Coastal Ridge Community Development District (the "District"). We will provide these services pursuant to our current agreement dated \_\_\_\_\_\_ (the "Engineering Agreement") as follows:

#### I. Scope of Work

The Engineer will act as Purchasing Agent for the District with respect to the direct purchase of construction materials for the District's Improvements in accordance with the procurement procedures adopted by the Board of Supervisors.

#### II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

#### III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

APPROVED AND ACCEPTED	Sincerely,	
Ву:		
Authorized Representative of District	Ву:	
Date:		
	=	

#### **COMPOSITE EXHIBIT B**

#### PROCUREMENT PROCEDURES FOR OWNER PURCHASED MATERIAL

- 1. <u>Purchase Requisition Request Forms</u>. At least ten (10) calendar days prior to CONTRACTOR ordering construction materials, CONTRACTOR shall prepare and forward to the Coastal Ridge Community Development District (the "OWNER") a separate Purchasing Requisition Request Form for each supplier in the form attached hereto as **Attachment 1**, specifically identifying the construction materials which CONTRACTOR plans to order from each supplier so that OWNER may, in its sole discretion, elect to purchase directly such construction materials.
- 2. <u>Purchase Orders</u>. After receipt of the Purchasing Requisition Request Form, the OWNER shall prepare Purchase Orders in the form attached hereto as **Attachment 2**, for construction materials which the OWNER wishes to purchase directly. Purchase Orders shall require that the supplier provide required shipping and handling insurance. Purchase Orders shall also require the delivery of the Owner Purchased Materials on the delivery dates provided by the CONTRACTOR in the Purchasing Requisition Request Form. Pursuant to the Purchase Order, the supplier will provide the CONTRACTOR the required quantities of construction material at the price established in the supplier's quote less any associated sales tax.
- 3. <u>Certificate of Entitlement</u>. The OWNER shall execute a separate Certificate of Entitlement for each Purchase Order in the form attached hereto as **Attachment 3**, and furnish a copy of same to the supplier and to the CONTRACTOR in accordance with Section 4. Each Certificate of Entitlement must have attached thereto the corresponding Purchase Order.

Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

Each Certificate of Entitlement shall affirm that: (1) the attached Purchase Order is being issued directly to the vendor supplying the tangible personal property the CONTRACTOR will use in the identified public works; (2) the vendor's invoice will be issued directly to the governmental entity; (3) payment of the vendor's invoice will be made directly by the governmental entity to the vendor from public funds; (4) the governmental entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the governmental entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

4. <u>Transmission of Certificate of Entitlement and Attached Purchase Order</u>. At least two (2) calendar days prior to CONTRACTOR placing OWNER'S order for the construction materials, OWNER shall forward each Certificate of Entitlement, together with the attached Purchase Order, to CONTRACTOR and to supplier. Promptly upon receipt of the Owner Purchased Materials specified in each Purchase Order, CONTRACTOR shall verify the purchase of the Owner Purchased Materials

in accordance with the terms of the Purchase Order and in a manner to assure timely delivery of the Owner Purchased Materials.

5. <u>Notice of Reduction in Contract Price</u>. On or about the last business day of each month, OWNER shall deliver to the CONTRACTOR a Notice of Reduction in Contract Price (hereinafter "Notice"). Each Notice shall list all Owner Purchased Materials for the respective month and the total price for all such construction materials, plus all sales taxes which would have been associated with such construction materials had the CONTRACTOR purchased the construction materials. Each Notice may also include the total price and sales tax (had CONTRACTOR purchased) for any previously purchased Owner Purchased Materials which for any reason were not previously deducted from the contract price. The contract price will be reduced automatically and as a ministerial task by the amount set forth in each Notice. Each Notice will also reflect the amended contract balance reflecting the deductions taken in said Notice.

The intent of this provision is to cause the contract price to be reduced automatically by the amount OWNER pays for Owner Purchased Materials plus the amount of applicable sales tax that would have been paid for such construction materials, had the CONTRACTOR or any other non-tax exempt entity purchased the construction materials. All savings of sales taxes shall accrue solely to the benefit of OWNER, and CONTRACTOR shall not benefit whatsoever from savings of any such taxes.

6. Payment for Owner Purchased Materials. In order to arrange for the prompt payment to suppliers, the CONTRACTOR shall provide to the OWNER a list indicating on behalf of the owner of the Owner Purchased Materials within fifteen (15) calendar days of receipt of said Owner Purchased Materials. The list shall include a copy of the applicable Purchase Orders, invoices, delivery tickets, written acceptance of the delivered items, and such other documentation as may be reasonably required by the OWNER. Upon receipt of the appropriate documentation, the OWNER shall prepare a check drawn to the supplier based upon the receipt of data provided. OWNER will make payment to each supplier. The CONTRACTOR agrees to assist the OWNER to immediately obtain appropriate partial or final release of waivers.

OWNER shall be responsible for the full payment of all valid and due invoices for Owner Purchased Materials and shall not be entitled to retain the standard ten (10%) percent amount of the progress payment due to the CONTRACTOR as is otherwise provided for in the contract documents.

CONTRACTOR shall affirm that the vendor supplying the Owner Purchased Materials is not also the installer of the Owner Purchased Materials. CONTRACTOR shall further affirm that the installer of the Owner Purchased Materials did not manufacture, fabricate or furnish the Owner Purchased Materials.

7. <u>CONTRACTOR Responsibilities</u>. CONTRACTOR shall be fully responsible for all matters relating to ordering, storing, protecting, receipt, and handling for all construction materials including Owner Purchased Materials, in accordance with these procedures including, but not limited to,

verifying correct quantities, verifying documents of orders in a timely manner, coordinating purchases, providing and obtaining all warranties and guarantees required by the contract documents, inspection and acceptance on behalf of the owner of the construction materials at the time of delivery, and loss or damage to the construction materials following acceptance of construction materials, due to the negligence of the CONTRACTOR. CONTRACTOR shall serve as bailee with respect to such Owner Purchased Materials. The CONTRACTOR shall coordinate delivery schedules, sequence of delivery, loading orientation, and other arrangements normally required by the CONTRACTOR for the construction materials furnished including Owner Purchased Materials. The CONTRACTOR shall provide all services required for the unloading, handling and storage of construction materials through installation including Owner Purchased Materials. The CONTRACTOR agrees to indemnify and hold harmless the OWNER from any and all claims of whatever nature resulting from non-payment for Owner Purchased Materials arising from CONTRACTOR actions.

- 7.1 Inspection and Documentation. As Owner Purchased Materials are delivered to the job site, CONTRACTOR shall visually inspect all shipments from the suppliers, and approve the vendor's invoice for construction materials delivered. The CONTRACTOR shall assure that each delivery of Owner Purchased Material is accompanied by documentation adequate to identify the Purchase Order against which the purchase is made. This documentation may consist of a delivery ticket and an invoice from the supplier conforming to the Purchase Order together with such additional information as the OWNER may require. All invoices for Owner Purchase Materials shall include the Owner's consumer certificate of exemption number. The CONTRACTOR will then forward all such invoices to the OWNER. On or about the 15th and last day of each month (or the next succeeding business day), CONTRACTOR shall review all invoices submitted by all suppliers of Owner Purchased Materials delivered to the Project site(s) during that month and either concur or object to the OWNER's issuance of payment to the suppliers, based upon CONTRACTOR's records of Owner Purchased Materials delivered to the site and whether any defects or non-conformities exist in such Owner Purchased Materials.
- 7.2 <u>Warranties, Guarantees, Repairs and Maintenance</u>. The CONTRACTOR shall be responsible for obtaining and managing on behalf of the Owner all warranties and guarantees for all construction materials as required by the contract documents and shall fully warrant all construction materials including all Owner Purchased Materials. OWNER's purchase of various construction materials shall not in any manner impact or reduce CONTRACTOR's duty to warrant said construction materials. The OWNER may forward all repair, maintenance, non-conforming construction materials calls, or any other issues relating to the construction materials to the CONTRACTOR for resolution with the appropriate supplier, vendor, or subcontractor. The CONTRACTOR shall resolve all such calls or issues.
- 7.3 <u>Records and Accountings</u>. The CONTRACTOR shall maintain records of all Owner Purchased Materials it incorporates into the work from the stock of Owner Purchased Materials in its possession as bailee. The CONTRACTOR shall account monthly to the OWNER for any Owner Purchased Materials delivered into the CONTRACTOR's possession, indicating portions of all such construction materials which have been incorporated into the work.

- 7.4 Defective or Non-conforming Construction Materials. The CONTRACTOR shall ensure that Owner Purchased Materials conform to specifications, and determine prior to incorporation into the work if such construction materials are defective or non-conforming, whether such construction materials are identical to the construction materials ordered, and match the description on the bill of lading. If the CONTRACTOR discovers defective or non-conforming Owner Purchased Material upon such visual inspection, the CONTRACTOR shall not utilize such non-conforming or defective construction materials in the work and instead shall promptly notify the OWNER of the defective or non-conforming conditions so repair or replacement of such construction materials can occur without any undue delay or interruption to the Project. If the CONTRACTOR fails to adequately and properly perform such inspection or otherwise incorporates into the Project defective or non-conforming Owner Purchased Materials, the condition of which it either knew or should have known by performance of an inspection, CONTRACTOR shall be responsible for all damages to OWNER resulting from CONTRACTOR's incorporation of such construction materials into the Project, including liquidated or delay damages.
- 8. <u>Title</u>. Notwithstanding the transfer of Owner Purchased Materials by the OWNER to the CONTRACTOR's possession as bailee for the OWNER, the OWNER shall retain legal and equitable title to any and all Owner Purchased Materials.
- 9. <u>Insurance and Risk of Loss</u>. The OWNER shall purchase and maintain Builder's Risk Insurance sufficient to protect against any loss or damage to Owner Purchased Materials. Owner shall be the named insured and such insurance shall cover the full value of any Owner Purchased Materials not yet incorporated into the Project during the period between the time the OWNER first takes title to any such Owner Purchased Materials and the time when the last of such Owner Purchased Materials is incorporated into the Project or consumed in the process of completing the Project.
- 10. <u>No Damages for Delay.</u> The OWNER shall in no way be liable for, and CONTRACTOR waives all claims for, any damages relating to or caused by alleged interruption or delay due to ordering or arrival of Owner Purchased Materials, defects, or other problems of any nature with such construction materials, late payment for such construction materials, or any other circumstance associated with Owner Purchased Materials, regardless of whether OWNER's conduct caused, in whole or in part, such alleged damages. The foregoing waiver by CONTRACTOR includes damages for acceleration and inefficiencies. CONTRACTOR accepts from OWNER as further and specific consideration for the foregoing waivers, OWNER's undertaking to pay for and finance all Owner Purchased Materials.

## Attachment 1

## PURCHASE REQUISITION REQUEST FORM

	Contact Person for the material supplies	
NAMI	E:	
ADDR	RESS:	
	PHONE NUMBER:	
2.	Manufacturer or brand, model or spec	ification number of the item.
3.	Quantity needed as estimated by CON	TRACTOR.
4.		e construction materials identified above.
5.	The sales tax associated with the price	quote.\$
6.	Shipping and handling insurance cost.	<u></u>
7.	Delivery dates as established by CONTI	
OWN	ER: Coastal Ridge Community Develo	opment District
	Authorized Signature (Title)	Date
CONT	TRACTOR:	
	Authorized Signature (Title)	 Date

## Attachment 2

## **PURCHASE ORDER**

1.	SEE ATTACHED PURCHASE REQUISITION RE	QUEST FORM DATED	, 20
2.	Coastal Ridge Community Development E certificate number:	vistrict State of Florida sales ta	ax exemption
purch handli	al Ridge Community Development District is ased pursuant to this Purchase Order. Suppliing insurance cost for delivery of the constructurchase Order.	er shall provide for the required	shipping and
OWNI	ER: Coastal Ridge Community Developme	nt District	
	Authorized Signature (Title)	Date	
CONT	RACTOR:		
	Authorized Signature (Title)	 Date	

## Attachment 3

#### **CERTIFICATE OF ENTITLEMENT**

The undersigned authorized representative of Coastal Ridge Community Development District
(hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number
, affirms that the tangible personal property purchased pursuant to
Purchase Order Number from (Vendor) on or after
, 20 (date) will be incorporated into or become a part of a public facility as part
of a public works contract pursuant to Contract # with
(Name of Contractor) for the construction
of
The Governmental Entity affirms that the purchase of the tangible personal property contained
in the attached Purchase Order meets the following exemption requirements contained in
Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:
Vou must initial each of the following requirements
You must initial each of the following requirements.
1. The attached Purchase Order is issued directly to the vendor supplying the tangible
personal property the Contractor will use in the identified public works.
2. The vendor's invoice will be issued directly to Governmental Entity.
3. Payment of the vendor's invoice will be made directly by Governmental Entity to the
vendor from public funds.
4. Governmental Entity will take title to the tangible personal property from the vendor at
the time of purchase or of delivery by the vendor.
5. Governmental Entity assumes the risk of damage or loss at the time of purchase or
delivery by the vendor.
, ,

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Signature of Authorized Representative of Governmental Entity	Title	
Coastal Ridge Community Development District		
Purchaser's Name	Date	
Federal Employer Identification Number: Telephone Number:		

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records.



Docusign Envelope ID: 173DC9BB-E2D6-47C8-83CE-13B2B7C7E9B9



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

July 30, 2025

Board of Supervisors Coastal Ridge Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Coastal Ridge Community Development District, City of Jacksonville, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coastal Ridge Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

#### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

#### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

#### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,100 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$5,200, \$5,300, \$5,400 and \$5,500, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coastal Ridge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

#### **RESPONSE:**

This letter correctly sets forth the understanding of Coastal Ridge Community Development District.

By: Jim Clim?

Docusigned by:

Jim Clim?

Docusigned by:

Jim Clim?

Date: 2025-08-25





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

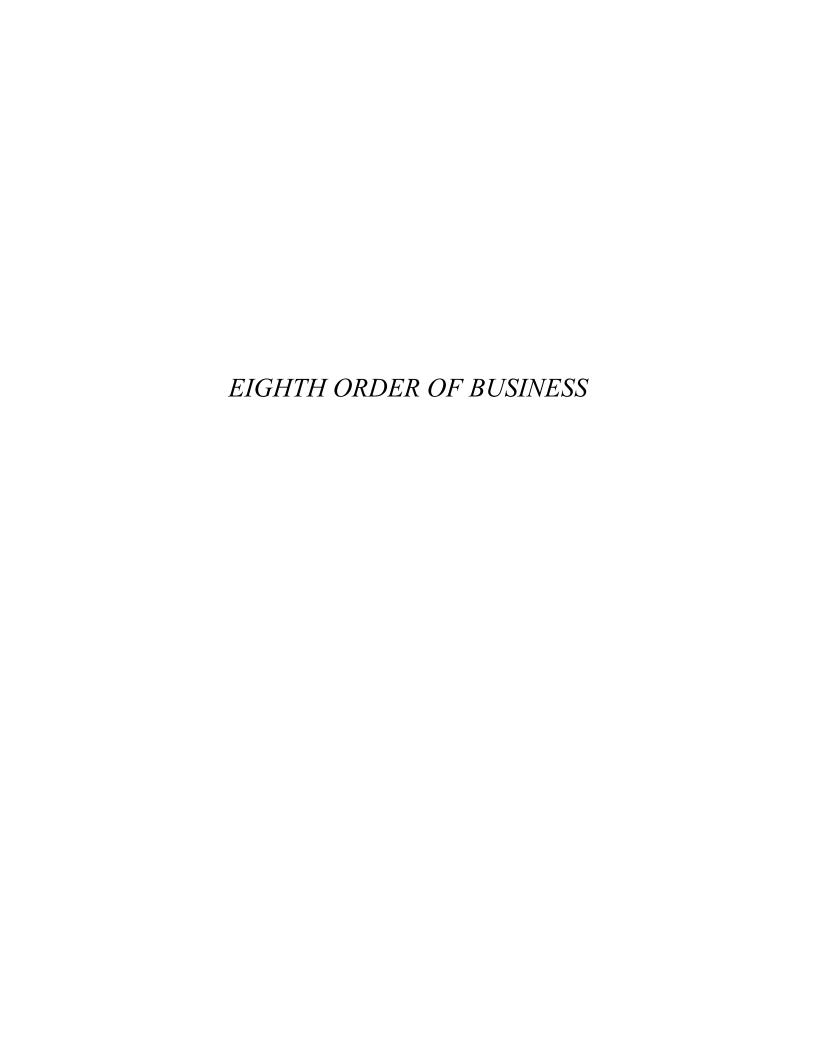
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791





#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: #02

(B) Name of Payee:

VALLENCOURT CONSTRUCTION CO,

INC. P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable:

\$281,957.33

Phase 1 - Pay Application #1 Project 2023-43, 2023-72 – Payment Due \$281,957.33

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Ranger Station Phase 1 & US-1 Widening
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

APPLIC	ATION AND CERTIFICAT	TE FOR PAYMENT		AIA DOCUMENT G	02 (Instructions on reverse side)		PAGE
TO: FROM:	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE JACKSONVILLE, FL 32 Attn: Jason Hall/ Mike D VALLENCOURT CONS PO Box 1889, Green Co ORANGE PARK, FL 32	RD. 258 Daliberti/ Mo Rudolpi TRUCTION CO., IN ove Springs, FL 320	n C.	Ranger Station Pha	e 1 & US-1 Widening @ Everan APPLICATION NO:  PERIOD TO: 6/30/25  ARCHITECT'S PROJECT NO:	1	Distribution to:  [] OWNER  [] ARCHITECT  [] CONTRACTOR  Contractors  Project # 2023-43 2023-72
CONTR	ACT FOR:				CONTRACT DATE:		
	ACTOR'S APPLICATION	FOR PAYMENT			olication is made for Payment, as shown below, in connection w	ith the	e Contract.
	E ORDER SUMMARY	ADDIMIGNO	BEBLIOZIONIO	Co	ntinuation Sheet, AIA Document G703, is attached		
	Orders approved in smonths by Owner	ADDITIONS	DEDUCTIONS		ORIGINAL CONTRACT SUM Net change by Change Orders		
	d this Month				CONTRACT SUM TO DATE (Line 1 +- 2)		
Number					TOTAL COMPLETED & STORED TO DATE		
1		94,847.37		5.	(Column G on G703)  RETAINAGE: a. 10 % of Completed Work \$31,328.60  (Column D + E on G703) b % of Stored Materials \$  (Column F on G703)  Total Retainage (Line 5a + 5b or		
	TOTALS	94,847.37			Total in Column 1 of G703)		
The und informat complet	nge by Change Orders ersigned Contractor certi ion and belief the Work of ed in accordance with the	covered by this Appl e Contract Documer	ication for Payment ets, that all amounts	knowledge, t has been 7. s have been	TOTAL EARNED LESS RETAINAGE:(Line 4 Less Line 5 Total) LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	9	\$
issued a	the Contractor for Work for and payments received for s now due.				CURRENT PAYMENT DUEBALANCE TO FINISH, PLUS RETAINAGE(Line 3 less Line 6)		
Enginee In accordata conbest of tindicate	ACTOR:  Marcus M.  Ars CERTIFICATE FOR P.  dance with the Contract I.  mprising the above applicate Architect's knowledged, the quality of the Work tractor is entitled to payment.	AYMENT Documents, based of cation, the Architect of information and be to its in accordance w	on on-site observat certifies to the Owr elief the Work has p tth the Contract Do	ions and the (A ner that to the Er orogressed as By cuments, and Th	OUNT CERTIFIEDtach explanation if amount certified differs from the amount app ginner:  Date:  S Certificate is not negotiable. The AMOUNT CERTIFIED is pantractor named herein. Issuance, payment and acceptance of	lied fo 7/07/2 yable	2025 11:18:25 AM only to the

# Exhibit "A" Ranger Station Roadway Phase 1

## Schedule of Values (October 3, 2023 Plans)

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	1000	otal Installed This Period	To	Total Installed This Period		retaiange on Total Installed		retaiange on Total Installed		otal Installed To Date	P	roject Total	% Comp.
General Conditions	0.30	LS	\$ 93,211.55		0.05	0.05	\$	4,660.58	\$	4,194.52	\$	4,660.58	\$	27,963.47	17%				
Construction Entrance	1.00	Ea	\$ 7,665.19		0.20	0.20	\$	1,533.04	\$	1,379.73	\$	1,533.04	\$	7,665.19	20%				
Maintain Access	0.30	Ea	\$ 7,910.60		0.05	0.05	\$	395.53	\$	355.98		395.53	\$	2,373.18					
Surveying	0.20	LS	\$ 88,462.80		0.05	0.05	\$	4,423.14	\$	3,980.83	\$	4,423.14	\$	17,692.56	25%				
Construction Entrance Signs	85.00	DY	\$ 32.54		5.00	5.00	\$	162.70		146.43		162.70		2,765.90					
Mobilize Clearing and Grubbing (Cost Code #	_						\$	11,174.99	\$	10,057.49	\$		\$	58,460.30					
Earthwork Density Testing	0.20	IS	\$109,346.53			-	\$	-	\$	-	\$		\$	21,869.31	0%				
Final Dressout right of ways	70,000		\$ 0.70		15,000.00	15,000.00	\$	10,500.00		9,450.00	S	10,500.00	\$	49,000.00					
Grade or Regrade Ditches On site	3,000.00		\$ 11.37		10,000.00		\$		\$		1								
Lot Fill and Testing (Cost	3,000.00	LF	\$ 11.37			-	Ф	12	Þ	8	\$	-	\$	34,110.00	0%				
Code # 160125)	4						\$	10,500.00	\$	9,450.00	\$	10,500.00	\$	104,979.31					
							\$	1.5	\$	-	\$	-1-1	\$		#DIV/0				
							\$		\$		\$		\$	-	#DIV/0				
Excavation (SMF) Cost Code # (160120)	-						\$	1	\$	-	\$		\$	-					
Sod	86,962	Sy	\$ 2.31				\$		\$		\$	-	\$	200,882.22	0%				
Seed	18,400	SY	\$0.58			-	\$		\$	-	\$		\$	10,672.00	0%				
Seeding & Mulching & Sod (Cost Code # 165160)							\$		\$		\$		\$	211,554.22					
Maintain Silt Fence COJ project	10,000	LF	\$ 1.21			4	\$	14.	\$	- 1	\$		\$	12,100.00	0%				
Inlet Protection	61.00	Ea	\$ 182.24	A		-	\$	-	\$		\$	-	\$	11,116.64					
Erosion and Sediment Control (Cost Code # 160100)		1					\$		\$		\$		\$	23,216.64					
NPDES Permit Compliance	0.20	Is	53,775			1	\$	-	\$	- 2	\$		\$	10,754.94					
Stormwater Pollution Prevention Plan (Cost Code # 160101)							\$		\$		\$		\$	10,754.94					
Subgrade for Sidewalks and Flat concretes	253	ev	\$ 4.91		200.00	200.00		982.00		883.80		982.00		1,242.23					
Subsoil Stabilization LBR 40										7.00			\$						
M.U.P. Roadway Stabilize and Base	3,000	SY	\$ 14.28		2,000.00	2,000.00		28,560.00		25,704.00		28,560.00	\$	42,840.00	6/%				
(#165120) 1.5" Final Lift Asphalt SP -12.5	-						\$	29,542.00	\$	26,587.80	\$	29,542.00	\$	44,082.23	-				
Traffic C PG 76-22 ROAD	38,650		\$ 20.66			-	\$	-	\$	-	\$	-	\$	798,509.00	0%				
Tack Coat	38,650	SY	\$ 0.63				\$		\$		\$	+	\$	24,349.50					
Asphalt (Cost Code # 165135)	-						\$	-	\$	*	\$	-	\$	822,858.50	-				

Page 1 of 3

					-	\$	1.	\$	-	\$		\$		#DIV/0!
					64	\$	140	\$	-	\$	-	\$		#DIV/0!
Curb (Cost Code # 165130)	-					\$		\$		\$	-	\$	- 1	
Concrete - Flat Work 8" thick														
End Road Per plans	528	SF	\$ 12.45		-	\$	-	\$	-	\$	-	\$	6,573.60	0%
Sidewalks concrete M.U.P.														
Landings for ADA Mats	3,674	SF	\$ 5.55		100	\$	- Lui-1	\$	-	\$	-	\$	20,390.70	0%
6' Sidewalk	3,489		\$ 5.55	1,489.00	1,489.00	\$	8,263.95	\$	7,437.56	\$	8,263.95	\$	19,363.95	
A.D.A. Handicap Ramps M.U.P.						<u> </u>		-				1		
and Sidewalks	18	Ea	\$ 303.74	12.00	12.00	\$	3,644.88	S	3,280.39	\$	3,644.88	\$	5,467.32	67%
A.D.A. Mats	630		\$ 46.17			\$	_	\$	-	\$	-	\$	29,087.10	
Flush Header Curb 6" wide	1,000		\$ 26.21			\$	(-)	\$		\$		\$	26,210.00	
1.5" M.U.P	3,710		\$ 20.13			\$		\$	-	\$		\$	74,682.30	
4" Multiuse Path Base Material	3,710		\$ 24.48		-	\$	-	\$	-	\$	3	\$	90,820.80	
Sidewalk & Path (Cost Code #	0,710	01	Ψ 24.40			Ψ.		Ψ		Ψ		4	00,020.00	070
165150)						\$	11,908.83		10,717.95	\$	11,908.83	\$	272,595.77	
	0.50	1 -	0450 500 45			-		\$				-		00/
Stripe	0.50	LS	\$150,508.15		-	\$	-	\$	•	\$	-	\$	75,254.08	0%
Striping & Signage (Cost									111	•			75 054 00	
Code # 165140)	-				-	\$	-	\$		\$		\$	75,254.08	201
Punch Out Storm Drain	11,207	Lf	\$ 2.56		-	\$	1	\$		\$	190	\$	28,689.92	0%
Storm Drainage System (Cost						1								
Code # 165110)	-					\$		\$		\$	*	\$	28,689.92	
						\$	-	\$	-	\$	-	\$	-	#DIV/0!
Roadway Underdrain (Cost														
Code # 165180)	-					\$	-	\$	-	\$		\$	-	
As Builts	1.00	LS	\$ 58,975.20		1411	\$		\$	-	\$	-	\$	58,975.20	0%
Paving and Drainage As-builts						1		5						
(Cost Code # 165190)	-					\$		\$		\$		\$	58,975.20	
Signalization(Pg T-6 & T-7)	0.45	LS	\$494,353.47	0.05	0.05	\$	24,717.67	\$	22,245.91	\$	24,717.67	\$	222,459.06	11%
Signalization (pg T-8)	0.45		\$482,435.00	0.05	0.05	_	24,121.75		21,709.58		24,121.75	\$	217,095.75	
Electric (Cost Code # 180110 )	-		7102/100/02			\$	48,839.42				48,839.42		439,554.81	1000
		Lf			- 1	\$		\$		\$	121	\$		#DIV/0!
Irrigation(Cost Code # 190120)						\$	2	\$		\$		\$		II DI VIO
migation (control of the control of		Lf			-	\$	-	\$	-	\$	-	\$		#DIV/0!
Landscaping(Cost Code		LI				-		Ψ	- 67	Ψ		Ψ		#D(V/O
#190120)						\$	000	\$	- 1	\$		\$	121	
Bond	1.00	1.0	\$ 94,847.37			\$		\$		\$		\$	94,847.37	
Change Order # 1 (Cost Code	1.00	LS	\$ 94,041.31			Ф		Ф		Φ		Þ	94,047.37	
				The state of the s									04 947 27	
# 160110 )						\$	•	\$	17	\$		\$	94,847.37	
Change Order #4 Storm						\$		\$	-	\$		\$		
Drainage System (Cost Code												-		
# 165110)						\$	-	\$	-	\$	- 4	\$	•	
									10% Net					
									etaiange on					1
						To	tal Installed	To	tal Installed	To	otal Installed	1		%
						T	his Period	T	his Period		To Date	Pro	ject Total	Comp.
						1	111,965.24		100,768.72		111,965.24	1	2,245,823.28	15%

Exhibit "A"

US-1 Widening at Ever Range Parkway/Ranger Station

## Schedule of Values

Scope of Work	Oct 3rd Quantity	Uni	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	To	10% Net taiange on tal Installed his Period	Т	otal Installed To Date	P	Project Total	% Com
General Conditions		LS	19 19 19 19 19 19 19		0.10	0.10	S	14,514.77	S		S	14,514,77	\$		_
Construction Entrance		Ea	\$ 36,703.13		0.10	0.10	\$	3,670.31	\$	3,303.28	_	3,670.31	\$	29.362.50	
Demolition of Existing Asphalt &	0.80	La	\$ 50,705.15		0.10	0.10	Ψ	5,070.51	9	3,303.20	Ψ	3,070.31	9	23,502.50	1370
Pipe	0.90		\$ 320,229.83				\$		s		\$		\$	288,206.85	
Maintance of Traffic	0.80	1	\$ 561,863.41	- 11	0.05	0.05	\$	28,093.17	\$	25,283.85		28,093.17	\$	449,490.73	
Night time work		LS			0.05		\$	6,924.42	\$	6,231.97	_	6,924.42	\$	138,488.33	
Surveying		LS			0.05	0.05	\$	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	S	1,376.13		1,529.03	\$	24,464.52	6%
Mobilize Clearing and Grubbin							\$	54,731.70	\$	49,258.53	2.0	54,731.70	\$	1,046,131.07	
Strip Topsoil	2,500				1,675.00	1,675.00	\$	17,855.50	\$	16,069.95	\$	17,855.50	\$	26,650.00	
Respread 6" Topsoil	825	CY	\$ 4.18			-	\$		S		\$	-1	\$	3,448.50	0%
Bury in Pond	1,175	CY	\$ 5.77		350.00	350.00	\$	2,019.50	\$	1,817.55	\$	2,019.50	\$	6,779.75	30%
Site Cut	3,184				2,000.00	2,000.00	\$	26,740.00	\$	24,066.00	\$	26,740.00	\$	42,570.08	63%
Place & Compact Fill	15,335	CY	\$ 3.09		5,335.00	5,335.00	\$	16,485.15	\$	14,836.64	\$	16,485.15	\$	47,385.15	35%
Earthwork Density Testing	0.80	LS	\$ 105,839.82				\$		\$		\$		\$	84,671.86	0%
Final Dressout	33,100	SY	\$ 1.53			1.2	\$		\$	2.	\$		\$	50,643.00	0%
Construct Ditch	2,530	Lf	\$ 26.55			-	\$	740	S	-	\$		\$	67,171.50	0%
Dress Behind Electric Contractor	1	LS	\$ 16,970.29				\$	LUI EU PA	\$	- D+ 1	\$		\$	16,970.29	0%
Earthwork and Testing (Cost C	Code # 1601	(25)					\$	63,100.15	\$	56,790.14	\$	63,100.15	\$	346,290.13	
Dewater for Pond	19,151		\$ 0.47		5,335.00	5,335.00	\$	2,507.45	\$	2,256.71	\$	2,507.45	\$	9,000.97	28%
Get Dirt From On-site Pond	19,151				5,335.00	5,335.00	\$	57,831.40	\$	52,048.26	\$	57,831.40	\$	207,596.84	28%
Excavation (SMF) Cost Code #							\$	60,338.85	\$	54,304.97	\$	60,338.85	\$	216,597.81	188
Site Sod	25,945	SY	\$ 3.00		-		\$		\$		\$		S	77,835.00	0%
Seeding & Mulching & Sod (Co					-		\$		\$		\$	- 2	\$	77,835.00	
Silt Fence Type III (Regular) - COJ Project	11,080						s	-	s		s		s	21,273.60	00/
Inlet Protection		Ea				-	\$	-	S		\$	-	S	6,480.00	
Maintain Silt Fence	15,380				3,000.00	3,000.00	\$	3,600.00	S	3,240.00		3,600.00	S	18,456.00	
Erosion and Sediment Control					3,000.00	3,000.00	\$	3,600.00	\$	3,240.00		3,600.00	\$	46,209.60	
NPDES Permit Compliance	0.90		17,750		0.40	0.10	\$	The second second	S	1,597.49		1,774.99	\$	15,974.93	
Stormwater Pollution Prevention					0.10	0.10	\$	1,774.99	5	1,597.49		1,774.99	\$	15,974.93	
Subsoil Stabilization (Shoulder-	on Plan (Co	SIG	oc # 1001011				φ	1,774.55	4	1,557.45	P	1,774.55	φ	10,314.33	
Per Typical Section)	2,870	SY	\$ 17.24				\$		s		s		\$	49,478.80	0%
Subgrade for Sidewalk	1,348				1,000.00	1,000.00	\$	4,060.00	\$	3,654.00	S	4,060.00	\$	5,472.88	
Subsoil Stabilization (Travel		L-T	- 004		110000										
Lanes-Per Typical Section)	21,585					- 3	\$		\$	-	\$		\$	292,476.75 26,381.25	
8" Limerock	1,125					7	\$	- 9	S		-		-	482,889.75	
10" Limerock	18,025	101	\$ 26.79			-	5	4 000 00	\$	2 654 00	\$	4.000.00	\$		
Roadway Stabilize and Base (#		Jose	14.55				\$	4,060.00		3,654.00	-	4,060.00	\$	856,699.43	
Milling Existing Asphalt	8,040					- W	\$	*	S	- 1	\$		\$	92,460.00	
Prime & Tack	41,330	SY	\$ 0.65				\$		\$		\$		\$	26,864.50	10%

Scope of Work	Oct 3rd Quantity	Uni t	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
.75" Friction Course FC-5		50						1			
(Travel Lanes)	27,828	SY	\$ 19.84	1		4	\$ -	\$ -	\$ -	\$ 552,107.52	0%
1.5" SP Structural Course Traffic	7700	0.797					04 1	Page 1			1
C (Resurface)	8,181	SY	\$ 31.38	3			s -	\$ -	\$ -	\$ 256,719.78	0%
4.5" SP Structural Course Traffic										70.00	1
C (Travel Lanes)	19,432						\$ -	\$ -	\$ -	\$ 1,203,423.76	
area	2,140	Tn	\$ 200.00			-	\$ -	\$ -	\$ -	\$ 428,000.00	0%
3" Asphalt Pavement FDOT		20	6.							3 ( ) ( ) ( ) ( ) ( ) ( )	city.
Driveway		SY				Ψ.	S -	5 -	\$ -	\$ 13,674.56	
Nocatee Parkway Paving repair	400	SY	\$ 42.28	3		4	\$ -	\$ -	\$ -	\$ 16,912.00	0%
Asphalt (Cost Code # 165135)		Test!	Va.				\$ -	\$ .	\$ -	\$ 2,590,162.12	
Type E Curb and Gutter	4,890	LF	\$ 29.1			-	s -	\$ -	\$ -	\$ 142,347.90	0%
Curb (Cost Code # 165130)			V				\$ -	\$ -	\$ -	\$ 142,347.90	
Sidewalks	12,132					4.0	\$ -	\$ -	\$ -	\$ 68,909.76	
A.D.A. Handicap Ramps		Ea				-	S -	\$ -	\$ -	\$ 4,095.00	
A.D.A. Mats		SF	\$ 47.88	3		1	\$ -	\$ -	\$ -	\$ 8,379.00	0%
Sidewalk & Path (Cost Code # 1						Acres 1	\$ -	\$ -	\$	\$ 81,383.76	
Gauard rail & Signs	1.00		\$ 63,755.00			1	\$ -	\$ -	\$ -	\$ 63,755.00	
Asphalt at Gaurdrail		SY					\$ -	\$ -	\$ -	\$ 27,775.00	
Stripe & Signs	1.00	Ls	\$ 167,858.00			•	\$	\$ -	\$ -	\$ 167,858.00	0%
Striping & Signage (Cost Code							\$ -	\$ -	\$ -	\$ 259,388.00	
Dewater Storm Drain	1,378	LF	\$ 25.42	2			\$ -	\$ -	\$ -	\$ 35,028.76	0%
DBI Type C (Double) 0-6' Deep	1	Ea	\$ 5,575.62				\$ -	\$ -	\$ -	\$ 5,575.62	0%
DBI Type C (Single) 0-6' Deep	1	Ea	\$ 6,072.09				\$ -	\$ -	\$ -	\$ 6,072.09	0%
DBI Type D 0-6' Deep	1	Ea	\$ 7,072.70			2	\$ -	\$ -	\$ -	\$ 7,072.70	0%
DBI Type C (Single) 6-8' Deep	1	Ea	\$ 8,257.39			1	\$ -	\$ -	\$ -	\$ 8,257.39	0%
Type P inlets	11	Ea	\$ 10,621.00			4	\$ -	\$ -	\$ -	\$ 116,831.00	0%
Type 1 Inlet 0-6' Deep	1	Ea	\$ 12,844.80	)		-	\$ -	\$ -	\$ -	\$ 12,844.80	0%
Type 2 Inlet 0-6' Deep	1	Ea	\$ 11,030.20			TA TA	\$ -	\$ -	\$ -	\$ 11,030.20	0%
Type 5 Inlet 0-6' Deep	4	Ea	\$ 10,378.71				\$ -	S -	\$ -	\$ 41,514.84	0%
Type 6 Inlet 0-6' Deep	2		\$ 14,869.64			(2)	\$ -	\$ -	\$ -	\$ 29,739.28	0%
Type 5 Inlet 6-8' Deep	1	Ea	\$ 10,101.74				\$ -	\$ -	\$ -	\$ 10,101.74	0%
Storm Top Adjustments		Ea	\$ 549.32	2		1.0	\$ -	\$ -	\$ -	\$ 23,071.44	0%
Storm Inverts	42	Ea	\$ 664.88	3			\$ -	\$ -	\$ -	\$ 27,924.96	0%
24" Mitered End Section	2	Ea	\$ 3,763.09				\$ -	\$ -	\$ -	\$ 7,526.18	0%
Section		Ea	\$ 4,920.92	2		14	\$ -	\$ -	\$ -	\$ 4,920.92	
15" RCP 0-6' Deep	8	LF	\$ 102.98	3		-	\$ -	\$ -	\$ -	\$ 823.84	0%
18" RCP 0-6' Deep			\$ 122.0				\$ -	\$ -	\$ -	\$ 51,732.24	
30" RCP 0-6' Deep			\$ 199.10				\$ -	\$ -	\$ -	\$ 8,959.50	
80" RCP 6-8' Deep		LF	\$ 202.06				\$ -	\$ -	\$ -	\$ 18,993.64	
86" RCP 6-8' Deep		770	\$ 253.00				\$ -	\$ -	s -	\$ 82,984.00	_
14"x23" ERCP 0-6' Deep			\$ 184.65				\$ -	s -	S -	\$ 88,447.35	-
24"x38" ERCP 0-6' Deep		-	\$ 362.88			-	s -	\$ -	S -	\$ 14,515.20	
Storm Crossing		LF	\$ 848.13				S -	\$ -	\$ -	\$ 74,635.44	
Road Repair at Crossing		Ea	\$ 33,000.00			-	\$ -	S -	\$ -	\$ 33,000.00	

Scope of Work	Oct 3rd Quantity	Uni t	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	To	10% Net etaiange on otal Installed This Period	Т	otal Installed To Date	F	roject Total	% Com p.
temp patch for stom installation	650	SY	\$ 42.28			12	\$		\$		\$	Dr.	\$	27,482.00	0%
Underdrain Cleanout	24	Ea	\$ 665.83				\$		\$	-	\$		\$	15,979.92	0%
Punch Out Storm Drain	3,968		\$ 2.53			4-1	\$		\$	-	\$		\$	10,039.04	
Flowable Fill	65	су	\$ 211.00		65.00	65.00	\$	13,715.00	\$	12,343.50	\$	13,715.00	\$	13,715.00	####
TV Storm Drain (Laser Profile)	3,968	LF	\$ 9.60			14	\$	-	\$		\$	-	\$	38,092.80	0%
Storm Drainage System (Cost C	Code # 165	110)					\$	13,715.00	\$	12,343.50	\$	13,715.00	\$	826,911.89	2%
Roadway Underdrain	2,825	LF	\$ 45.26	5-1			\$	0-9	\$		\$	-	\$	127,859.50	0%
Roadway Underdrain (Cost Coo	le # 165180	))		1			\$		\$		\$		\$	127,859.50	
Asbuilts	1.00	LS	\$ 26,940.09			1-/	\$	-	\$		\$		\$	26,940.09	0%
Paving and Drainage As-builts	(Cost Code	#16	5190)				\$		\$	•	\$		\$	26,940.09	1200
Signalization	1.00	LS	\$ 1,731,382.00			-	\$	-	\$	8	\$	Ec.	\$	1,731,382.00	0%
Electric (Cost Code # 180110)						2	\$	**	\$		\$		\$	1,731,382.00	
Bond		LS	\$ 89,904.00	/ ID		9.1	\$		\$	-	\$		\$		####
Change Order # 1 (Cost Code # 160110)							\$		\$		\$	- 4	\$		
existing	0.50	LS	\$ 227,837.59	10			\$	-	\$		\$	-	\$	113,918.80	0%
Change Order							\$	-	\$	-	\$	-	\$	113,918.80	
										400/ N-4					
							1000	otal Installed This Period	To	10% Net staiange on tal Installed his Period	100	otal Installed To Date		oject Total	% Com p.
								201,320.69	100	181,188.62		201,320.69	-	8,506,032.01	12%

## Grand Total of Ph-1 Roadway and US-1

Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
313,285.93	281,957.34	313,285.93	10,751,855.29	3%

# WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of \$281,957.33, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through June 30, 2025 on the job of Coastal Ridge CDD on the following described property:

Project: 2023-43 Ranger Station Phase 1 & 2023-72 US 1 Widening @ Everan

Pay Application: #1

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: July 2, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

Phone: 904-291-9330

y: Ju

Printed Name: Kyle Gammon
Title: Chief Financial Officer

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: #03

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.

P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable: \$734,886.51

Phase 2 - Pay Application #1 Project 2024-18 – Payment Due \$734,886.51

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): EverRange Phase 2 (Sta 523 651)
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

# CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

APPLIC	ATION AND CERTIFICAT	TE FOR PAYMENT	AIA DOCUM	ENT G702 (In	structions on reverse side)		PAGE			
го:	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE	RD.	PROJECT: EverRange P	Phase 2 (Sta 523 - 651)	APPLICATION NO: PERIOD TO:	1 6/30/25	Distribution to: [] OWNER [] ARCHITECT			
	JACKSONVILLE, FL 32						[] CONTRACTOR			
ROM:	Attn: Jason Hall/ Mike D VALLENCOURT CONS PO Box 1889, Green Co ORANGE PARK, FL 32	TRUCTION CO., IN ove Springs, FL 320	c.		ARCHITECT'S PROJECT NO:		Contractors Project # 2024-18			
ONTO		000			CONTRACT DATE					
	ACT FOR: ACTOR'S APPLICATION	EOD DAVMENT		Application is made f	CONTRACT DATE: or Payment, as shown below, in conf	action with the	Contract			
	E ORDER SUMMARY	TONTAINENT			NA Document G703, is attached	lection with the	Commact.			
	Orders approved in	ADDITIONS	DEDUCTIONS	7711010000011 2112241						
	s months by Owner	222210	In the second of	1. ORIGINAL CONT	RACT SUM	\$	6,667,771.53			
TOTAL					ange Orders					
pprove	ed this Month			3. CONTRACT SUM	TO DATE (Line 1 +- 2)	\$	6,727,114.69			
Numbe				4. TOTAL COMPLET						
1		59,343.16			G on G703)	Jeno				
				5. RETAINAGE:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
				a. 10 % of Comple	ted Work \$ 81,654.06					
				The state of the s	D + E on G703)					
					ed Materials \$					
					F on G703)					
				Total Retainage (I						
	TOTALS	59,343.16			Column 1 of G703)	\$	81,654.06			
let cha	nge by Change Orders	00,040.10	59,343.16		LESS RETAINAGE:					
		ifies that to the hest	of the Contractor's knowledge,		Less Line 5 Total)	Ψ	(0),000,00			
			ication for Payment has been		CERTIFICATES FOR					
			nts, that all amounts have been		NT (Line 6 from prior Certificate)	\$				
	26. 20. 20. 1. 120. 125. 125. 12. 12. 1. 1. 1. 1. 1. 1. 1. 1. 1.	2) 200 0 2 20 20 20 20 20 20 20 20 20 20 2	ertificates for Payment shown		ENT DUE					
	CHECK TO SELECT THE LAND THE FIRST.	AND AND THE PARTY STATES OF THE PARTY STATES O	that current payment shown		IISH, PLUS RETAINAGE					
	s now due.	min the Owner, and	that current payment shown		less Line 6)	Ψ	0,002,220.10			
CICILI							_			
CONTR	MUN CO MI	hann	Date: 6/30/2025							
CONTR	Murao Mi	-	Date: 6/30/2025				\$794 996 E1			
CONTR By:	MUN ON MIN	PAYMENT		AMOUNT CERTIFIE	)	\$	\$734,886.51			
CONTR By:	NER CERTIFICATE FOR redance with the Contract	PAYMENT Documents, based	on on-site observations and the	(Attach explanation is	amount certified differs from the am	ount applied fo	r.)			
By:	NER CERTIFICATE FOR rdance with the Contract mprising the above applic	PAYMENT Documents, based cation, the Architect		(Attach explanation in Enginner:	amount certified differs from the am	ount applied fo				

Exhibit "A"

EverRange Roadway Phase 2 Sta 523 - 651

Schedule of Values (October 3, 2023 Plans)

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	otal Installed This Period	10% Net retaiange on Total Installed This Period	т	otal Installed To Date	Pi	roject Total	% Com p.
General Conditions	0.40		\$ 86,789.79		0.05	0.05	4,339.49	\$ 3,905.54	\$	4,339.49	\$	34,715.92	13%
Maintain Access	0.40		\$ 8,799.00		0.05	0.05	439.95		\$	439.95	\$	3,519.60	13%
Surveying	0.40	LS	\$ 101,200.00		0.05	0.05	\$ 5,060.00	\$ 4,554.00	\$	5,060.00	\$	40,480.00	13%
Mobilize Clearing and Grubbing (Cost Code # 160110)							\$ 9,839.44	\$ 8,855.50	\$	9,839.44	\$	78,715.52	
Ponds	24,939	CY	\$ 2.23		10,939.00	10,939.00	\$ 24,393.97	\$ 21,954.57	\$	24,393.97	\$	55,613.97	44%
Earthwork Density Testing	0.30	LS	\$ 136,682.00		0.10	0.10	\$ 13,668.20	\$ 12,301.38	\$	13,668.20	\$	41,004.60	33%
Final Dressout right of ways	165,000	SY	\$ 0.70				\$ 	\$ -	\$	-	\$	115,500.00	0%
Dress Behind Electric Contractor	1	LS	\$ 35,687.00		0.50	0.50	\$ 17,843.50	\$ 16,059.15	\$	17,843.50	\$	35,687.00	50%
Grade or Regrade Ditches On													
site	7,358	LF	\$ 11.37			7	\$ -	\$ -	\$		\$	83,660.46	0%
Lot Fill and Testing (Cost													
Code # 160125)					<u></u>		\$ 55,905.67	\$ 50,315.10	\$	55,905.67	\$	331,466.03	
						F	\$ -	\$ -	\$		\$		####
							\$ -	\$ -	\$	-	\$	1,2,	####
Excavation (SMF) Cost Code # (160120)	-						\$ -	\$ -	\$		\$		
Sod	164,378	Sy	\$ 2.31		64,378.00	64,378.00	\$ 148,713.18	\$ 133,841.86	\$	148,713.18	\$	379,713.18	39%
Seed	32,355	SY	\$ 0.58			- T-0	\$	\$ -	\$		\$	18,765.90	0%
Seeding & Mulching & Sod (Cost Code # 165160)	_						\$ 148,713.18	\$ 133,841.86	\$	148,713.18	\$	398,479.08	
Silt Fence Type III (Regular)	(200)	LF	\$ 1.94		(200.00)	(200.00)	\$ (388.00)	\$ (349.20)	\$	(388.00)	\$	(388.00)	100%
Maintain Silt Fence COJ project	17,200	LF	\$ 1.21		3,000.00	3,000.00	\$ 3,630.00	\$ 3,267.00	\$	3,630.00	\$	20,812.00	17%
Inlet Protection	82	Ea	\$ 182.24			+	\$ -	\$ -	\$		\$	14,943.68	0%
Erosion and Sediment Control							Lanco V			and the same		400	
(Cost Code # 160100)	-						\$ 3,242.00	\$ 2,917.80	\$	3,242.00	\$	35,367.68	
NPDES Permit Compliance	0.40	Ls	66,454		0.05	0.05	\$ 3,322.70	\$ 2,990.43	\$	3,322.70	\$	26,581.60	13%
Stormwater Pollution					-								
Prevention Plan (Cost Code # 160101)							\$ 3,322.70	\$ 2,990.43	\$	3,322.70	\$	26,581.60	
Subgrade for Sidewalks and Flat concretes	1,857	SY	\$ 4.91				\$	s -	\$		\$	9,117.87	0%
Subsoil Stabilization LBR 40 Subgrade Roads	19,107		\$ 8.58		5,000.00	5,000.00	\$ 42,900.00	\$ 38,610.00	\$	42,900.00	\$	Davids of	-
8" Limerock	20,907		\$ 22.45			-	\$ -	\$ -	\$	12,000.00	\$	469,362.15	
Roadway Stabilize and Base (#165120)							\$ 42,900.00	\$ 38,610.00	\$	42,900.00	\$	642,418.08	

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaiange on Total Installed This Period	7	otal Installed To Date	P	roject Total	% Com p.
1.5" Final Lift Asphalt SP -12.5	FO 007	OV	6 20.00						•	•			4 054 700 60	00/
Traffic C PG 76-22 ROAD 2" Structural SP 12.5 Traffic C	50,907	51	\$ 20.66		-	-	\$		\$ -	\$	-	Þ	1,051,738.62	0%
1st Lift Roads	38,907	cv	\$ 29.16		5,000.00	5,000.00	\$	145 800 00	\$ 131,220.00	\$	145,800.00	0	1,134,528.12	13%
Prime base material	38,907		\$ 0.63		5,000.00		\$	3,150.00		\$	3,150.00		24,511.41	
Tack Coat	50,907		\$ 0.63		0,000.00	5,000.00	\$	0,100.00	\$ -	\$	0,100.00	\$		
Asphalt (Cost Code # 165135)	50,907	31	Φ 0.00				\$	148,950.00	\$ 134,055.00	\$	148,950.00		2,242,849.56	076
6" Header Curb Type D	317	I E	\$ 34.42				\$	1-10,000.00	\$ -	\$	140,000.00	\$	10,911.14	0%
18" City Std. Curb & Gutter	7,935		\$ 21.34		3,935.00	3,935.00	\$	83,972.90	\$ 75,575.61		83,972.90	\$	169,332.90	
18" City Std. Drop Curb	398		\$ 35.08		3,833.00	0,000.00	\$	00,372.30	\$ -	\$	00,372.00	\$	13,961.84	
RA Curb 2.25' Wide	379		\$ 40.52				\$	-	\$ -	\$	-	\$	15,357.08	
Curb (Cost Code # 165130)	3/9	LI	Ψ 40.52				\$	83,972.90	\$ 75,575.61	\$	83,972.90	\$	209,562.96	0 70
Concrete - Flat Work 8" thick							7	00,012.00	Ψ . σ,σ. σ.σ.	7	00,012.00	*	200,002.00	
End Road Per plans	1,085	SF	\$ 12.45				\$		\$ -	\$		\$	13,508.25	0%
Concrete Pavement Paver Base	2,730		\$ 11.89			- 47	\$	- 12-1	\$ -	\$		\$	32,459.70	
Sidewalks concrete M.U.P.	2,700	0.	11.00	1			+		*	*		1	02,100.70	1070
Landings for ADA Mats	7,311	SF	\$ 5.55	5		-	\$		\$ -	\$	2	\$	40,576.05	0%
6' Sidewalk	4,180		\$ 5.55			-	\$		\$ -	\$	-	\$	23,199.00	
A.D.A. Handicap Ramps M.U.P.	- 11.00		1				Ť			Ť		1		
and Sidewalks	22	Ea	\$ 303.74				\$	- 2	\$ -	\$	-	\$	6,682.28	0%
A.D.A. Mats	795	SF	\$ 46.17		TUS-		\$		\$ -	\$	-	\$	36,705.15	0%
Brick Pavers	2,930	SF	\$ 22.96	3		1.	\$		\$ -	\$		\$	67,272.80	0%
Flush Header Curb 6" wide	26,025	LF	\$ 26.2	V			\$		\$ -	\$	-	\$	682,115.25	0%
1.5" M.U.P	21,900	SY	\$ 20.13	3		91	\$		\$ -	\$		\$	440,847.00	0%
Prime Multiuse path base	21,900	SY	\$ 0.63	3		-	\$	- 4	\$ -	\$	4	\$	13,797.00	
M.U.P.	30,540	SY	\$ 12.88	3		La -	\$	•	\$ -	\$	9.0	\$	393,355.20	
4" Multiuse Path Base Material	22,900	SY	\$ 24.48	3		A	\$	-	\$ -	\$	9	\$	560,592.00	0%
Sidewalk & Path (Cost Code # 165150)							\$	4	\$ -	\$		\$	2,311,109.68	
Stripe		Ls	\$ 269,109.00			8.1	\$		\$ -	\$		\$	269,109.00	0%
Striping & Signage (Cost Code # 165140)	-						\$	-	\$ -	\$		\$	269,109.00	
Storm Top Adjustments	31	Ea	\$ 683.4		10.00	10.00	\$	6,834.10	\$ 6,150.69	\$	6,834.10		21,185.71	
Storm Inverts		Ea	\$ 823.13		10.00	10.00	\$			\$	8,231.20	_	17,285.52	
Rip Rap		Ls	\$ 32,258.5		0.50	0.50	\$			\$	16,129.29	\$	32,258.58	
Upgrade to RCP		Ls	\$ 156,151.0		1.00	1.00			\$ 140,535.90		156,151.00	\$	156,151.00	
Punch Out Storm Drain	19,168	Lf	\$ 2.5	5		-	\$		\$ -	\$	•	\$	49,070.08	0%
Storm Drainage System (Cost Code # 165110)	-						\$	187,345.59	\$ 168,611.03	\$	187,345.59	\$	275,950.89	68%
Roadway Underdrain	100	LF	\$ 29.4	3		-	\$	120	\$ -	\$		\$	2,948.00	
Roadway Underdrain (Cost Code # 165180)	-						\$		\$ -	\$		\$	2,948.00	
As Builts	1.00	LS	\$ 67,821.0				\$		\$ -	\$		15	67,821.00	

	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retainnge on Total Installed This Period	Т	Total Installed To Date		Project Total	
Paving and Drainage As-builts				-		No.			4	4			45000	
(Cost Code # 165190)	-						\$		\$ -	\$		\$	67,821.00	
Rapid Flasing Beacon	1.00	LS	\$ 43,838.00			-	\$	-	\$ -	\$	-	\$	43,838.00	0%
Electric (Cost Code # 180110)	-						\$	H-1	\$ -	\$		\$	43,838.00	
(RAB Delete)	0.70	Ls	\$(572,563.77)	~		-	\$		\$ -	\$		\$	(400,794.64)	0%
Asphalt (Cost Code # 165135)	-						\$	-	\$ -	\$	-	\$	(400,794.64)	
						1-	\$	-	\$ -	\$		\$	- 1 <u>-</u>	####
							\$	-	\$ -	\$	*	\$	-	
Revision 7 to 8 (Raise Roadway)	0.50	Ls	\$ 264,698.18		0.50	0.50	\$	132,349.09	\$ 119,114.18	\$	132,349.09	\$	132,349.09	100%
Asphalt (Cost Code # 165135)							\$	132,349.09	\$ 119,114.18	\$	132,349.09	\$	132,349.09	
Payment and performance bond	1		\$ 59,343.16				\$	-	\$ -	\$		\$	59,343.16	0%
Change Order # 1 Bond			1 1 1 1 1 1 1 1 1 1				\$	*	\$ -	\$		\$	59,343.16	1
							100	10% Net retaiange on Total Installed Total Installed This Period To Date Proje		oject Total	% Com p.			
								816,540.57	734,886.51		816,540.57		6,727,114.69	12%

# WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of \$\frac{\$734,886.51}{734,886.51}\$, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through <u>June 30, 2025</u> on the job of <u>Coastal Ridge CDD</u> on the following described property:

Project: 2024-18 EverRange Phase 2 (Sta 523 - 651)

Pay Application: #1

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: July 2, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

Phone: 904-291-9330

Printed Name: Kyle Gammon

Title: Chief Financial Officer

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 04

(B) Name of Payee:

England-Thims & Miller 14775 Old St. Augustine Road

Jacksonville, FL 32092

(C) Amount Payable:

\$565.00

ETM Invoice # 220742 - \$565.00

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer



Daniel Laughlin

Coastal Ridge CDD

475 West Town Place, Suite 114 Saint Augustine, FL 32092 July 08, 2025

Invoice No:

220742

Total This Invoice

\$565.00

Project

20088.38000

Coastal Ridge CDD - Work Authorizations

### Professional Services rendered through June 28, 2025

hase	01	Work Authorization #	1 - General Servi	ices		
abor						
			Hours	Rate	Amount	
Assistant Pr	roject Manager					
Wolter	man, Sharlene	6/28/2025	2.50	165.00	412.50	
Principal - \	Vice President					
Welch,	Daniel	6/7/2025	.50	305.00	152.50	
	Totals		3.00		565.00	
	Total Labo	or				565.00
				Total this	s Phase	\$565.00
				Total This	Invoice	\$565.00

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: #05

(B) Name of Payee:

American Precast Structures, LLC

10483 General Avenue Jacksonville, FL 32220

(C) Amount Payable:

\$28,596.00

APS Invoice # 13048 - \$17,440.00 APS Invoice # 13049 - \$11,156.00

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

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Daniel Welch, P.E.

Consulting Engineer

### American Precast Structures, LLC

10483 General Avenue Jacksonville, FL 32220 US +19044677700 louellen@american-ps.com



### INVOICE

BILL TO
COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT
475 W. TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO EVERRANGE AMENITY CENTER PARCEL 25A DUVAL COUNTY, FL 32256 SHIP DATE 07/10/2025 SHIP VIA JOB INVOICE 13048

DATE 07/10/2025

TERMS Net 30

DUE DATE 08/09/2025

JOB NUMBER DELIVERY TICKET NUMBER PO NUMBER 1875 11908 EVERR-004

STRUCTURE#	DESCRIPTION	QTY	RATE	AMOUNT
MH-31	3' 0" BU 48" (PC 1 OF 2) 3' 0 CONE (PC 2 OF 2)	1	3,851.00	3,851.00T
ST-709	30" MES (PC 1 OF 1)	1	1,785.00	1,785.00T
ST-708	4' 0" BU 48" (PC 1 OF 3) 4' 0" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	2,989.00	2,989.00T
ST-707	4' 7" BU 60" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	5,226.00	5,226.00T
ST-706	5' 10-3/4" E-BOX (PC 1 OF 1)	1	3,589.00	3,589.00T
655-U	"SAN" RING & COVER	1	0.00	0.00T
INVERT	48"	1	0.00	0.00T
406-12A	BOOT	1	0.00	0.00T
1-180	8" BAND	2	0.00	0.00T
406-12C	BOOT	1	0.00	0.00T
1-128	6" BAND	2	0.00	0.00T
RAM-NEK		8	0.00	0.00T
JOINT TAPE		17	0.00	0.00T
655-CF	"JAX STORM" RING & COVER	1	0.00	0.00T
6290	E-GRATE	1	0.00	0.00T
EBC	EYEBOLT & CHAIN	ì	0.00	0.00T

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% PROCESSING FEE
Page 1 of 2

SUBTOTAL	17,440.00
TAX	0.00
TOTAL	17,440.00
RALANCE DUE	\$17,440.00

R-2560-E1

FRAME & BEEHIVE GRATE

0.00

0.00T

#### American Precast Structures, LLC

10483 General Avenue Jacksonville, FL 32220 US +19044677700 louellen@american-ps.com



### INVOICE

1875

BILL TO COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT 475 W. TOWN PLACE SUITE 114 SHIP TO EVERRANGE AMENITY CENTER PARCEL 25A DUVAL COUNTY, FL 32256 SHIP DATE SHIP VIA

07/10/2025 JOB INVOICE DATE TERMS DUE DATE 13049 07/10/2025 Net 30 08/09/2025

ST. AUGUSTINE, FL 32092 JOB NUMBER

DELIVERY TICKET NUMBER 11902 PO NUMBER EVERR-004

STRUCTURE#	DESCRIPTION		QTY	RATE	AMOUNT
ST-705	2' 10" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)		1	2,254.00	2,254.00T
ST-704	3' 9" C-BOX (PC 1 OF 1)		1	1,771.00	1,771.00T
ST-703	4' 1-3/4" C-BOX (PC 1 OF 1)		1	1,771.00	1,771.00T
ST-702	4' 0-1/2" C-BOX (PC 1 OF 1)		1	1,771.00	1,771.00T
ST-701	4' 6-1/2" E-BOX (PC 1 OF 1)		1	3,589.00	3,589.00T
EBC	EYEBOLT & CHAIN		4	0.00	0.00T
6290	E-GRATE		1	0.00	T00.0
6210	C-GRATE		3	0.00	T00.0
655-CF	"JAX STORM" RING & COVER		1	0.00	0.00T
		CURTOTAL			11 156 00

 SUBTOTAL
 11,156.00

 TAX
 0.00

 TOTAL
 11,156.00

 BALANCE DUE
 \$11,156.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% PROCESSING FEE
Page 1 of 1

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 06

(B) Name of Payee: Core & Main

1830 Craig Park Court St. Louis, MO 63146

(C) Amount Payable: \$33,491.85

Core & Main Invoice # X407684 - \$33,491.85

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer



1830 Craig Park Court St. Louis, MO 63146 Invoice # X407684
Invoice Date 7/25/25
Account # 280441
Sales Rep CHRISTOPHER VAUSE
Phone # 904-268-7007
Branch #035 Jacksonville, FL
Total Amount Due \$33,491.85

Remit To: CORE & MAIN LP PO BOX 28330 ST. LOUIS, MO

63146

COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043 000/0000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

	and a second division of	Quantity					
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended Price
5108757101LAS304	8 7571-01 MJ RW GV DI OL ON L/ACC 304SS STEM 304SS B&N 527571011048 BID SEQ# 50	3	3		1566.00000	EA	4,698.00
21IAMF8084008G2	8 STAR 4008 PVC REST MC IMP MULTI-COAT L/ACC PVC PVC4008G	2 6	6		72.20000	EA	433.20
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 70	6	6		39.78000	EA	238.68
5106757101LAS304	6 7571-01 MJ RW GV DI OL ON L/ACC 304SS STEM 304SS B&N 467571011048 BID SEQ# 100	1	1		983.20000	EA	983.20
211AMF8064006G2	6 STAR 4006 PVC REST MC IMP MULTI-COAT L/ACC PVC4006G2	2	2		48.79000	EA	97.58
21IAMMJR06LG	6 MJ REG ACC SET L/GLAND IMP BID SEQ# 120	2	2		34,81000	EA	69.62
59V461SH	461-S VALVE BOX HEAVY IMP BID SEQ# 140	4	4		95.00000	EA	380.00
78CWVR	26" CONCRETE WATER VALVE RING BID SEQ# 150	4	4		25.00000	EA	100.00
671403W	3M 1403 EMS BALL MARKER-WATER BID SEQ# 160	4	4		25.00000	EA	100.00
96AXIDDISC	ENGRAVED IDENTIFICATION DISC (1) 6" GATE VALVE "WATER" (3) 8" GATE VALVE "WATER" BID SEQ# 170	4	4		20.00000	EA	80.00
605486M3129TY	5-1/4VO 129T HYD 4'0"B 6MJ 3W	1	1		3266.48000	EA	3,266.48



1830 Craig Park Court St. Louis, MO 63146

Invoice # Invoice Date Account # Sales Rep Phone #

7/25/25 280441 CHRISTOPHER VAUSE 904-268-7007 Jacksonville, FL

Branch #035 Total Amount Due

\$33,491.85

X407684

Remit To: CORE & MAIN LP PO BOX 28330 ST. LOUIS, MO

63146

COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043

000/0000 00000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

		Quantity						
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended	Price
	OL W/ACC 1070 YELLOW BID SEQ# 210							
211AMF8064006G2	6 STAR 4006 PVC REST MC IMP MULTI-COAT L/ACC PVC4006G2	1	1		48.79000	EA		48.79
21IAMMJR06LG	6 MJ REG ACC SET L/GLAND IMP BID SEQ# 230	1	1		34.81000	EA		34.81
96BLUEDOT	BLUE DOT HYD. MARKERS BID SEQ# 240	1	1		2.71000	EA		2.71
96BP4	BP4 ASTO OPTIC BUTYL PAD BID SEQ# 250	1	1		.85000	EA		.85
24AFEB07459	3/4X4-1/2 90 OFFSET EYEBOLT BID SEQ# 260	2	2		5.40000	EA		10.80
24AFTR07	3/4 BLK ALL THREAD ROD PV35611 BID SEQ# 270	10	10		4.50000	FT		45.00
24AFHN07H	3/4 HEAVY HEX PLAIN NUT BID SEQ# 280	4	4		.84000	EA		3.36
24AFFW07	3/4 PLAIN FLAT STEEL WASHER BID SEQ# 290	4	4		.66000	EA		2.64
21I12R08M	12X8 MJ RED C153 IMP BID SEQ# 330	1	1		233.42000	EA	2	233.42
21IAMF8124012G2	12 STAR 4012 PVC REST MC IMP MULTI-COAT L/ACC PVC4012G2	1	1		143.42000	EA	1	143.42
21IAMMJR12LG	12 MJ REG ACC SET L/GLAND IMP BID SEQ# 350	1	1		53.86000	EA		53.86
21IAMF8084008G2	8 STAR 4008 PVC REST MC IMP	1	1		72.20000	EA		72.20



1830 Craig Park Court St. Louis, MO 63146 Invoice # X407684
Invoice Date 7/25/25
Account # 280441
Sales Rep CHRISTOPHER VAUSE
Phone # 904-268-7007
Branch #035 Jacksonville, FL
Total Amount Due \$33,491.85

Remit To: CORE & MAIN LP PO BOX 28330 ST. LOUIS, MO

63146

COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043 000/0000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

			Quantity					
Product Code	Description	Ordered	Shipped	B/0	Price	UM	Extended	Price
	MULTI-COAT L/ACC PVC PVC4008G	2						
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 370	1	1		39.78000	EA		39.78
21I08X080M	8 MJ CROSS C153 IMP BID SEQ# 400	1		1	364.98000	EA		.00
21IAMF8084008G2	8 STAR 4008 PVC REST MC IMP MULTI-COAT L/ACC PVC PVC4008G	2 4	4		72,20000	EA		288.80
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 420	4	4		39.78000	EA	- 3	159.12
21I08R06M	8X6 MJ RED C153 IMP BID SEQ# 440	1	1		135.81000	EA	, i	135.81
21IAMF8084008G2	8 STAR 4008 PVC REST MC IMP MULTI-COAT L/ACC PVC PVC4008G	1	1		72.20000	EA		72.20
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 460	1	1		39.78000	EA		39.78
21IAMF8064006G2	6 STAR 4006 PVC REST MC IMP MULTI-COAT L/ACC PVC4006G2	1	1		48.79000	EA		48.79
21IAMMJR06LG	6 MJ REG ACC SET L/GLAND IMP BID SEQ# 480	1	1		34.81000	EA		34.81
21I08R04M	8X4 MJ RED C153 IMP BID SEQ# 500	1	1		127.32000	EA	4	127.32
21IAMF8084008G2	8 STAR 4008 PVC REST MC IMP MULTI-COAT L/ACC PVC PVC4008G	1 2	1		72.20000	EA		72.20
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 520	1	1		39.78000	EA		39.78



1830 Craig Park Court St. Louis, MO 63146 Invoice # X407684
Invoice Date 7/25/25
Account # 280441
Sales Rep CHRISTOPHER VAUSE
Phone # 904-268-7007
Branch #035 Jacksonville, FL
Total Amount Due \$33,491.85

Remit To: CORE & MAIN LP PO BOX 28330 ST. LOUIS, MO

63146

COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043

000/0000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

	Edward Color	Quantity						= 0.00
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended	Price
21IAMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2 BID SEQ# 530	1	i		40.49000	EA		40.49
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 540	1	1		30.66000	EA		30.66
21108C20T	8X2 MJ TAPT CAP C153 IMP BID SEQ# 560	1	1		145.71000	EA	15	145.71
211AMF8084008G2	8 STAR 4008 PVC REST MC IMP MULTI-COAT L/ACC PVC PVC4008G BID SEQ# 570	2	1		72.20000	EA		72.20
21IAMMJR08LG	8 MJ REG ACC SET L/GLAND IMP BID SEQ# 580	1	1		39.78000	EA		39.78
21I044M	4 MJ 45 C153 IMP BID SEQ# 610	5	5		82.05000	EA		410.25
21IAMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	10	10		40.49000	EA		404.90
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 630	10	10		30.66000	EA	18	306.60
21I042M	4 MJ 22-1/2 C153 IMP BID SEQ# 650	2	2		77.10000	EA		154.20
211AMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	4	4		40.49000	EA		161.96
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 670	4	4		30.66000	EA		122.64



1830 Craig Park Court St. Louis, MO 63146

Invoice # X407684 Invoice Date 7/25/25 280441 Account # Sales Rep CHRISTOPHER VAUSE Phone # 904-268-7007 Branch #035 Jacksonville, FL Total Amount Due \$33,491.85

Remit To: CORE & MAIN LP PO BOX 28330 ST. LOUIS, MO

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COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043

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CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

			Quantity					
Product Code	Description	Ordered	Shipped	B/O	Price	UM	Extended	Price
21I041M	4 MJ 11-1/4 C153 IMP BID SEQ# 690	1	1		74.27000	EA		74.27
211AMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	2	2		40.49000	EA		80.98
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 710	2	2		30.66000	EA		61.32
21I04R03M	4X3 MJ RED C153 IMP BID SEQ# 730	2		2	84.88000	EA		.00
21IAMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	2	2		40.49000	EA		80.98
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 750	2	2		30.66000	EA		61.32
21AMF8033003	3 STAR 3003 DIP REST MC IMP MULTI-COAT L/ACC SGDP03N BID SEQ# 760	2		2	30.74000	EA		.00
21IAMMJR03LG	3 MJ REG ACC SET L/GLAND IMP BID SEQ# 770	2		2	29.01000	EA		.00
21I04C20T	4X2 MJ TAPT CAP C153 IMP BID SEQ# 800	2	2		76.40000	EA		152.80
21IAMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	2	2		40.49000	EA		80.98
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 820	2	2		30.66000	EA		61.32



1830 Craig Park Court St. Louis, MO 63146

Invoice # X407684 Invoice Date 7/25/25 Account # 280441 CHRISTOPHER VAUSE Sales Rep Phone # 904-268-7007 Branch #035 Jacksonville, FL Total Amount Due \$33,491.85

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Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

	e Shipped Customer PO # Job Name 24/25 EVERR-003 PO #EVERR-		b# Bi /ERR03	II OI LE	ding Shipp CORE		Via Invoice
Product Code	Description	Ordered	Quantity Shipped	B/0	Price	UM	Extended Price
30120B15NL	2X1-1/2 BRASS BUSHING NL (I) NO LEAD BID SEQ# 830	1	1		15,19000	EA	15,19
392010T441774NL	T441-774-NL 2X1 BRS TEE PJ CTSXFIPT NO LEAD BID SEQ# 880	1	1		161.85000	EA	161.85
392007T441773NL	T441-773-NL 2X3/4 BRS TEE PJ CTSXFIPT NO LEAD BID SEQ# 890	7	7		161.85000	EA	1,132.95
3720B41777WNL	B41-777W-NL 2 BALL CURB STOP PJ CTSXFIPT LW NO LEAD BID SEQ# 900	2	2		372.63000	EA	745.26
3920155	INSERT-55 2 SS INSERT FOR 2 CTS PE TUBE 1.653 ID BID SEQ# 910	18	18		3.65000	EA	65.70
3615FB1100NL	FB1100-6-NL 1-1/2 BALLCORP STOP MIPTXPJ CTS NO LEAD BID SEQ# 940	2	2		194.97000	EA	389.94
3915154	INSERT-54 1-1/2 SS INSERT FOR 1-1/2 CTS PE TUBE 1.263 I BID SEQ# 950	.D 2	2		3.65000	EA	7.30
30110T10NL	1 BRASS TEE NO LEAD (I) BID SEQ# 980	1	1		12.71000	EA	12.71
30I10B07NL	1X3/4 BRASS BUSHING NL (I) NO LEAD BID SEQ# 990	1	1		4.71000	EA	4.71

B41-444W-NL 1 BALL CURB STOP

PJ CTSXFIPT LW NO LEAD

BID SEQ# 1000

124.98000 EA

124.98

3710B41444WNL



1830 Craig Park Court St. Louis, MO 63146

Invoice # X407684 Invoice Date 7/25/25 Account # 280441 Sales Rep CHRISTOPHER VAUSE Phone # 904-268-7007 Branch #035 Jacksonville, FL Total Amount Due \$33,491.85

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CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Job # Bill of Lading Shipped Via Date Ordered Date Shipped Customer PO # Job Name Invoice# CORE & MAIN LP X407684 PO #EVERR-003 EVERR03 7/23/25 7/24/25 EVERR-003

	A CONTRACTOR OF THE PARTY OF TH	Quantity						
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended	Price
3910C8444NL	C84-44-NL 1 BRS MALE ADPT MIPTXPJ CTS NO LEAD BID SEQ# 1010	3	3		24.28000	EA		72.84
3910152	INSERT-52 1 SS INSERT FOR 1 CTS PE TUBE .875 ID BID SEQ# 1020	4	4		2.66000	EA		10.64
3707B41333WNL	B41-333W-NL 3/4 BALL CURB STOP PJ CTSXFIPT LW NO LEAD BID SEQ# 1050	7	7		82.38000	EA	103	576.66
3907C8433NL	C84-33-NL 3/4 BRS MALE ADPT MIPTXPJ CTS NO LEAD BID SEQ# 1060	8	8		20.50000	EA		164.00
3907151	INSERT-51 3/4 SS INSERT FOR 3/4 CTS PE TUBE .681 ID BID SEQ# 1070	15	15		2,50000	EA		37.50
70317090512	317-090512-000 8X1-1/2IP DI SAD EPXY COATED DBL 304SS STRAPS 7.69-9.05 OD BID SEQ# 1100	1	1		102.38000	EA		102.38
70317048012	317-048012-000 4X1-1/2IP DI SAD EPXY COATED DBL 304SS STRAPS 4.40-4.80 OD BID SEQ# 1110	1	i		78.27000	EA		78.27
70315056306	315-056306-000 4X3/4IP DI SAD EPXY COATED SGL 304SS STRAP 4.74-5.63 OD BID SEQ# 1120	2	2		55.07000	EA		110.14
45WBS152712140	WBS1527-12-140 JEA FI BOX ONLY GLASMASTER FLARED BID SEQ# 1150	1	1		161.24000	EA		161.24



1830 Craig Park Court St. Louis, MO 63146 Invoice # X407684
Invoice Date 7/25/25
Account # 280441
Sales Rep CHRISTOPHER VAUSE
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Branch #035 Jacksonville, FL
Total Amount Due \$33,491.85

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COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043 000/0000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

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			Quantity					
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended	Price
45WCS152702101DTR	WCS1527-02-101DTR JEA LID ONL GLASMASTER FIB DBLE TOUCH REA BID SEQ# 1160		i		106.88000	EA	10	06.88
15PLUG	CDR METER BOX PLUG BID SEQ# 1170	1	1		2.25000	EA		2.25
15WBS152712140	WBS1527-12-140 JEA FI BOX ONL' GLASMASTER FLARED BID SEQ# 1200	1	1		161.24000	EA	1	61.24
15WCS152702101DTR	WCS1527-02-101DTR JEA LID ONL' GLASMASTER FIB DBLE TOUCH REA BID SEQ# 1210		1		106.88000	EA	10	06.88
15PLUG	CDR METER BOX PLUG BID SEQ# 1220	1	1		2.25000	EA		2.25
90020975XL2	2 WILKINS 975XL2 REDUCED NL PRESSURE BACKFLOW-NO LEAD W/BALL VALVES 2-975XL2 BID SEQ# 1260	2	2		882.67000	EA	1,7	65.34
31209	2 GALV MI 90 BID SEQ# 1270	8	8		13.90000	EA	1	11.20
3120U	2 GALV MI UNION BID SEQ# 1280	4	4		28.58000	EA	1	14.32
3120N360	2X36 GALV STL NIPPLE BID SEQ# 1290	4	4		67.67000	EA	2	70.68
120N030	2X3 GALV STL NIPPLE BID SEQ# 1300	8	8		7.10000	EA		56.80
90010975XL2	1 WILKINS 975XL2 REDUCED NL PRESSURE BACKFLOW-NO LEAD W/BALL VALVES 1-975XL2 BID SEQ# 1320	1	1		298.67000	EA	2	98.67



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COASTAL RIDGE CDD C/O VALLENCOURT CONSTRUCTION 449 CENTER STREET GREEN COVE SPRINGS FL 32043 000/0000

Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

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			Quantity					
Product Code	Description	Ordered	Shipped	В/О	Price	UM	Extended	Price
31109	1 GALV MI 90 BID SEQ# 1330	4.	4		4.11000	EA		16.44
3110U	1 GALV MI UNION BID SEQ# 1340	2	2		12.30000	EA		24.60
3110N360	1X36 GALV STL NIPPLE BID SEQ# 1350	2	2		32.86000	EA		65.72
3110N030	1X3 GALV STL NIPPLE BID SEQ# 1360	4	4		3.63000	EA		14.52
30110PNL	1 BRASS SQ HEAD CORED PLUG (I) NO LEAD BID SEQ# 1370	1	1		4.50000	EA		4.50
90040400COSY	4 AMES COLT C400 W/OSY GV 0191272 NO LEAD RP BFP	1	1		3195.00000	EA	3,1	195.00
21I049M	4 MJ 90 C153 IMP BID SEQ# 1410	2	2		98.32000	EA	1	196.64
211AMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	2	2		40.49000	EA		80.98
21AMF8043004	4 STAR 3004 DIP REST MC IMP MULTI-COAT L/ACC SGDP04N BID SEQ# 1430	2	2		32.69000	EA		65.38
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 1440	4	4		30.66000	EA	1	122.64
24I049F	4 FLG 90 C110 IMP BID SEQ# 1450	2	2		156.38000	EA	3	312.76



1830 Craig Park Court St. Louis, MO 63146 Invoice # X407684
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Phone # 904-268-7007
Branch #035 Jacksonville, FL
Total Amount Due \$33,491.85

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Shipped To: 12858 EVER RANGE PARKWAY C/O VALLENCOURT CONSTRUCTION EVER RANGE AMENITY CENTER JACKSONVILLE, FL

CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

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			Quantity					
Product Code	Description	Ordered	Shipped	В/0	Price	UM	Extended	Price
24AFBNGF04RA	4X1/8 FLG ACC RR FF BID SEQ# 1460	4	4		12.28000	EA		49.12
25104FP0600	4 FLGXPE DI PIPE 6' IMP BID SEQ# 1470	2	2		661.43000	EA	1,3	322.86
90040500CSSOSY	AMES 4 COLT 500-SS W/OSY GV RPDA BFP	1	1		3838.75000	EA	3,8	338.75
21I049M	4 MJ 90 C153 IMP BID SEQ# 1520	2	2		98.32000	EA	1	196.64
21IAMF8044004G2	4 STAR 4004 PVC REST MC IMP MULTI-COAT L/ACC PVC4004G2	2	2		40.49000	EA		80.98
21AMF8043004	4 STAR 3004 DIP REST MC IMP MULTI-COAT L/ACC SGDP04N BID SEQ# 1540	2	2		32.69000	EA		65.38
21IAMMJR04LG	4 MJ REG ACC SET L/GLAND IMP BID SEQ# 1550	4	4		30.66000	EA	.1	122.64
241049F	4 FLG 90 C110 IMP BID SEQ# 1560	2	2		156.38000	EA	3	312.76
24AFBNGF04RA	4X1/8 FLG ACC RR FF BID SEQ# 1570	4	4		12.28000	EA		49.12
25104FP0600	4 FLGXPE DI PIPE 6' IMP BID SEQ# 1580	2	2		661.43000	EA	1,3	322.86
21I039M	3 MJ 90 C153 IMP BID SEQ# 1620	2	2		95.18000	EA	-1	190.36
21AMF8033003	3 STAR 3003 DIP REST MC IMP MULTI-COAT L/ACC	2		2	32.31000	EA		.00



1830 Craig Park Court St. Louis, MO 63146

Invoice # X407684 Invoice Date 7/25/25 Account # 280441 CHRISTOPHER VAUSE Sales Rep Phone # 904-268-7007 Branch #035 Jacksonville, FL Total Amount Due \$33,491.85

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CUSTOMER JOB- EVERRO3 PO #EVERR-003 EVERR-003

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered Date Shipped Customer PO # Job Name Job # Bill of Lading Shipped Via Invoice# PO #EVERR-003 7/23/25 7/24/25 EVERR-003 EVERR03 CORE & MAIN LP X407684

			Quantity		_			
Product Code	Description	Ordered	Shipped	в/о	Price	UM	Extended	Price
	SGDP03N BID SEQ# 1630							
21AMF7034003PT	3 STAR 4003P PVC REST MC IMP IPS OD MULTI-COAT STD ACC PVCPKT4003G2	2	2		65.52000	EA	- 4	131.04
21IAMMJR03LG	3 MJ REG ACC SET L/GLAND IMP BID SEQ# 1650	2		2	26.03000	EA		.00
25103FP1000	3 FLGXPE DI PIPE 10' IMP BID SEQ# 1660	2		2	1732.06000	EA		.00
24AFBNGF03RA	3X1/8 FLG ACC RR FF BID SEQ# 1670	2	2		10.63000	EA		21.26
24I03FB20	3X2 TAPT BLIND FLG DI IMP BID SEQ# 1680	2		2	26.49000	EA		.00
3120B07	2X3/4 GALV MI BUSH BID SEQ# 1690	2	2		8.88000	EA		17.76

Freight	Delivery	Handling	Restock	Misc	Subtotal: Other: Tax:	33,491.85 .00 .00
Terms: NET 30 Ordered By: H					Invoice Total:	\$33,491.85

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 07

(B) Name of Payee: England-Thims & Miller

14775 Old St. Augustine Road

Jacksonville, FL 32092

(C) Amount Payable: \$1,912.50

ETM Invoice # 220966 - \$1,912.50

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer



etminc.com | 904.642.8990



Daniel Laughlin

Coastal Ridge CDD

475 West Town Place, Suite 114

Saint Augustine, FL 32092

July 30, 2025

Invoice No:

220966

Total This Invoice

\$1,912.50

Project

20088.38000

Coastal Ridge CDD - Work Authorizations

## Professional Services rendered through July 26, 2025

Phase

Work Authorization #1 - General Services

#### Labor

bor					
		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	7/5/2025	6.00	165.00	990.00	
Wolterman, Sharlene	7/12/2025	2.50	165.00	412.50	
Principal - Vice President					
Welch, Daniel	7/5/2025	1.00	305.00	305.00	
Senior Construction Representa	tive				
Rodgers, Larry	7/5/2025	1.00	205.00	205.00	
Totals		10.50		1,912.50	
Total Labor					1,912.50
			Total thi	s Phase	\$1,912.50

Total This Invoice \$1,912.50

#### **Outstanding Invoices**

Number	Date	Balance
220742	7/8/2025	565.00
Total		565.00

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 08

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.

P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable: \$723,473.88

Phase 2 - Pay Application #2

Project 2024-18 – Amount Due \$723,473.88

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): EverRange Phase 2 (Sta 523 651)
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

APPLICA	TION AND CERTIFICA	TE FOR PAYMENT		AIA DOCUMEN	T G702	(Instructions of	n reverse side)	9791-2		PAGE	
	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE JACKSONVILLE, FL 32 Attn: Jason Hail/ Mike [	E RD. 258		EverRange Pha	se 2 (Sta 523 - 65	51)	APPLICATION PERIOD TO:				
FROM:	VALLENCOURT CONS PO Box 1889, Green C ORANGE PARK, FL 32	STRUCTION CO., INC ove Springs, FL 320	C.				ARCHITECT'S PROJECT NO			Contrac Project	ctors #2024-18
CONTRA	CT FOR:						CONTRACT D	DATE:			
	CTOR'S APPLICATION	FOR PAYMENT		_	Application is m	ade for Payment			ith the	Contra	ct.
CHANGE	ORDER SUMMARY				Continuation St	ieet, AIA Docume	ent G703, is attac	hed			
-	Orders approved in	ADDITIONS	DEDUCTIONS								
•	months by Owner					CONTRACT SUM					6,667,771.53
TOTAL					_	by Change Order					
Approved	d this Month					SUM TO DATE					6,727,114.69
Number	Date Approved				4. TOTAL COM	MPLETED & STO	RED TO DATE	•••••••	\$		1,620,400.44
1		59,343.16			(0	olumn G on G70	3)				
					5. RETAINAGI	<b>E:</b>					
					a. 10 % of C	ompleted Work	\$ 162,	040.05			
						column D + E on					
					•	f Stored Materials	•				
						Column F on G70					
					•	age (Line 5a + 5l	•				
	TOTALS	59,343.16		-		otal in Column 1			9	ĥ	162,040.05
Net char	nge by Change Orders	00,010	59,343,16	-		NED LESS RET					1.458,360.39
	ersigned Contractor cer	tifies that to the hest		_1		ine 4 Less Line 6		•••••••••••••••••••••••••••••••••••••••			
	ion and belief the Work					/IOUS CERTIFIC					
	ed in accordance with the		-			AYMENT (Line 6		cate)		\$	734,886.51
•	he Contractor for Work					PAYMENT DUE					
	nd payments received f	•	•			TO FINISH, PLUS					
	now due.	onn me Owner, and	that current payme	SHE SHOWIT		ine 3 less Line 6		******************	`	×	3,200,734,30
CONTRA		lang	Date:	7/25/2025	V						
In accordata cordest of the indicate	IER CERTIFICATE FOR dance with the Contract mprising the above appl he Engineer's knowledo d, the quality of the Wol tractor is entitled to pay	t Documents, based ication, the Architect ge, information and b k is in accordance w	certifies to the Owelief the Work has with the Contract D	vner that to the progressed as	(Attach explan Enginner: By: This Certificate Contractor nar	ation if amount co	ertified differs from e. The AMOUNT ance, payment ar	m the amount apDate: CERTIFIED is p nd acceptance of	plied for specific plants of the specific pla	or.) //// e only to	the
					prejudice to as	ny fights of the Ov	wner or Contracto	or under this Con	tract.		

## Exhibit "A"

## EverRange Roadway Phase 2 Sta 523 - 651

## Schedule of Values (October 3, 2023 Plans)

		<del>-</del>			COLLEGE OF	, 01000 (00,	10001 3, 2023 1						-		himmunican
Scope <b>of Work</b>	Quantity	Unit	T F	nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	_	otal Installed This Period	10% Net retaiange on Total Installed This Period	T	otal Installed To Date	Pr	oject Total	% Com
General Conditions	0.40	1		6,789.79	0.05	A Mis , cp/,	0.05	\$	-	\$ -	\$	4,339.49	\$	34,715.92	
Maintai <b>n</b> Access	0.40	1		8,799.00	0.05		0.05	\$	-	\$ -	\$	439.95	<u> </u>	3,519.60	
Surveying	0.40			1,200.00	0.05		0.05	\$		\$ -	\$		\$	40,480.00	A
Mobilize Clearing and Grubbing (Cost Code #	0.40		1	1,200.00	0.00		0.00	*			<del>"</del>	0,000.00	Ψ	40,400.00	1370
160110)								s	_	\$ -	s	9.839,44	s	78. <b>715.52</b>	
Pond <b>s</b>	24,939	CV	<u> </u>	2.23	10,939.00	5,000.00	15,939.00	\$	11,150.00		\$	35,543.97	\$	55,61 <b>3.97</b>	64%
Earthwork <b>Dens</b> ity <b>Testi</b> ng	0.30			6,682.00	0.10	0.05	0.15	\$	6,834.10		1\$	20,502.30	<u>\$</u>	41,004.60	
Final Dressout right of ways	165,000		\$ 10	0.70	- 0.10	0.00	0.10	\$	- 0,004.10	\$ 0,100.00	\$	20,302.30	\$	115,500.00	
Dress Behind Electric Contractor		LS		5,687.00	0.50		0.50	\$		\$ -	\$	17,843.50	\$	35,687.00	50%
Grade or Regrade Ditches On		1-0	+	13,007.00	0.00		0.50	+-	_	<u> </u>	+	17,045,50	+	33,047.00	3070
site	7,358	IF	\$	<b>1</b> 1.37			_	\$	_	\$ -	\$	-	\$	<b>83</b> ,660 <b>.46</b>	0%
Lot Fill and Testing (Cost	7,000		+*-	11.07				Ť		~	╁		╁┷╌	00,000.40	
Code # 160125)	-							\$	17,984.1 <b>0</b>	\$ 16,1 <b>8</b> 5.69	\$	73,889.77	\$	<b>33</b> 1.466 <b>.03</b>	
		<u> </u>	+					\$		\$ -	\$		s		####
		<del> </del>	-					\$		\$ -	\$	-	\$		####
Excavation (SMF) Cost Code #		<u> </u>	+					Ψ-		<u> </u>	Ť		+	***************************************	17777
(160120)								\$	-	\$ -	\$	-	\$	••	Side Side Side Side Side Side Side Side
Sod	164,378	Sv	\$	2.31	64,378.00	10,000.00	74,378.00	\$	23,100.00	\$ 20,790.00		171,813.18	1 '	379,713.18	45%
Seed	32,355		† <del>\$</del>	0.58		10,000.00		\$		\$ -	\$	-	s	18,765.90	
Seeding & Mulching & Sod	02,000	1-2.1	-  *	0.00				┿		<u> </u>	+-		╫	10,700.00	1075
(Cost Code # 165160)							Edward Communication Communica	\$	<b>2</b> 3, <b>100.00</b>	\$ 20,790.00		171,813.18	\$	<b>398</b> ,479 <b>.0</b> 8	
Silt <b>Fence</b> Type <b>III</b> (Regular)	(200)		\$	1.94	(200.00)		(200.00)		_		\$	(388.00)		(388.00)	
Maintain Silt Fence COJ project	17,200		\$	1.21	3,000.00	1,000.00	4.000.00	\$	1,210.00	\$ 1,089.00	CONTRACTOR OF THE PERSON NAMED IN	4,840.00		20,812.00	
Inlet Protection	82	Ea Ea	\$	182.24	-		-	\$	_	\$ -	\$		\$	14,943.68	10%
Erosion and Sediment Control							acceptance of the second								
(Cost Code # 160100)	-							\$	,	\$ 1,089.00		4,452.00	\$	35,367.68	
NPDES Permit Compliance	0.40	) Ls		66,454	0.05	0.05	0.10	\$	3,322.70	\$ 2.990.43	\$	6,645.40	\$	26,581.60	25%
Stormwater Pollution															
Prevention Plan (Cost Code #															
160101)	-							\$	3,322. <b>70</b>	\$ 2,990 <b>.43</b>	\$	6,645.4 <b>0</b>	\$	26,581.60	
Subgrade for Sidewalks and Flat															
concretes	1,857	7 SY	\$	4.91	-			\$		\$ -	\$	-	\$	9,117.87	0%
Subsoil Stabilization LBR 40	10.65	-		^	5 000 00		10.107.00		404 000 00			400.000.00		400 000 00	1000
Subgrade Roads	19,107		\$	8.58	5,000.00	14,107.00	19,107.00	\$		<u> </u>		163,938.0 <b>6</b>		163,938.06	
8" Limerock	20,907	7 SY	\$	22.45	-	18,908.00	18,908.00	\$	424,484.60	\$ 382,036.14	\$	424,484.60	\$	<b>469</b> ,362. <b>15</b>	90%
Roadway Stabilize and Base						The state of the s		1	# # # # # # # # # # # # # # # # # # #			E00 400 00		040 //0 55	
(#165120)	_			P. C. P.			<u></u>	5	545,522.66	\$ 490,970.39	1 3	<b>5</b> 88,422.66	*	642,418.08	

Scope of Work	Quantity	Unit	U	nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	1	otal Installed This Period	retai: Total	% Net ange on Installed Period	Т	otal Installed To Date	P	roject Total	% Com p.
1,5" Final Lift Asphalt SP -12.5			<del>                                     </del>									1			***************************************	
Traffic C PG 76-22 ROAD	50,907	SY	\$	20.66	-		_	\$	- 1	\$	_	\$	-	\$	1,051,738.62	0%
2" Structural SP 12.5 Traffic C	· · · · · · · · · · · · · · · · · · ·		1				- William Carlot and the Carlot and	<b> </b>				1				
1st Lift Roads	<b>38</b> ,907	SY	\$	29.16	5,000.00		5,0 <b>00.00</b>	\$	- 1	\$	_	\$	<b>14</b> 5,800. <b>00</b>	\$	1, <b>1</b> 34,528. <b>12</b>	13%
Prime base material	<b>38</b> ,907	SY	\$	0.63	5,000.00		5,0 <b>00.00</b>	\$	-	\$	-	\$	3,150.00	\$	24,51 <b>1.41</b>	13%
Tack Coat	<b>50</b> ,907	SY	\$	0.63	_		-	\$	~	\$	-	\$	=	\$	32,071.41	0%
Asphalt (Cost Code # 165135)	-		1					\$		\$	*	\$	148,950.00	\$	2,242,849.56	
6" Header Curb Type D	317	LF	\$	34.42	-		-	\$	-	\$	_	\$	-	\$	10,911.14	0%
18" City Std. Curb & Gutter	7,935	LF	\$	21.34	3,935.00	3,500.00	7,435.00	\$	74,690.00	\$ 67	,221.00	\$	<b>158</b> ,662 <b>.90</b>	\$	169,332,90	
18" City Std. Drop Curb	398		\$	35.08	-		-	\$	-	\$	-	\$	•	\$	13,961.84	
RA Curb 2.25' Wide	379	LF	\$	40.52	-		-	\$	-	\$	-	\$	-	\$	15,357,08	
Curb (Cost Code # 165130)	-				······			\$	74,690.00	\$ 67	,221.00	\$	158,662.90	\$	209,562.96	
Concrete - Flat Work 8" thick			1		······································	~~~~	***************************************					1				
End Road Per plans	1,085	SF	\$	12.45	-		<del>-</del>	S	_	S	-	\$	-	\$	13,508.25	0%
Concrete Pavement Paver Base	2,730	SF	\$	11.89	-		-	\$	-	S	_	\$	-	\$	32,459.70	
Sidewalks concrete M.U.P.			<b>†</b>				***************************************				···	1				
Landings for ADA Mats	7,311	SF	\$	5.55	_		_	\$	_	\$	_	\$	-	\$	<b>40</b> ,57 <b>6.05</b>	0%
6' Sidewalk	4,180	SF	\$	5.55	=	***************************************	-	\$	_	\$	*	\$	-	\$	23,199.00	
A.D.A. Handicap Ramps M.U,P.	-		1												***************************************	
and Sidewalks	22	Ea	\$	303.74	-		-	\$	-	\$	-	\$	-	\$	6,682.28	0%
A.D.A. Mats	795	SF	\$	46.17			-	\$	-	\$	-	\$	-	\$	36,705.15	0%
Brick Pavers	<b>2</b> ,930	SF	\$	22.96	_		**	\$		\$	_	\$	_	\$	67,272.80	0%
Flush Header Curb 6" wide	<b>26</b> ,025	LF	\$	26.21	_		_	\$	_	\$	_	\$	_	\$	682,115.25	0%
1.5" M.U.P	21,900	SY	\$	20.13	-		-	\$	_	\$	-	\$	-	\$	440,847.00	0%
Prime Multiuse path base	21,900	SY	\$	0.63	-		-	\$	_	\$	_	\$	-	\$	13,797.00	
Subsoil Stabilization M.U.P.	30,540	SY	\$	12.88	-	15,000.00	15,000.00	\$	193,200.00	\$ 173	3,880.00	\$	193,200.00	\$	393,355.20	
4" Multiuse Path Base Material	22,900		1\$	24.48	-		-	\$	-	\$	-	\$		\$	560,592.00	
Sidewalk & Path (Cost Code #								1		1						
165150)	_							\$	193,200.00	\$ 17:	3,880.00	\$	193,200.00	s	2,311,109.68	
Stripe	10	Ls	\$ 21	39,109.00				\$		s		+	-	3	269,109.00	
Striping & Sign <b>age</b> (Cost Code		7100	+ -	20,100.00				+		<del>                                     </del>		+		+	200,100.00	1070
# 165140)	_					-		\$		\$		\$	•	\$	269,109.00	
Storm Top Adjustments	31	l Ea	<del>  s                                   </del>	683,41	10.00		10.00	15	_	\$		\$	6,834.10	S	21,185.71	_1
Storm Inverts		l Ea	\$	823.12	10.00		10.00			\$		\$	8,231.20		17,285.52	
Rip Rap		) Ls		32,258.58	0.50		0.50	\$	-	\$		<del>  3</del>   S	16,129.29		32,258.58	
Upgrade to RCP	<del></del>	Ls		56,151.00	1.00		·	<del></del>		\$		S	156,15 <b>1</b> .00			
	<b>19</b> .168		<del></del>		<del> </del>		1.00	<del></del>		<del></del>			130,131.00		156,151.00	
Punch Out Storm Drain	19.108	<del>                                      </del>	<u>  \$</u> _	2.56	-		<u> </u>	\$	-	\$	-	\$	-	\$	49,070.08	U70
Storm Drainage System (Cost Code # 165110)	-							\$	-	\$	-	\$	<b>187</b> ,3 <b>45.59</b>	\$	275,950. <b>89</b>	68 <b>%</b>
Roadway Underdrain	100	) LF	S	29.48	-		-	\$		\$	***	S	*	\$	2,948.00	0%
Roadway Underd <b>rain</b> (Cost Code # 165180)								\$	-	\$		\$		\$	2,948. <b>00</b>	
As Builts	1.00	LS	+=-	67,821.00		<b>_</b>		\$		\$		\$	-	\$	67.821.00	
Les parins	1.00	الح	13	U1,041.UU	-		-	13		ا ب	-	1 4	ν.	13	07.021.00	1070

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaiange on Total Installed This Period		retaiange on d Total Installed		Total Installed To Date		d Total Installed		n ed Total Installed		oject Total	% Com p.
Paving and Drainage As-builts						·				•			67.004.00							
(Cost Code # 165190)			<u> </u>				<b>\$</b>	-	\$ -	\$	*	\$	67,821.00							
Rapid Flasing Beacon	1.00	LS	\$ 43,838.00	-		-	\$	-	\$ -	\$	+	\$	43,838.00	0%						
Electric (Cost Code # 180110 )	-						\$	-	\$ -	\$	-	\$	43,838.00							
(RAB Delete)	0.70	Ls	\$(572,563.77)	_	0.20	0.20	\$ (	(114,512.75)	\$ (103,061.48)	\$	(114,512.75)	\$	(400,794.64)	29%						
Asphalt (Cost Code # 165135)	-						\$ 1	(114,512.75)	\$ (103,061.48)	\$	(114,512.75)	\$	(400,794.64)							
						-	\$	-	S -	\$	-	\$	*	####						
							\$	-	\$ -	\$	•	\$	~							
Revision 7 to 8 (Raise Roadway)	0.50	Ls	\$ 264,698.18	0.50		0.50	S		\$ -	\$	132,349.09	\$	132,349.09	100%						
Asphalt (Cost Code # 165135)							\$	-	\$ -	\$	132,349.09	\$	132,349.09							
Payment and performance bond	1		\$ 59,343.16	_	1.00	1.00	\$	59,343.16	\$ 53,408.84	\$	59,343.16	\$	59,343.16							
Change Order # 1 Bond							\$	59,343.16	\$ 53,408.84	\$	59,343.16	\$	59,343.16							
								otal Installed his Period 803,859.87	10% Net retaiange on Total Installed This Period 723,473.88	T	otal Installed To Date 1,620,400.44		ject Total 6,727,114.69	% Com p.						

## WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of \$\frac{5}{723,473.88}\$ hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through <u>July 25, 2025</u> on the job of <u>Evrdev, LLC</u> on the following described property:

**Project:** 2024-18 EverRange Phase 2 (Sta 523 – 651)

Pay Application: #9791

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: July 25, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

**Pho**ne: <u>904-291</u>-9330

Printed Name: Spence Nagy

**Title:** <u>Project Manager</u>

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 09

(B) Name of Payee: Carlton Construction Inc.

4615 U.S. Highway 17

Suite 1

Fleming Island, FL 32003

(C) Amount Payable: \$192,268.86

Carlton Construction Pay Application #2

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver Authorized Officers

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

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Daniel Welch, P.E. Consulting Engineer

#### APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Coastal Ridge CDD PROJECT: EverRange Amenity Distribution to: 475 W. Town Place, Suite 114 12858 Ever Range Parkway APPLICATION NO: 2 St. Augustine FL 32092 Jackonville FL 32256 **OWNER** Χ PERIOD TO: 07/31/2025 **ARCHITECT** FROM CONTRACTOR: Carlton Construction, Inc. VIA ARCHITECT: 4615 U.S. Highway 17 Χ CONTRACTOR PROJECT NOS: Suite 1 Fleming Island FL 32003 CONSULTANT CONTRACT DATE: 05/07/2025 CONTRACT FOR: EverRange Amenity CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM		12,209,201.77
2. Net change by Change Orders		0.00
3. CONTRACT SUM TO DATE (Line 1+2)		12,209,201.77
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet) 5. RETAINAGE:		492,918.17
a5.00 % of Completed Work (Column D + E on detailed sheet)	13,309.80	
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)		13,309.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		479,608.37
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		287,339.51
(Line 6 from prior Certificate) 8. CURRENT PAYMENT DUE		192,268.86
9. BALANCE TO FINISH, INCLUDING RETAINAGE		11,729,593.40
(Line 3 less Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
TOTAL	0.00	

#### CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge. information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and

payments received from the Owner, and that current payment shown herein is now due. County of: Clay Florida State of:

Subscribed and sworn to before me this  $28^{to}$  day of  $J_U$ 

Notary Public:

My Commission Expires:

### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

192.268.86 AMOUNT CERTIFIED.....

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT: August 5, 2025

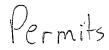
This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

## CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: \$ 192,268.86
Through Date: 07/31/2025
Owner: Coastal Ridge Community Development District
The undersigned company has provided labor, services, materials or equipment for listed project at the property listed above. The undersigned company does hereby waive and bond claims, liens, or claims of right of lien, statutory or otherwise against the above-listed project, owner and any sureties, for labor, services, material or equipment provided by the undersigned company through the above-listed through date. This document is effective only upon the undersigned company's receipt of payment from the financial institution on which the check in the analysis against the above-listed rty, and the project, owner and any sureties, for labor, services, material or equipment provided by the undersigned company the above-listed rty, and the
This Conditional Waiver and Release of Lien does not cover any retention or labor, services, equipment, or materials furnished for the above-mentioned project at the property listed above after the above-listed through date.
Company Name: Carlton Construction, Inc.
Signature:
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: $7/28/25$
ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Clay )
Personally appeared before me, this 28 <sup>th</sup> day of July, 2025, Anthony Cantu, who being duly sworn on oath says that he/she is Project Manager of Carlton Construction, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.
Signature:  Printed Name:  Riley Zylstra
NOTARY PUBLIC – STATE OF: FL NOTARY STAMP
RILEY ZYLSTRA  Notary Public, State Of Florida  Commission No. HH 336813  My Commission Expires 11/30/2026

### SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor:		t Constructio	n Co., Inc.					
Project Name:	EverRange	Amenity					2 2500	
Payment Request N		2025	TO	7/25	Subcontract No	:	SC-7500	<del></del>
	3/25	, 2025	Basely or Commission of the Co	1120	, 2025			
STATEMENT OF	CONTRAC	T AMOUN	1:					
1. Original (				\$	927,517.97	_ (1)		
		Net)(Add/De	duct)	æ		/n\		
	ed breakdowi	n) mount (1 +/- :	21	\$	-	_(2)	\$	927,517.97 (3)
		evious Applic		s		(4)	Ψ	027,017.07 (0)
	•	nis Applicati		\$	79,951.00			
	•	leted to Date				` <i>'</i>		
(per attach	ed Schedule	of Values)					\$	79,951.00 (6)
7. Total Pric	_			<u>\$</u> \$	-	_(7)		
		his Application	no	_\$_	3,997.55	_ (8)		_
9. Total Ret	-	, ,	/O O)				5	3,997.55 (9)
10. Work Co				rt•		1441	\$	75,953.45 (10)
11. Less Pre	•			\$	##	_ (11)	· CC	75 052 45 (10)
12. AMOUN	I OF IMIS I	KEROES! (I	10 - 11)				\$	<u>75,953.45</u> (12)
connection with the prior Period set forth Local tax laws, includaws insofar as applicinstrument on behalf Dated on7/22	above, exc ding Social S cable to the	ept as noted Security laws performance	below. I furt , Unemployre e of this Con  Vallence Compa	her certinent Co tract; an court/Co gny Nam	fy that I have com mpensation laws a d I have full powe nstruction Co., Inc	plied wand Ware and	with all Fe Vorkers' Co	deral, State and ompensation
			Printed	Name a	and Title			
State of FU		County of _	Clair					
The foregoing instrur	ment was ac	knowledaed	before me t	this 2	date of July	$\wedge$		_, 20 <u> </u>
The foregoing instrur HWHER Prvi- Vallen curt Wi	4	(name	as <u>[m] i(</u>	ct m	anagus	_(\title	e) for	
Vallen curt gor	versausi	Company 1	<u>∩ C</u> (compan	ıy name)	Ü			
		· ·				}/Pers	sonally Kn	own
/		1 1					duced ID _	
$\sim 1$				Not	ary Seal.			
Notary			-			: Co	TIA SHEDDO TY Public - State mmission # HH	e of Florida
My Commission Expi	ires:	05/27	19		300	My Col ided thro	mm, Expires A Ough National )	ar 27, 2029 P Notary Assn
		1 /	CMODALC	"ሮ ል "ሮ የ" <u>ክ</u> ብ ፡				
LABORERES, MAT	ERIALMEN	. SUPPLIER	SWORN S S. CONTRA			TORS	S AND OT	HERS ON THIS
,				JECT.				
Name			Ad	dress		P	Amt Rema	ining Unpaid
						-		
						+		
						-		
							·	



## **E-recording Report of Recorded Documents**

Itemized Fee View

Prepared for: Carlton Construction, Inc. (FLT9VF)

Cost center: FLT9VF

Report generated: 07/09/2025 06:57 AM MDT

202416 - EverRange Amenity

cc: 1310 - filing of NOC

#### **Documents Recorded**

NAME	TYPE	PG	ENTRY	RECORD DATE		AMT	SF	TOTAL I	PROCESSED
Duval County, FL									
Jun 25, 2025		·							
EverRange - The Grove							·		
Document 1	NOTICE COMMEN	CEMENT 12 E	2025149431 B 21521 P 2	274 06/25/2025 09:09 PM EDT	No fee	0.00	Submission Fee 5.15	5.15	06/26/2025
					Credit card surcharge	2.28	0.00	2.28	06/26/2025
					Recording Fee	103.50	0.00	103.50	06/26/2025
						105.78	5.15	110.93	
						105.78	5.15	110.93	
Totals for Duval County, FL						105.78	5.15	110.93	

## **Recording Fee Totals**

COUNTY	RECORD DATE	AMT	SF TOTAL
Duval County, FL	06/25/2025	105.78	5.15 110.93
Totals for Duval County, FL		105.78	5.15 110.93
Total of All Recording Fees		105.78	5.15 110.93

Document Count: 1
Package Count: 1

**Questions Contact:** 

Simplifile Support 800.460.5657, option 3 5072 North 300 West Provo, UT 84604



Д	R	ட	T	N

SCHEDULE OF VALUES

APPLICATION NUMBER: APPLICATION DATE:

SUBCONTRACTOR NAME: Vallencourt Construction Co., Inc

JOB NAME: EverRange Amenity

TO:

07/22/25 06/25/25 07/25/25

5%

CONTINUATION SHEET

JOB NAME: EverRange Amenity TO:
RETAINAGE %:

TOTAL. ITEM SCHEDULED PREVIOUS WORK IN STORED COMPLETED AND BALANCE NO. DESCRIPTION OF WORK VALUE APPLICATIONS PLACE MTLS STORED TO DATE % TO FINISH RETAINAGE (C/C) (D+E+F) (C-G) (G\*Retainage %) ٨ В С D E F G 11 Construction Site Work 33,741.76 3,500.00 3,500.00 10% \$ 30,241.76 \$ 175.00 S Erosion Control 41,569,00 4,100,00 4,100.00 10% \$ 37,469.00 \$ 205,00 3 Site Grading 119.986.27 48,895,00 48,895,00 41% 5 71.091.27 \$ 2.444.75 Asphalt Paving 355,877,24 0% \$ 355,877,24 \$ Drainage Systems 169,336.52 23,456.00 23,456.00 14% \$ 145,880.52 S 1.172,80 s Sanitary Sewer 57,833.35 0% \$ 57,833,35 \$ Water Distribution 149,173,83 S 0% S 149,173.83 S S #DIV/01 S #DIV/0! \$ DIV/0! S #DIV/0! \$ s #DIV/0! S #DIV/0! \$ #DIV/01 HDIV/0! S #DIV/0! 79,951.00 S S 847,566,97 S TOTAL WORK 927,517.97 S 79,951.00 3,997.55

CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
<b>-</b>			

#### The Grove at EverRange

Coastal Ridge CDD – Carlton Construction Contract Summary

- Guaranteed Maximum Price Contract, 12-month duration
  - o GMP = \$12,209,201.77
  - GMP = Cost of the Work + Lump Sum GCs + Contractor's Fee
    - Cost of the work includes P&P Bond (\$90,693.49) & Liability
       Insurance (\$125,544.78)
  - Project savings are shared 70/30 between CDD/Carlton
  - Project savings are only possible through subcontractor buy-out, as GCs are a lump sum.
  - Lump Sum General Conditions = \$726,438.00 (\$60,536.50 per month)
    - Monthly GC billing = \$60,536.50
    - This is the total of Proj. Mgmt. (\$540,000) and GRs (\$186,438.00)
    - There is no automatic mark-up of GCs in a C.O. (sections 5.5, 6.2)
    - If required by the change in the work, added GCs must be quantified
  - Lump Sum Fee = \$571,093.50
    - Monthly fee billing = \$47,591.00
    - Fee can increase or decrease 5% by C.O. (section 6.2)
- Substantial Completion Date: June 15<sup>th</sup>, 2026
- Billing Checklist
  - o Pay app submitted on or before the 30th of each month.
  - Verify Pay App has the correct sequence # and date for corresponding month.
  - Verify Pay app is signed, dated, and notarized by the GC.
  - Verify the Pay app is certified by the AOR
  - Verify the monthly summary of change orders is accurate.
  - Verify the General Conditions billing amount equals the monthly installment amount of \$60,536.50 (The lump sum General Conditions amount shall be subject to adjustments per contract)
  - Verify the Liability Insurance billing amount equals the monthly installment amount of \$10,462.07 (Subject to change with approved change orders)
  - Verify the Contractor's Fee equals the monthly installment amount of \$47,591.00 (Subject to change with approved change orders)
  - Verify Pay App includes all appropriate back up (subcontractor pay-apps)
  - Verify the payment due amount matches the requested amount.

### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 10

(B) Name of Payee: Prime

Prime Recreational Solutions 1075 Oakleaf Plantation Pkwy

Suite 304 # 397

Orange Park, FL 32065

(C) Amount Payable: \$219,144.74

Prime Invoice # RET-2042 - \$160,921.34 Prime Invoice # RET-2043 - \$58,223.40

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

## RETAINER INVOICE

Retainer# RET-2042

Balance Due **\$160,921.34** 



#### **Prime Recreational Solutions**

1075 Oakleaf Plantation Pkwy STE 304 #397 Orange Park Florida 32065 U.S.A (904) 716-7789 william@primerecreational.com www.primerecreational.com

Bill To Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine 32092-3649 Florida U.S.A

Retainer Date:

July 21, 2025

Reference:

The Grove at EverRange

- Shade (EQP Deposit)

#	Description	Amount
1	50% Equipment Deposit – Shade Structures: This invoice represents a 50% deposit toward the total cost of shade structure equipment as outlined in RFQ-4179-2-EQP. The deposit secures the order and initiates the fabrication process. Remaining balance will be due upon delivery.	160,921.34
	Sub Total	160,921.34
	Total	\$160,921.34
	Balance Due	\$160,921.34

#### Notes

For a detailed breakdown of the shade structure equipment included in this invoice, please refer to quote RFQ-4179-2-EQP.

## RETAINER INVOICE

Retainer# RET-2043

Balance Due **\$58,223.40** 



#### **Prime Recreational Solutions**

1075 Oakleaf Plantation Pkwy STE 304 #397 Orange Park Florida 32065 U.S.A (904) 716-7789 william@primerecreational.com www.primerecreational.com

Bill To Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine 32092-3649 Florida U.S.A

Retainer Date:

July 21, 2025

The Grove at EverRange

Reference:

- Playground (EQP

Deposit)

#	Description	Amount
1	50% Equipment Deposit – Playground Equipment: This invoice represents a 50% deposit toward the total cost of playground equipment as outlined in RFQ-4170-1-EQP. The deposit secures the order and initiates the fabrication process. Remaining balance will be due upon delivery.	58,223.40
afternet 19 at media adal Perabus America	Sub Total	58,223.40
	Total	\$58,223.40
	Balance Due	\$58,223.40

#### Notes

For a detailed breakdown of the playground equipment included in this invoice, please refer to quote RFQ-4170-1-EQP.

### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 11

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.

P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable: \$1,295,279.18

Phase 1 - Pay Application #2 Project 2023-43, 2023-72 – Current Payment Due \$1,295,279.18

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Ranger Station Phase 1 & US-1 Widening
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver Authorized Officers

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E. Consulting Engineer

APPLICATION AND CERTIFICATE F	FOR PAYMENT		AIA DOCUMENT G702	(Instructions on reverse side)		PAGE
TO: Coastal Ridge CDD		PROJECT	Ranger Station Phase 18	LUS-1 Widening @ Everan APPLICATION N	NO: 2	Distribution to:
C/O ENGLAND, THIMS, & I						[] OWNER
14775 ST. AUGUSTINE RD				PERIOD TO:	7/25/25	[] ARCHITECT
JACKSONVILLE, FL 32258 Attn: Jason Hall/ Mike Dalib						[] CONTRACTOR
FROM: VALLENCOURT CONSTRU				ARCHITECT'S		Contractors
PO Box 1889, Green Cove				PROJECT NO:	9789-2	Project # 2023-43
ORANGE PARK, FL 32065		10		ritoszot ito.	9790-2	2023-72
CONTRACT FOR:				CONTRACT DA	TE	<b></b>
CONTRACTOR'S APPLICATION FO	R PAYMENT		Applica	ion is made for Payment, as shown below, i		ne Contract
CHANGE ORDER SUMMARY				ation Sheet, AIA Document G703, is attached		
	ADDITIONS	DEDUCTIONS		, ,		
previous months by Owner			1. ORI	GINAL CONTRACT SUM		\$ 10,657,007.92
TOTAL		_	2. Net	change by Change Orders	***************************************	\$ 94.847.37
Approved this Month				TRACT SUM TO DATE (Line 1 +- 2)		
Number Date Approved	,			AL COMPLETED & STORED TO DATE		
1	94,847.37			(Column G on G703)		
	·		5, RET	AINAGE:		
			a. 10	% of Completed Work \$ 175,24	8.51	
				(Column D + E on G703)		
			b.	% of Stored Materials \$		
				(Column F on G703)		
			Tota	I Retainage (Line 5a + 5b or		
TOTALS	94,847.37	-	1	Total in Column 1 of G703)		\$ 175,248.51
Net change by Change Orders		94,847.37	6. TO	AL EARNED LESS RETAINAGE:		
The undersigned Contractor certifies	s that to the best			(Line 4 Less Line 5 Total)		**************************************
information and belief the Work cover				S PREVIOUS CERTIFICATES FOR		
completed in accordance with the Co	ontract Documer	nts, that all amoun	its have been	PAYMENT (Line 6 from prior Certifica	te)	\$ 281,957.33
paid by the Contractor for Work for v	which previous C	ertificates for Pay	ment shown 8. CUI	RRENT PAYMENT DUE		\$ 1,295,279.18
issued and payments received form	-			ANCE TO FINISH, PLUS RETAINAGE		
herein is now due.		p		(Line 3 less Line 6)		
CONTRACTOR:						
By: Musicus M. Si	rany	Date:	7/25/2025			
Engineers CERTIFICATE FOR PAY	,		AMOUS	NT CERTIFIED	¢.	1,295,279.18
In accordance with the Contract Doc		on on-site observ	OUND the Attack	explanation if amount certified differs from	the amount applied	
data comprising the above application					The difficult applied	
best of the Architect's knowledge, in				1/11/11/11	Date:	8/13/75
indicated, the quality of the Work is	in accordance w	ith the Contract D	ocuments, and This C	ertificate is not negotiable. The AMOUNT C		
the Contractor is entitled to paymen	t of the AMOUN	CERTIFIED		ctor named herein. Issuance, payment and		
			prejud	ice to any rights of the Owner or Contractor	under this Contract.	

## Exhibit "A"

## Ranger Station Roadway Phase 1

## Schedule of Values (October 3, 2023 Plans)

		-	7		Marie Ma		_	_		-	CONTRACTOR OF THE PARTY OF THE	-				-
					Quantity	Quantity					10% Net					
					Installed/	Quantity Installed/	Quantity				retaiange on					
					Materials	Materials	Installed To	T	otal Installed		Total Installed		otal Installed			%
Scope of Work	Quantity	Unit	IIn	it Price	Last App.	This App.	Date		This Period	This Period		To Date		D,	oject <b>Total</b>	Comp.
General Conditions	0.30	1		3,211.55	0.05	anto . tpp.	0.05		-	\$	-	S		\$	-	17%
Construction Entrance	1.00			7,665,19	0.30		0.20		_	\$		\$		\$	7,665.19	
Maintain Access	0.30	<del></del>		,910.60	0.05		0.05	<del></del>	-	\$		\$	395.53	\$	2,373.18	
Survey <b>in</b> q	0.20	1		,462.80	0.05		0.05	<u> </u>	-	\$	_	\$	4.423.14			25%
Construction Entrance Signs	85.00		\$	32.54	5.00		5.00	·	_	\$	_	\$	162.70		2,765.90	
Mobilize Clearing and			1					Ť		<u> </u>		<u> </u>		<u> </u>	21. 33.00	
Grubbing (Cost Code #	-							\$	-	\$	-	\$	11,174.99	\$	58,460.30	
Earthwork Density Testing	0.20	LS	\$109	,346.53	-		<b>-</b>	\$	-	\$	-	\$	_	\$	21,869.31	0%
Final Dressout right of ways	70 <b>,000</b>	\$Y	\$	0.70	15,000.00	15,000.00	30,000.00	\$	10,500.00	\$	9,450.00	\$	21,000.00	\$	49,000.00	43%
Grade or Regrade Ditches On																
site	3,000.00	LF	\$	11.37		2, <b>000.00</b>	2,000.00	\$	22,740.00	\$	20,46 <b>6.00</b>	\$	22,740.00	\$	34, <b>110.00</b>	67%
Lot Fill and Testi <b>ng</b> (Cost													***************************************			
Code # 160125)								\$	33,240.00	\$	29,916.00	\$	43,740.00	\$	104,979.31	
					-		-	\$	-	\$	*	\$	-	\$		#DIV/0!
					_		-	\$		\$		\$	-	\$	-	#DIV/0!
Excavation (SMF) Cost Code #																
(160120)	-				***************************************			\$	*	\$	-	\$	-	\$	**	
Sod	86,962		\$	2.31		10,000.00	10,000.00	\$	23,100.00	\$	20,790,00	\$	23,100.00	\$	<b>20</b> 0,882,22	
Seed	18,400	SY		\$0.58	-		_	\$	-	\$	~-	\$		\$	10,672.00	0%
Seeding & Mulching & Sod																
(Cost Code # 165160)	-							\$	23,100.00	\$	20,790.00	\$	23,100.00	l	211,554.22	
Maintain Silt Fence COJ project	10,000		\$	1.21	_	1,000.00	1,000.00		1,210.00	\$	1,089.00		1,210.00	<b></b>	12,100.00	
Inlet Protection	61.00	Ea	\$	182.24	-		-	\$	-	\$	-	\$	-	\$	11.116.64	0%
Erosion and Sediment Control																
(Cost Code # 160100)								\$	1,210.00	<del></del>	1,089.00		1,210.0 <b>0</b>	1	23,216.64	
NPDES Permit Compliance	0.20	Ls	<u> </u>	53,775	-	0.05	0.05	\$	2,688.74	\$	2,419.86	\$	2,688.74	\$	10,754.94	25%
Stormwater Pollution																
Prevention Plan (Cost Gode #																
160101)	-	ļ	<u> </u>					\$	2,6 <b>88.74</b>	\$	2,419.86	\$	2,6 <b>88.74</b>	\$	10,754.94	
Subgrade for Sidewalks and Flat	050	0)(		4.04	000.00	and Control of the Co	000.00			_		1	202.00		4.040.00	700/
concretes Subsoil Stabilization LBR 40	253	SY	\$	4.91	200.00		200.00	\$		\$	-	\$	982.00	12	1,242.23	79%
M.U.P.	3.000	lev	s	14.28	2,000.00	Marie Company	2,000.00	s	_	\$	_	\$	28,560.00	6	42,840.00	670/
Roadway Stabilize and Base	3,000	101	+	14.20	2,000.00	<u> </u>	2,000.00	+-		13		1 3	20,300.00	1-2	42,040.00	0776
(#165120)	_							\$	-	\$	_	\$	29,54 <b>2.00</b>	S	44.082.23	
1.5" Final Lift Asphalt SP -12.5		<del> </del>	+					┿		Ť		Ť		+	77,502.20	+
Traffic C PG 76-22 ROAD	38,650	SY	\$	20.66	_			\$	-	\$	_	5	_	S	798,509.00	0%
Tack Coat	38,650		\$	0.63	_	<u> </u>		1\$		\$		\$		\$	24,349.50	
Asphalt (Cost Code # 165135)		+	Ψ	3.00				\$		\$	_	\$		\$	822,858.50	+
Lating Comments of the state of	<u> </u>	<u> </u>			<u> </u>	J	<u> </u>	1 +						1 -		لــــــــــــــــــــــــــــــــــــــ

								T	his Period	T	his Period	-	To Date	Pro	jec <b>t Total</b>	Comp
								retaiange on Total Installed		1				%		
# 165110)	***************************************							\$		\$	- 10% Net	\$		\$		
Drainage System (Cost Code						and the second s										
Change Order #4 Storm								-								
					-			\$	J7,071.31	\$	-	\$	-	\$	-	
Change Order # 1 (Cost Code # 160110 )	•			nigote consistence				\$	<b>94,847</b> .37	\$	85,362.63	\$	94,847.37	\$	94,847.37	
Bond	1.00	) Ls	\$ 9	94,847.37		1.00	1.00	\$	94,847.37	\$	85,362.63	\$	94,847.37	\$	94,847.37	
Landscaping(Cost Code #190120)	in the state of th							\$	4-	\$	##	\$		\$		
		- Lf			_			\$	-	\$	+	\$	-	\$	*	#DIV/0
Irrigation(Cost Code # 190120)	-							\$		\$	-	\$	-	\$	•	
		- Lf					-	\$	_	\$	~	\$	**	\$	-	#DIV/0
Electric (Cost Code # 180110 )	-							\$		\$	-	\$	48,839.42	\$	439,554.81	
Signalization (pg T-8)	0.45	LS	\$48	32,435.00	0.05	Алушкоорр	0.05	\$	e	\$	_	\$	24,121.75	\$	217.095.75	11%
Signalization(Pg T-6 & T-7)	0.45		\$49	4,353.47	0.05	E-projection in the contract of the contract o	0.05	\$	_	\$	_	\$	24,717.67	\$	<b>2</b> 22, <b>459</b> .06	11%
Paving and Drainage As-builts (Cost Code # 165190)				manus representativos		d-si ambolitic (1994)		\$	-	\$	-	\$	<u>-</u>	\$	58,975.20	
As Builts	1.00	ILS _	\$ 5	8,975.20	-		-	\$	_	\$	-	Ş		\$	58,975.20	10%
Code # 165180)	* 60	1.0	<del>    -   -   -   -   -   -   -   -   -  </del>	70.075.00				\$	<u>.</u>	\$	-	\$		\$	**************************************	00/
Roadway Underdrain (Cost	Trumost impanative management ma	<del> </del>	_					-		<u> </u>		*		Ť		1.701010
Code # 165110)					-			\$	÷	<b>\$</b>	•	<b>\$</b>	-	\$	28,6 <b>89.92</b>	0% #DIV/0
Storm Drainage System (Cost	1 1,4,47	<del> </del>		2.00				-		Ψ		~		<del>                                     </del>	40,000.0Z	1000
Code # 165140)  Punch Out Storm Drain	11.207	l f	S	2.56			1986/1884 - 1885 - 1886	<b>\$</b>	~	\$ \$	•	<b>\$</b>	ana	<b>\$</b>	75,254.08 28,689.92	0%
Striping & Signage (Cost	U.DL	112	313	0,300.13	-		-	\$	**	Ф	-	\$		\$	75,254.08	U%0
165150) Stripe	0.50		015	0,508.15				\$	6,461.22	<b>\$</b>	5,815.10	\$	18,370.05	\$	272,595.77	00/
Sidewalk & Path (Cost Code #	-,	<del>                                     </del>						٢		<del></del>				<del>,</del>		1
4" Multiuse Path Base Material	3,710	4	\$	24.48			*	\$	_	\$	-	\$	-	\$	90,820.80	·
1.5" M.U.P	3,710		- <del>  \$</del>	20.13			· · · · · · · · · · · · · · · · · · ·	\$	-	\$		\$	_	\$		0%
Flush Header Curb 6" wide	1,000		<del>                                      </del>	26.21				\$		\$	-	\$		\$	26,210.00	
and Sidewalks A.D.A. Mats		Ea SF	\$	303.74 46.17	12.00	3.00	15.00	\$	911.22	\$	820.10	\$	4,556.10	\$		83 <b>%</b> 0%
A.D.A. Handicap Ramps M.U.P.			_							_		_		١.		
6' Sidewalk	<b>3,4</b> 89	SF	\$	5.55	1,489.00	1,000.00	2,489.00	\$	5,550.00	\$	4,995.00	\$	13,813.95	\$	19,363.95	71%
Landings for ADA Mats	3,674		\$	5.55	-		-	\$	~	\$	-	\$	-	\$	20,390.70	0%
Sidewalks concrete M.U.P.	020	131	-   -	12.70				Ψ		Ψ		Ψ		Ψ	0,373.00	0 76
End Road Per plans	528	SF	s	12.45	-			\$	_	\$	-	\$	<u></u>	\$	6, <b>573.60</b>	0%
Curb (Cost Code # 165130) Concrete - Flat Work 8" thick		<u> </u>						\$	-	Ф		\$	-	\$		ļ
Curt (Cara Cara Assessance)	·	-			-			\$		\$ <b>\$</b>		\$	-	\$	-	#DIV/0
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	+		-				\$	-	\$		\$		\$	-	#DIV/0

Exhibit "A"

US-1 Widening at Ever Range Parkway/Ranger Station

## Schedule of Values

		Quantity Quantity 10% Net							1	·····	T					
					Installed/	Installed/				r	retaiange on					%
	Oct 3rd	Uni			Materials Last	Materials	Quantity	т	otal Installed	1	tal Installed	Т	otal Installed			Com
Scope of Work	Quantity	t	E .	Unit Price	App.	This App.	Installed To Date		This Period	i	his Period	•	To Date	P	roject <b>Total</b>	р.
Gen <b>era</b> l Conditi <b>ons</b>	0.80	L.S	İs	145.147.67	0.10	0.10	0.20	Ś	14,514,77	5	13.063.29	S	29,029.53	\$	116,118.14	
Construction Entrance	0.80		İs	36,703.13	0.10	0.10	0,20	5	3,670.31	5	3,303.28		7,340.63	S	29,362,50	
Demolition of Existing Asphalt &			T					<u> </u>		Ť		Ť		1		
Pipe	0.90	Ls	\$	320,229.83	-		-	\$	_	S	_	5	-	\$	288,206.85	0%
Maintance of Traffic	0.80	Ls	\$	561,863.41	0.05	<b>0</b> .05	0.10	\$	28,093.17	\$	25,283.85	\$	56,186.34	S	449,490.73	
Night time work	1.00	LS	\$	138,488.33	0.05		0.05	S	-	\$		S	6,924.42	S	138,488.33	
Surveying	0.80	LS	S	30,580.65	0.05	0.05	0.10	\$	1,529.03	\$	1,376,13	\$	3,058.07	\$	24,464.52	
Mobilize Clearing and Grubbing	(Cost Cor	le#	1601	110)				\$	47,807.28	\$	43,026.55	5	102,538.98	\$	1,046,131.07	
Strip Topsoil	2,500	CY	S	10.66	1,675.00		1,675.00	S	-	\$	_	S	<b>17,85</b> 5.50	\$	<b>2</b> 6,650,00	67%
Respread 6" Topsoil	825	CY	\$	4.18	-		-	\$	-	\$	-	5	-	\$	3,448,50	0%
Bury in Pond	1,175	CY	\$	5.77	350.00		350.00	\$	_	\$	-	\$	2,019.50	\$	6,779.75	30%
Site Cut	3,184	CY	S	13.37	2,000.00		2,000.00	\$	_	\$	-	\$	26,740.0 <b>0</b>	\$	42,570.08	63%
Place & Compact Fill	15,335	CY	\$	3.09	5,335.00		5,335.00	\$	-	\$	-	\$	16,485,15	S	47,385.15	35%
Earthwork Density Testing	0.80	LS	S	105,839.82	-	0.10	0.10	S	10,583,98	S	9,525,58	S	10,583.98	S	84,671.86	13%
Final Dressout	33,100	SY	\$	1.53	-	COLUMN TO THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE	-	\$	-	\$	-	\$	_	\$	50,643.00	0%
Construct Ditch	2,530	Lf	S	26.55	-		-	\$	-	\$	-	S	-	\$	67,171.50	0%
Dress Behind Electric Contractor		LS	S	16,970,29	-		-	\$		\$	40	\$	-	\$	16,970.29	
Earthwork and Testing (Cost C	ode # 1601	25)						\$	10,583.98	\$	9,525.58	\$	73,684.13	\$	346,290.13	
Dewater for Pond	19,151	_	·····	0.47	5,335.00		5,335.00	\$	-	\$	-	\$	2,507.45	\$	9,000.97	28%
Get Dirt From On-site Pond	19,151	CY	S	10_84	5,335.00		5,335.00	\$	-	\$	-	\$	57,831.40	\$	207,596,84	28%
Excavation (SMF) Cost Code #	(160120)							\$	-	\$	-	\$	60,338.85	\$	216,597.81	
Site Sod	25,945			3.00	-		•	\$	-	\$	-	S	-	Ş	77,835.00	
Seeding & Mulching & Sod (Co	st Code # 1	6516	50)					\$	-	\$	-	\$	*	\$	77,835.00	T
Silt Fence Type III (Regular) -	-															
COJ Project	<b>1</b> 1.080		\$	1.92	-		_	\$	_	\$	-	\$	*	\$	21,273.60	
Inlet Protection		Ea	<u> </u>	180,00	-		-	\$	-	S	-	S	-	\$	6,480.00	
Maintain Silt Fence	15,380		S	1.20	3,000.00		3.000.00	A	_	S	-	S	3,600.00	<u> </u>	18,456.00	
Erosion and Sediment Control			6010					\$	-	\$		\$	3,600.00		46,209.60	L.
NPDES Permit Compliance	0.90			17,750	0.10		0.10		-	\$	~	\$	1,774.99		15,974.93	
Stormwater Pollution Prevention	n Plan (Co	st C	ode	# 160101)				\$	-	\$	-	\$	1,774.99	\$	15,974.93	
Subsoil Stabilization (Shoulder-					1											
Per Typical Section)	2,870			17.24	-	1.000.00	1,000.00	S	17,240.00	\$	15,516.00		17,240,00	-	49,478.80	
Subgrade for Sidewalk	1,348	SY	5	4.06	1,000.00		1,000,00	\$	_	\$	*	\$	4,060.00	<u> </u>	5,472.88	74%
Subsoil Stabilization (Travel																
Lanes-Per Typical Section)	21.585			13.55	-	11,150.00	11,150.00				135,974.25		151,082.50		292,476.75	
8" Limerock	1,125			23.45	-	1,125.00	1,125.00		26.381.25		23, <b>7</b> 43, <b>1</b> 3		26,381,25		26,381.25	
0" Limerock 18,025 SY \$ 26.79				-	10.025.00	10.025.00	4	268,569,75				268,569.75		482,889.75		
Roadway Stabilize and Base (#		·	<del></del>					\$	463,273.50	+	416,946.15		467,333.50		856,699.43	
Milling Existing Asphalt	8,040			11.50	-		-	\$	_	\$	-	\$		\$	92,460.00	
Prime & Tack	41,330	ISY	\$	0.65	-	11,150.00	11,150.00	S	7,247,50	\$	6,522.75	\$	7,247.50	\$	26,864,50	127%

	Oct 3rd	Uni	1		Quantity Installed/ Materials Last	Quantity Installed/ Materials	Quantity		otal Installed	To	10% Net etaiange on otal Installed	r	otal Installed			% Com
Scope of Work	Quantity	t		Unit Price	App.	This App.	Installed To Date	7	This Period	7	This Period		To Date	P	roject Total	p.
.75" Friction Course FC-5																
(Travel Lanes)	<b>27</b> ,828	SY	\$	19.84	-		-	\$	-	\$		\$	_	\$	552,107.52	0%
1.5" SP Structural Course Traffic							Part and Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of t									
C (Resurface)	8,181	SY	\$	31.38	-		-	\$	_	\$	-	\$		\$	256,719,78	10%
4.5" SP Structural Course Traffic	4									_	204 100 55					
C (Travel Lanes)	19,432		\$	61.93	-	11,150.00	11.150.00	\$	690,519,50		621,467.55	\$	690,519.50		1,203,423,76	4
area	2,140	In	\$	200.00	-		-	\$	_	S	***	S		\$	428,000.00	0%
3" Asphalt Pavement FDOT	200	CV		46.00								•			12 674 56	00/
Driveway  Nocatee Parkway Paving repair	<u> </u>	SY	\$	45.28	-		-	\$	_	<b>\$</b>	-	<b>\$</b>		\$	13,674.56 16,912.00	
Asphalt (Cost Code # 165135)	400	SY	\$	42.28			-	\$	697,767.00		627,990.30				2,590,162,12	
		1	+			2 222 22	200000	į	CONCERNO CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CO	h		1	,	S	142,347.90	1 .
Type E Curb and Gutter Curb (Cost Code # 165130)	4,890	Lr	\$	29,11	*	2,000.00	2.000.00	\$	58,220.00 <b>58,220.00</b>		52,398.00 <b>52,398.00</b>		58,220.00 58,220.00	1	142,347.90	
	12.132	OF.	+					\$	30,220.00	\$		\$	- 30,220.00	-	68,909.76	1 1
Sidewalks	1		\$	5.68	-		-	<u> </u>		1	· · · · · · · · · · · · · · · · · · ·			-		
A.D.A. Handicap Ramps		Ea SF	S	315.00	-		<del>-</del>	S	_	S	_	S	*	\$	4,095.00 8,379.00	
A.D.A. Mats Sidewalk & Path (Cost Code # 1		151	\$	47.88	-			\$	-	\$	-	\$		\$	81,383.76	
		T.	1.0	20 755 00			<u> </u>							<u> </u>	63.755.00	: 2
Gauard rail & Signs	1.00		\$	63,755.00	-		-	\$		\$	-	\$	_	\$		
Asphalt at Gaurdrail		SY	\$	55.55	-		-	5	***	\$	-	\$	_	\$	27.775.00	
Stripe & Signs	1.00	LS	\$	167,858.00	-		-	5	•	\$	_	\$		\$	167,858.00 <b>259,388.00</b>	10%
Striping & Signage (Cost Code		1. =	T =					\$	-	\$		\$		\$		
Dewater Storm Drain	1,378		\$	25.42	-		_	\$	-	5	*	\$		\$	35,028,76	
DBI Type C (Double) 0-6' Deep		Ea	\$	5,575.62	*		_	\$	_	<u>  S</u>	_	\$	_	\$	5,575.62	
DBI Type C (Single) 0-6' Deep		Ea	\$	6,072.09			-	S	_	\$		\$		\$	6,072.09	
DBI Type D 0-6' Deep		Ea	\$	7,072.70			•	\$	*	\$	-	\$	-	5	7,072,70	
DBI Type C (Single) 6-8' Deep		Ea	\$	8,257,39				3	-	\$	_	\$	*	\$	8.257.39	
Type P inlets		Ea	\$	10,621,00	-			\$	***	\$	_	S	_	15	116,83 <b>1</b> .00	
Type 1 Inlet 0-6' Deep	<u> </u>	Ea	\$	12,844.80			-	\$	-	\$	-	S	_	\$	12,844.80	
Type 2 Inlet 0-6' Deep		Ea	\$	11,030.20	ļ		-	\$		3	-	\$	_	\$	11.030.20	
Type 5 Inlet 0-6' Deep		Ea	<u>  \$</u>	10,378.71	-		-	\$	-	15		\$	-	\$	41,514.84	
Type 6 Inlet 0-6' Deep	4	Ea	S	14,869.64	-		No.	\$		S	-	\$	-	\$	29,739.28	
Type 5 Inlet 6-8' Deep	<u> </u>	Ea	\$	10.101.74	-		-	\$	-	15	-	\$	_	S	10,101,74	
Storm Top Adjustments		Ea	15	549.32			-	\$	-	S		\$	_	\$	23,071,44	
Storm Inverts		Ea	S	664.88	-		-	\$		15	_	\$		<u>S</u>	27,924.96	
24" Mitered End Section		Ea	\$	<b>3,76</b> 3.09	-			\$	_	S		S		\$	7,526.18	
Section		Ea	\$	4,920.92	-		-	5	-	S		\$	_	\$	4,920.92	
15" RCP 0-6' Deep		LF	\$	102.98	-	ļ	-	\$		S		S		\$	823.84	
18" RCP 0-6' Deep	<u> </u>	LF	\$	122.01	-			\$	*	\$		\$	_	<u>  S</u>	51,732.24	
30" RCP 0-6' Deep	1	LF	\$	199.10	·		-	S	-	\$		\$	_	S	8,959.50	
30" RCP 6-8' Deep		LF	S	202.06				\$		\$		15		<u>  \$</u>	18,993.64	
36" RCP 6-8' Deep	A CONTRACTOR OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF TH	LF.	\$	253.00				\$		\$		\$	_	\$	82,984,00	
14"x23" ERCP 0-6' Deep		LF	S	184.65	** (***********************************		-	\$	·	S		S	-	\$	88. <b>447.35</b>	
24"x38" ERCP 0-6' D <b>ee</b> p		) LF	S	362.88			-	\$	<del></del>	\$		\$	-	\$	14.5 <b>1</b> 5.20	
Storm Crossing		LF	S	848.13				<u>  \$</u>		\$		\$	_	\$	74.635 <b>.44</b>	
Road Repair at Crossing	1	Ea	\$	33,000.00	-		-	S	_	\$	-	\$	_	\$	33,000.00	0%

	Oct 3rd	Uni		Quantity Installed/ Materials Last	Quantity Installed/ Materials	Quantity	Tota	al Installed	ret	0% Net liange on I Installed	T	otal Installed			% Com
Scop <b>e of Work</b>	Quantity	t	Unit Price	App.	This App.	Installed To Date	Th	is Period	Th	is Period		To Date	P	roject <b>Total</b>	p.
temp patch for stom installation	650	SY	\$ 42.28	-		-	\$	-	\$	-	\$	-	\$	27,482.00	0%
Underdrain Cleanout	24	Ea	\$ 665.83	-		-	S	-	\$	-	\$	-	\$	15,979.92	0%
Pu <b>nc</b> h Out Storm Drai <b>n</b>	3,968	LF	\$ 2.53	-		-	S	-	S	-	\$	-	\$	10.039.04	0%
Flowa <b>ble Fill</b>	65	су	\$ 211.00	65.00		65.00	\$	-	\$	-	\$	13,715.00	\$	13,715.00	####
TV Storm Drain (Laser Profile)	3,968	LF	\$ 9.60	-		-	\$	-	\$		\$	-	\$	38,092.80	0%
Storm Drainage System (Cost C	Code # 165	110)	· · · · · · · · · · · · · · · · · · ·				\$		\$	*	\$	13,715.00	\$	826,911.89	2%
Roadway Underdrain	2,825	LF	\$ 45.26	-		+	\$	*	\$	m	\$	-	\$	127,859.50	0%
Roadway Underdrain (Cost Cos	ie # 165180	))					\$	*	\$	-	\$	*	\$	127,859.50	T
Asbuilts	1.00	LS	\$ 26,940.09	-		-	\$	-	S	**	\$	٠.	\$	26,940.09	0%
Paving and Drainage As-builts	(Cost Code	e # 16	(5190)				\$	-	\$	-	\$	-	\$	26,940.09	
Signalization	1.00	LS	\$ 1,731,382.00	-	CASE OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY	-	\$	+	S	-	S	*	\$	1.731.382.00	0%
Electric (Cost Code # 180110.)	COLUMN TO THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE						\$	-	\$	-	\$	-	\$	1,731,382.00	
Bond	-	LS	\$ 89,904.00	-		-	\$	-	S	₩.	S	-	\$	-	####
Change Order # 1 (Cost Code	Para College														
# <b>160</b> 110 )							\$	-	\$		\$	-	\$	-	
existing	0.50	LS	\$ 227,837.59	-		•	S	-	\$	-	\$	-	\$	113,918.80	
Change Order							\$	-	\$	-	\$	-	\$	113,918.80	
			ļ												
									}	0% Net					
									1	iange on					%
							Tota	al installed	Tota	I <b>Install</b> ed	Te	otal Installed			Com
							1	is Period	1	s Period		To Date		oject <b>Total</b>	p.
							1,	277,651.77	1,1	49,886.59		1,478,972.46		8,506,032.01	17%

## Grand Total of Ph-1 Roadway and US-1

Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com <b>p.</b>
1,439,199.09	1,295,279.18	1,752,485.02	10,751,855.29	16%

# WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of \$ 1,295,219.18, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through July 25, 2025 on the job of Evrdev, LLC on the following described property:

Project: 2023-43 Ranger Station Phase 1 & 2023-72 US 1 Widening @ Everan

Pay Application: #9789 & 9790

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: July 25, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

**Address:** <u>P.O. Box 1889</u>

Green Cove Springs, Florida 32043

Pho**ne:** <u>904-291-9330</u>

Printed Name: Spence Nagy

Title: Project Manager

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: #12

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.

P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable: \$1,106,409.75

Phase 1 - Pay Application #3 Project 2023-43, 2023-72 – Current Payment Due \$1,106,409.75

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Ranger Station Phase 1 & US-1 Widening
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

APPLICA	TION AND CERTIFICAT	TE FOR PAYMENT		AIA DOCUMENT G702	(Instructions on reverse side)		PA	GE
	Coastal Ridge CDD C/O ENGLAND, THIMS 14775 ST. AUGUSTINE JACKSONVILLE, FL 32 Attn: Jason Half Mike E	RD. 258		Ranger Station Phase 1& U	IQ-6 Wildening @ Everan APPLICATION N PERIOD TO:	8/25/25		stribution to: OWNER ARCHITECT CONTRACTOR
FROM:	VALLENCOURT CONS PO Box 1889, Green Co ORANGE PARK, FL 32	TRUCTION CO., IN ove Springs, FL 320	C.		ARCHITECT'S PROJECT NO:	#9821-3 #9822-3	Pri	ntractors oject# 2023 43 3.447
CONTRA	CT FOR:				CONTRACT DA	-		
	CTOR'S APPLICATION	FOR PAYMENT			n is made for Payment, as shown below, in		ne Co	ntract.
	ORDER SUMMARY	155550		Continuat	ion Sheet, AIA Document G703, is attached	ed		
	Orders approved in months by Owner	ADDITIONS	DEDUCTIONS	1 OPIGI	NAL CONTRACT SUM		•	10,657,007.9
TOTAL	mondis by Owner				ange by Change Orders			
	this Month			3 CONT	RACT SUM TO DATE (Line 1 +- 2)		\$	10,751,855.2
Number	Date Approved				COMPLETED & STORED TO DATE			2,981,829,1
1	Date Apploved	94,847.37		4. IOIA	(Column G on G703)	********************	Ψ	2,001,020,
		54,047.37		5. RETA				
				THE RESIDENCE OF		2 02		
				a. 10	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	2.32		
				1	(Column D + E on G703)			
				D	% of Stored Materials \$			
					(Column F on G703)			
				lotal	Retainage (Line 5a + 5b or			298,182.9
	TOTALS	94,847.37	2.000	4	Total in Column 1 of G703)		. 5	
	nge by Change Orders		94,847.37		L EARNED LESS RETAINAGE:		\$ -	2,003,040.
	ersigned Contractor cert				(Line 4 Less Line 5 Total) PREVIOUS CERTIFICATES FOR			
	on and belief the Work				PAYMENT (Line 6 from prior Certifica	to)	•	1,577,236
	ed in accordance with th							1,106,409
	the Contractor for Work				RENT PAYMENT DUE			
	nd payments received f	orm the Owner, and	that current paym	ent shown 9. BALA	NCE TO FINISH, PLUS RETAINAGE		. \$_	8,068.209.
herein is	now due.				(Line 3 less Line 6)		-	
CONTR	ACTOR:							
	ACTOR:	0						
By: 1/	Mascus M	Lown	7 Date:	8/25/2025				
-7	Ch	/	7 3 3 3 3 3		7			/ / 20
	ers CERTIFICATE FOR		-	AMOUN	T CERTIFIED		\$ _	1,106,409.75
In accor	dance with the Contract	Documents, based	on on-site observ	ations and the (Attach	explanation if amount certified differs from	the amount applied	d for.)	
data co	mprising the above appl	ication, the Architec	t certifies to the O	wner that to the Enginne	1/4-1/1/	Date: 9	15	125
pest of	the Architect's knowledg	ge, information and I	belief the Work ha	s progressed as By:	rtificate is not negotiable. The AMOUNT C	- Date:	1 0 1	
indicate	d, the quality of the World tractor is entitled to pay	ment of the AMOUN	With the Contract I	Contrac	tor named herein. Issuance, payment and	acceptance of pay	vmen	are without
the Con	idacion is entitled to pay	THORITOL THE MINIOUS	I CENTIFIED	prejudio	e to any rights of the Owner or Contractor	under this Contrac	t.	are majour
				piejudio	e to any rights of the Owner of Contractor	under this condac	••	

## Exhibit "A"

## Ranger Station Roadway Phase 1

## Schedule of Values (October 3, 2023 Plans)

Scope of Work	Quantity	Unit	Ui	nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	1	otal Installed This Period	Period This Period			otal Installed To Date	Pr	oject Total	% Comp.
General Conditions	0.30	LS	\$ 9	3,211.55	0.05	0.05	0.10	\$	4,660.58	\$	4,194.52	\$	9,321.16	\$	27,963.47	33%
Construction Entrance	1.00	Ea	\$	7,665.19	0.20	0.10	0.30	\$	766.52	\$	689.87	\$	2,299.56	\$	7,665.19	30%
Maintain Access	0.30	Ea	\$	7,910.60	0.05	0.05	0.10	\$	395.53	\$	355.98	\$	791.06	\$	2,373.18	33%
Surveying	0.20	LS	\$ 8	8,462.80	0.05	0.05	0.10	\$	4,423.14	\$	3,980.83	\$	8,846.28	\$	17,692.56	50%
Construction Entrance Signs	85.00	DY	\$	32.54	5.00		5.00	\$		\$		\$	162.70	\$	2,765.90	6%
Mobilize Clearing and										5		0	Total Community			
Grubbing (Cost Code #	-		-					\$	10,245.77	\$		\$	21,420.75	_	58,460.30	
Earthwork Density Testing	0.20		_	9,346.53	3-0-6	0.10	0.10		10,934.65	\$	9,841.19	-	10,934.65	_	21,869.31	50%
Final Dressout right of ways	70,000	SY	\$	0.70	30,000.00	25,000.00	55,000.00	\$	17,500.00	\$	15,750.00	\$	38,500.00	\$	49,000.00	79%
Grade or Regrade Ditches On site	3,000.00	LF	\$	11.37	2,000.00	500.00	2,500.00	\$	5,685.00	\$	5,116.50	\$	28,425.00	\$	34,110.00	83%
Lot Fill and Testing (Cost																-
Cade # 169125)								\$	34,119.65	\$	30,707.69	\$	77,859.65	\$	104,979.31	
N					PI			\$		S	W. 1	\$		5	2	#DIV/0
					300		791	5		S	-	5	9.7	\$		#DIV/0
Excavation (SMF) Gust Code # (160120)								\$		s	-	\$		\$		
Sod	86,962	Sv	S	2.31	10,000.00	30,000.00	40,000.00	5	69,300.00	S	62,370.00	\$	92,400.00	\$	200,882.22	46%
Seed	18.400	4-4-		\$0.58	1 - 72			\$	0.40	\$	•	\$		\$	10,672.00	0%
Seeding & Mulching & Sod (Cast Cade # 185168)								5	69,300.00	\$	62,370.00	\$	92,400,00	\$	211,554,22	
Maintain Silt Fence COJ project	10,000	I.F.	\$	1.21	1,000.00	1,000.00	2,000.00	S	1,210.00		1,089.00			\$	12,100.00	20%
Inlet Protection	61.00		S	182.24	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	110,00100		5	-	S	- 10.000	S		S	11,116.64	0%
Erosion and Sediment Control				100.0				1							1.00	
(Cost Code # 160100)								\$	1,210.00	\$	1,089.00	-	2,420.00	-	23,216.64	-611
NPDES Permit Compliance Stormwater Pollution	0.20	15	+	53,775	0.05	0.05	0.10	\$	2,688.74	\$	2,419.86	5	5,377.47	\$	10,754.94	50%
Prevention Plan (Cost Code # 160101)								\$	2,688.74	\$	2,419.86	\$	5,377.47	\$	10,754.94	
Subgrade for Sidewalks and Flat concretes		SY	\$	4.91	200.00		200.00	\$		\$		\$	982.00	\$	1,242.23	79%
Subsoil Stabilization LBR 40 M.U.P.	3,000		s	14.28	2.000.00	1,000,00	3,000.00	1	14,280.00		12,852.00				42,840.00	
Roadway Stabilize and Base (#165120)								\$	8 35174		12,852.00		200 5 7 27	-	44,082.23	
1.5" Final Lift Asphalt SP -12.5 Traffic C PG 76-22 ROAD	38,650	DISY	\$	20.66	-5)		9	\$		\$		\$		\$	798,509.00	0%
Tack Coat	38,650		\$	0.63				\$		\$	4	\$		\$	24,349.50	
Asphalt (Cost Code # 155135)	30,000	-	-	0.00				15		S	10.	\$		S	822,858.50	

AD.A. Handicap Ramps M.U.P. and Sidewalks  18 Ea \$ 303,74   15,00   15,00   \$ - \$ \$ - \$ \$ A.D.A. Mats  630   \$F   \$ 46,17   -   -   \$ -   \$ -   \$ - \$ \$ - \$ \$ Flush Header Curb 6" wide   1,000   U.F   \$ 26,21   -   1,000,00   \$ 1,000,00   \$ 26,210,00   \$ 23,5   \$ 23,5   \$ 24" Multiuse Path Base Material   3,710   \$Y   \$ 20,13   -   \$ -   \$ -   \$ -   \$ -   \$ \$ -   \$ \$   \$ 4" Multiuse Path Base Material   3,710   \$Y   \$ 24,48   -   2,000,00   2,000,00   \$ 48,960,00   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 44,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$ 4,0   \$			•	\$		#DIV/0!
Concrete - Flat Work 8" thick End Road Per plans   528 SF   \$ 12,45   -			•	\$		#DIV/0
Sidewalks concrete M.U.P.   S	- \$	- \$		\$		
Sidewalks concrete M.U.P.						
Landings for ADA Mats	- \$	- \$		\$	6,573.60	0%
6' Sidewalk ADA Handicap Ramps M.U.P. and Sidewalk ADA Handicap Ramps M.U.P. and Sidewalk						
ADA Handicap Ramps M.U.P. and Sidewalks  ADA Handicap Ramps M.U.P. BE EX \$ 303.74   15.00   15.00   \$ - \$ \$ - \$ \$ \$ A.O.A. Mats   630   \$F   \$ 46.17   -				\$	20,390.70	
and Sidewalks  18 Ea	3,996.00 \$	3.00 \$	18,253.95	\$	19,363.95	94%
A.D.A. Mats			0.00		A COPPLETE	
Flush Header Curb 6" wide 1,000 LF \$ 26,21 - 1,000.00 1,000.00 \$ 26,210.00 \$ 23,5		- \$	4,556.10		5,467.32	
1.5" M.U.P		- \$	100	\$	29,087.10	
4" Multiuse Path Base Material 3.710 SY \$ 24.48 - 2.000.00 2.000.00 S 48.960.00 S 44.96 Sidewalk & Path (Cost Code # 165150)			26,210.00	\$	26,210.00	
Sidewalk & Path (Cost Code # 165160)   -		- \$		\$	74,682,30	0%
Stripe	4,064.00 \$	1.00 \$	48,960.00	\$	90,820.80	54%
Stripe						
Striping & Signage (Cost   Code # 165140)	1,649.00	9.00 \$	97,980.05	\$	272,595.77	
S	4 9	- \$	76	\$	75,254,08	0%
Punch Out Storm Drain			- X			
Storm Drainage System (Cost   Code # 165110)	- 3	- \$	. 4	\$	75,254.08	
Storm Drainage System (Cost   Code # 165110)	= 3	= \$		\$	28,689.92	0%
Code # 165110    S   S   S   S   S   S   S   S   S						
Code # 165180	- 15	- \$	-	\$	28,689.92	0%
Roadway Underdrain (Cost		- S	-	\$		#DIV/0
S		-		1		
As Builts	- 1	-   8		\$	52	
Paving and Drainage As-builts (Cost Code # 165190)  Signalization (Pg T-6 & T-7)  Signalization (Pg T-8 & T-7)  Signalization (Pg T-8)  Signalization		- 5		S	58,975.20	0%
Cost Code # 165190  -				1	00,010,20	470
Signalization(Pg T-6 & T-7)	- 1	-  \$		\$	58,975.20	
Signalization (pg T-8)			49,435,35	\$	222,459.06	22%
Electric (Cost Code # 180110 ) - Lf - 5 - 5   Irrigation(Cost Code # 190120) +		- S		\$	217,095,75	11%
Lf			73,557.10		439,554.81	11110
Irrigation(Cost Code # 190120)		\$		\$	199100 1191	#DIV/0
Landscaping[Cost Code #190120] - \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	-	- \$	-	\$	-	#DIVIO
Landscaping(Cost Code #190120) - \$ - \$ - \$ - \$ - \$ - \$ S - \$ S Change Order #1 (Cost Gode #160110 ) - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -			-	\$	-	#DIV/0
#190120) - \$ - \$   \$ - \$   \$   \$   \$   \$   \$   \$	-	- \$	-	3	-	#DIV/0
Bond	- 548					
Change Order # 1 (Cost Code # 160110 )		- \$	04 047 27	\$	04.047.07	
# 160110 )	-	- \$	94,847.37	\$	94,847.37	
Change Order #4 Storm Drainage System (Cost Code # 165110)  \$ - \$  10% retaian Total installed			94,847.37	0	04 047 27	
Change Order #4 Storm Drainage System (Cost Code # 165110)  \$ - \$  10% retaiar Total installed				1000	94,847.37	-
Drainage System (Cost Code # 165110) - \$ - \$ 10% retaiar Total installed Total in	-	- \$	-	\$	-	-
# 165110) - \$ - \$  10% retaiar  Total installed Total in						
10% retaiar Total installed Total in				10		1
Total installed Total in		- \$	. ~	\$		
This Period This I	0% Net liange on li installed	e on	Total Installed	5		%
	is Period	riod	To Date	Pro	oject Total	Com
236,171.83 212	12,554.65		509,684.39	-	2,245,823.28	

Exhibit "A"

US-1 Widening at Ever Range Parkway/Ranger Station

## Schedule of Values

Scope of Work	Oct 3rd Quantity	Uni	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	10% Net retaininge on Total Installed This Period	т	otal Installed To Date	P	Project Total	% Com
General Conditions	0.80	LS	\$ 145,147.67	0.20	0.10	0.30	S	14,514,77	\$ 13,063.29	S	43,544,30	S		
Construction Entrance	0,80	_	\$ 36,703.13	0.20	0.10	0.30	S	3,670.31	5 3.303.28	_	11.010.94	S	29,362.50	
Demolition of Existing Asphalt &	1					7.00	-				1.112.103.07	1	20,002.00	-
Pipe	0.90	Ls	\$ 320,229.83		0.40	0.40	\$	128,091.93	\$ 115,282.74	\$	128,091.93	\$	288.206.85	44%
Maintance of Traffic	0.80	Ls	\$ 561,863.41	0.10	0,10	0.20	S	56,186,34	\$ 50,567.71		112.372.68	S	449,490.73	
Night time work	1.00	LS	\$ 138,488.33	0.05		0.05	S	-	S -	S	6,924.42	\$	138.488.33	
Surveying		LS		0.10		0.10	S		S =	5	3,058.07	S	24,464.52	
Mobilize Clearing and Grubbin							\$	202,463.35	\$ 182,217.02	\$	305,002.34	\$	1,046,131.07	
Strip Topsoil	2,500	CY	\$ 10.66	1.675 00		1.675.00	S		5 -	S	17.855.50	\$	26,650.00	67%
Respread 6" Topsoil		CY					\$		s -	5		5	3,448.50	
Bury in Pond	1.175		\$ 5.77	350.00		350.00	S		S -	5	2,019.50	15	6,779.75	
Site Cut	3.184		\$ 13.37	2.000.00		2.000.00	S		5 -	15	26,740.00	S	42,570.08	
Place & Compact Fill	15,335		\$ 3.09	5,335.00		5.335.00	S		\$ -	\$	16,485.15	S	The second second	
Earthwork Density Testing	0.80	-	\$ 105,839.82	0.10		0.10	S	- In	S -	S	10,583.98	S		_
Final Dressout	33,100		\$ 1.53	-		-	\$	-	S -	15		5		
Construct Ditch	2.530		\$ 26.55				5	9	s -	S	-	S		
Dress Behind Electric Contractor		LS	\$ 16,970.29				5	741	S -	15	-	S		-
Earthwork and Testing (Cost			1 (6)(5)(5)(6)				\$	1.60	\$ .	\$	73,684.13	\$		
Dewater for Pond	1 19.151		T 5 0.47	5.335.00		5.335.00	3	7	S -	S	2.507.45	S	9.000.97	28%
Get Dirt From On-site Pond	19,151		S 10.84			5,335.00	3	100	S .	S	57,831.40	S	207,596.84	28%
Excavation (SMF) Cost Code to		-	1, 8	31000102			\$		\$ -	15	60,338.85	\$		
Site Sod	25,945	SY	15 3.00			1	S		S -	S		19	77,835,00	0%
Seeding & Mulching & Sod (C							\$	- :	\$ -	\$	-	\$		
Silt Fence Type III (Regular) -		1	T				1			-		1		
COJ Project	11,080	) LE	S 1.92				\$		\$ -	\$		\$	21,273.60	0%
Inlet Protection		Ea	S 180.00				S		5 -	15	- 9	S		
Maintain Silt Fence	15,380		\$ 1.20			3,000.00	S	-	S -	15	3,600.00	S	18.456.00	20%
Erosion and Sediment Contro						3,3,2,33	\$		5 -	15	3,600.00	\$	46,209.60	
NPDES Permit Compliance		Ls	17,750	0.10		0.10	S		S -	S	1,774.99	Is	15,974.93	11%
Stormwater Pollution Prevent							\$		\$ -	5	1,774.99	15		
Subsoil Stabilization (Shoulder-		T					1			1		+		
Per Typical Section)	2,87	YSIC	\$ 17.24	1.000.00		1,000,00	S		s .	S	17,240.00	15	49,478.80	35%
Subgrade for Sidewalk	1.34					1,000.00	15	-	S -	S	4,060,00	15	5,472.88	74%
Subsoil Stabilization (Travel	1						1							
Lanes-Per Typical Section)	21,58	5 SY	\$ 13.55	11,150.00		11,150.00	S		\$ -	5	151,082.50	) 5		
8" Limerock		5 SY				1_125,00	S		\$ -	5	26,381.25	8	26,381.25	5 ###
10" Limerock	18.02				-	10,025.00	_		S -	S				
Roadway Stabilize and Base		1	1 2410	101000			5		\$ -	\$	467,333.50	0 5	856,699.43	3
Milling Existing Asphalt		OSY	\$ 11.50				S	170	S -	\$	-	15	92,460.00	0 0%
Prime & Tack	41,33					11,150.00	S		S -	S	7.247.50	1 5	26,864,50	0 27%

Scope of Work	Oct 3rd Quantity	Uni t		Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	1	otal Installed This Period	re To	10% Net taiange on tal Installed his Period	n ed Total Installe		P	roject Total	% Com
75" Friction Course FC-5												5				
Travel Lanes)	27.828	SY	S	19.84				5		S		S	-	\$	552,107 52	0%
1.5" SP Structural Course Traffic		1	-					b							A SALE OF	
C (Resurface)	8,181	SY	\$	31.38				\$		S		\$	~	5	256,719.78	0%
4.5" SP Structural Course Traffic	770-002			2.00			2000000			Q.			And and a		000000000000000000000000000000000000000	Sec.
C (Travel Lanes)	19,432	-	S	61.93	11,150.00		11,150.00	\$	141	\$	-	\$	690,519.50	-		-
area	2.140	Tn	S	200.00	-	1		S	- T	\$		\$	+	3	428,000.00	0%
3" Asphalt Pavement FDOT	200	au		45.00												
Driveway		SY	\$	45.28			•	S		\$		\$		S	13,674,56	_
Nocatee Parkway Paving repair Asphalt (Cost Code # 165135)	400	SY	S	42,28				\$	•	5		5	607 767 00	\$	16,912.00	0%
	4.000	11.1-	10	20.13	2 202 20		2 722 27			\$		\$		-	2,590,162.12	4450
Type E Curb and Gutter Curb (Cost Gode # 1651301	4,890	LF	S	29,11	2,000.00		2,000.00	\$	1 4	S	- 4	S	58,220.00 58,220.00	\$	142,347.90	41%
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Sidewalks	12.132	-		5.68	-	9,000,00	9,000.00	5	51,120.00	\$	46,008.00	\$	51,120,00	\$	68,909.76	-
A.D.A. Handicap Ramps		Ea	S	315.00	•	6.00	6.00	S	1.890.00	S	1,701 00	S	1,890.00	S	4,095.00	-
A.D.A. Mats		SF	S	47,88			•	\$	-	5	* ***	S	-	5	8,379.00	0%
Sidewalk & Path (Cost Code #		1.	1.	20 00 00				\$	53,010.00	\$	47,709.00	\$	53,010.00	\$	81,383.76	-
Gauard rail & Signs		-	\$	63,755.00			1	\$	*	\$		S		\$	63,755.00	-
Asphalt at Gaurdrail		SY	-	55,55	-			S		\$		\$	-	S	27.775.00	0%
Stripe & Signs		Ls	5	167,858.00	-			8		5	*	\$		S	167,858.00	
Striping & Signage (Cost Code		die.	La	25.40				\$		-		5		\$	259,388.00	_
Dewater Storm Drain	1,378	-	\$	25.42				\$		\$	8	\$	-	S	35,028.76	_
DBI Type C (Double) 0-5' Deep		Ea	S	5,575.62	143			S	•	\$		S	(*)	S	5,575,62	_
DBI Type C (Single) 0-6' Deep	-	Ea	S	6,072.09	4.			S	1	3	-	5	- 2	\$	6,072.09	_
DBI Type D 0-6' Deep	-	Ea	S	7,072.70				\$	-	S	-	S	+	S	7,072,70	
DBI Type C (Single) 6-8' Deep		1 Ea	\$	8,257.39	-		-	S	-	S	•	S		S	8.257.39	
Type P inlets		1 Ea	S	10.621.00				S		S		\$		S	116,831,00	_
Type 1 Inlet 0-6' Deep	-	1 Ea		12.844.80				S		5	+	\$	-5	\$	12.844.80	
Type 2 Inlet 0-6' Deep	-	1 Ea	15	11,030.20			8	\$		\$	(4)	\$		\$	11.030.20	_
Type 5 Inlet 0-6' Deep		4 Ea	\$	10,378.71			1+1	S		S	*	\$		S	41.514.84	
Type 6 Inlet 0-6' Deep	-	2 Ea	S	14,869,64				S		S	•	S		S	29,739 28	_
Type 5 Inlet 6-8' Deep		1 Ea	S	10.101.74			•	S		\$		S		\$	10 101.74	_
Storm Top Adjustments	_	2 Ea	_	549.32			4	S		S		S	-	5	23.071.44	-
Storm Inverts		2 Ea	-	664.88			-	S		S		S		S	27,924,96	_
24" Mitered End Section	-	2 Ea	_	3,763.09				5		\$		\$		\$	7,526.18	_
Section		1 Ea	-	4,920.92				5		\$	-	S	4	\$	4,920.92	-
15" RCP 0-6' Deep	-	8 LF	\$	102.98		1		\$		S		S	-	S	823.84	-
18" RCP 0-6' Deep		4 LF	S	122.01			7	S		S		3		5	51,732.24	-
30" RCP 0-6' Deep		5 LF	-	199,10			*	S		S		5		15	8,959.50	
30" RCP 6-8' Deep		4 LF	_	202.06			3.	\$		\$		S		S	18.993.64	-
36" RCP 6-8' Deep	32	_	_	253.00			1	S		S	•	S		\$	82,984,00	-
14"x23" ERCP 0-6' Deep		9 LF	-	184 65				S		S		\$	*	\$	88,447.35	
24"x38" ERCP 0-6' Deep		OLF	-	362.88				1 5		15		S		8	14,515.20	_
Storm Crossing		8 LF	S	848.13			-	S		S		S		\$		_
Road Repair at Crossing		1 Ea	S	33.000.00	-			15	-	S	-	15	-	S	33,000.00	0 0%

Scope of Work	Oct 3rd Quantity	Uni t	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	100	otal Installed This Period	T	10% Net etaiange on otal Installed This Period	т	otal Installed To Date	P	roject Total	% Com
temp patch for stom installation	650	SY	S 42.28			-	S		S	4.0	\$		5	27,482.00	0%
Underdrain Cleanout	24	Ea	\$ 665.83				\$		\$		\$		\$	15.979.92	0%
Punch Out Storm Drain	3,968	LF	\$ 2.53				5		S		5	-	5	10,039.04	0%
Flowable Fill	65	су	\$ 211.00	65.00		65.00	\$		\$	9	\$	13,715.00	\$	13,715.00	####
TV Storm Drain (Laser Profile)	3,968	LF	\$ 9.60		-		\$		\$		\$		\$	38,092.80	0%
Storm Drainage System (Cost C		10)					\$		\$	-	\$	13,715.00	\$	826,911.89	2%
Roadway Underdrain	2.825	LF	\$ 45.26		1,400.00	1,400.00	S	63,364 00	\$	57,027.60	\$	63,364.00	S	127,859,50	50%
Roadway Underdrain (Cost Cor							\$	63,364.00	\$	57,027.60	\$	63,364.00	\$	127,859.50	
Asbuilts	1:00	LS	\$ 26,940.09			2	S	2	\$		S		5	26,940.09	0%
Paving and Drainage As-builts	Gust Code	# 18	5190)				\$		\$		\$		5	26,940.09	
Signalization	1.00	LS	\$ 1,731,382,00		0,35	0.35	\$	605,983.70	S	545,385.33	\$	605,983.70	\$	1,731,382.00	35%
Electric (Cost Code # 180110.)							\$	605,983.70	5	545,385.33	\$	605,983.70	\$	1,731,382.00	
Bond		LS	\$ 89,904.00	-		17	S	-	S	-	S		S	- 8	####
Change Order # 1 (Cos: Code # 160110.)							\$		\$		\$	+	\$		
existing	0.50	LS	\$ 227.837.59	т-	0.30	0.30	S	68.351.28	S	61,516.15	5	68.351.28	S	113,918.80	60%
Change Order							3	68,351.28	\$	61,516.15	\$	68,351.28	S	113,918.80	
								otal Installed This Period 993,172,33	To	10% Net etaiange on otal Installed This Period 893,855.10	т	otal Installed To Date 2,472,144.79		oject <b>Total</b> 8,506,032.01	% Com p.

## Grand Total of Ph-1 Roadway and US-1

Total Installed This Period	10% Net retalange on Total Installed This Period	Total Installed To Date	Project Total	% Com
1,229,344.16	1,106,409.74	2,981,829.18	10,751,855.29	28%

# WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of \$\\$1,106,409.75, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through August 25, 2025 on the job of Coastal Ridge CDD on the following described property:

Project: 2023-43 Ranger Station Phase 1 & 2023-72 US 1 Widening @ Everan

Pay Application: #9821-3 & #9822-3

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: August 27, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

Phone: 904-291-9330

Printed Name: Shawn Dengler

Title: Accounting Manager

### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 13

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.

P.O. Box 1889

Green Cove Springs FL 32043

(C) Amount Payable: \$953,049.82

Phase 2 - Pay Application #3 Project 2024-18 – Amount Due \$953,049.82

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): EverRange Phase 2 (Sta 523 – 651)
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

## CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E. Consulting Engineer

APPLICA	ATION AND CERTIFICAT	E FOR PAYMENT		AIA DOCUMENT	G702 (In	structions on reverse side)		PA	GE
ro:	Coastal Ridge CDD C/O ENGLAND, THIMS, 14775 ST. AUGUSTINE JACKSONVILLE, FL 322 Alto Jason Half Mike D.	RD. 258 aliberti/ Mo Rudolpi		EverRange Phas	e 2 (Sta 523 - 651)	APPLICATION NO: PERIOD TO: 8/2	3 25/25		tribution to: OWNER ARCHITECT CONTRACTOR
FROM:	PO Box 1889, Green Co ORANGE PARK, FL 320	ve Springs, FL 320				PROJECT NO: #982	3.3		ntractors oject # 202 4-15
CONTR	ACT FOR:					CONTRACT DATE:			
	ACTOR'S APPLICATION	FOR PAYMENT				for Payment, as shown below, in conne	ction with th	he Co	intract.
	E ORDER SUMMARY				Continuation Sheet,	AIA Document G703, is attached			
	Orders approved in	ADDITIONS	DEDUCTIONS		4 00000000 0000	D. AT 01114			0.007.774.60
TOTAL	s months by Owner					RACT SUM			
						nange Orders			
	ed this Month					1 TO DATE (Line 1 +- 2)			
Number 1	Date Approved	59,343.16				TED & STORED TO DATE in G on G703)		\$ _	2,679,344.68
	1				5. RETAINAGE:				
	1 1		(1)		a. 10 % of Compl	eted Work \$ 267,934.47			
	1 1					nn D + E on G703)			
	1 1				b. % of Sto	Strate and the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the strategy of the			
	4					nn F on G703)			
			7		Total Retainage				
	TOTALS	59,343.16	100		Total in	Column 1 of G703)		\$	267,934.47
Net cha	inge by Change Orders		59,343.16			LESS RETAINAGE:			2,411,410.21
The un	dersigned Contractor cert		of the Contractor's		(Line 4	Less Line 5 Total) S CERTIFICATES FOR			
	ted in accordance with th					ENT (Line 6 from prior Certificate)		. \$	1,458,360,39
	the Contractor for Work					MENT DUE			
	and payments received for					NISH, PLUS RETAINAGE			
	is now due.	ann and dwarer, and	that content payme	ALL SCIONII		3 less Line 6)		. =	4,010,704,10
CONTI	RACTOR:								
2000	Marcus MS	1							
Ву:	MINICHO MA	HOUSTON	_ Date:	8/25/2025					
ENGIN	NER CERTIFICATE FOR	PAYMENT			AMOUNT CERTIFI	ED			953,049.82
	ordance with the Contract					if amount certified differs from the amo	unt applied	for.)	
	omprising the above appli				Enginner:	11 -1 11	Date: 7	9/5	125
	the Engineer's knowledg				By:	ot negotiable. The AMOUNT CERTIFII	7000	-	
	ed, the quality of the Wor intractor is entitled to pay			ocuments, and	Contractor pamed I	herein. Issuance, payment and accept	ance of pay	ment	
		art of the form			prejudice to any rig	hts of the Owner or Contractor under the	is Contract		

Exhibit "A"

EverRange Roadway Phase 2 Sta 523 - 651

Schedule of Values (October 3, 2023 Plans)

General Conditions	Quantity	Unit		nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	7-30.0	otal Installed This Period	To	10% Net etaiange on tal Installed his Period	T	otal Installed To Date	Pr	roject Total	% Com
General Conditions	0.40			86,789,79	0.05	0.05	0.10	5		\$	3,905.54	\$	8,678,98	\$	34,715.92	25%
Maintain Access	0.40			8,799.00	0.05	0.05	0.10	\$	439.95	\$	395.96	\$	879.90	\$	3,519.60	
Surveying	0.40	LS	\$ 1	01,200.00	0.05	0.05	0.10	\$	5,060,00	\$	4,554.00	\$	10,120.00	\$	40,480.00	25%
Mobilize Clearing and Grubbing (Cost Code # 160110)								\$	the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon	\$	8,855.50	5	19,678.88		78,715.52	
Ponds	24,939		\$	2.23	15,939.00	5,000.00	20,939.00	\$	11,150.00	\$	10,035.00	\$	46,693.97		55,613.97	84%
Earthwork Density Testing	0.30		\$ 1	36,682.00	0.15	0.05	0.20	\$	6,834.10	\$	6,150.69	\$	27,336.40	\$	41,004.60	
Final Dressout right of ways	165,000	Acres de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya del la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya	\$	0.70	× 1		•	\$		\$		\$		\$	115,500.00	
Dress Behind Electric Contractor	1	LS	\$	35,687.00	0.50	5	0.50	\$		\$	- T-C	\$	17,843.50	\$	35,687.00	50%
Grade or Regrade Ditches On site	7,358	LF	\$	11.37		2,000.00	2,000.00	\$	22,740.00	\$	20,466.00	\$	22,740.00	\$	83,660.46	27%
Lot Fill and Testing (Cost									10 - N. W.		alchest a car		0.000 - 2.3.5.5			
Code # 150125)								\$	40,724.10	_	36,651.69	\$	114,613.87	\$	331,466.03	1
					· ·			\$	-	\$	1.4	\$		\$		####
			100		~			\$	7	\$	- 19 7	\$	-	\$		####
Excavation (SMF) Cost Code # (160120)					Land Li			\$		\$		\$	J-9	\$		la a
Sod	164,378		\$	2.31	74,378.00		74.378.00	\$		\$	1.5	\$	171,813.18	5	379,713.18	
Seed	32,355	SY	\$	0.58		4		\$	340	\$	-	\$	-	\$	18,765.90	0%
Seeding & Mulching & Sod (Cost Code # 165160)	6							\$		\$		\$	171,813.18		398,479.08	
Silt Fence Type III (Regular)	(200)		\$	1.94	(200.00)		(200.00)	100	1.9	\$	9	\$	(388.00)		(388.00	
Maintain Silt Fence COJ project	17,200		\$	1.21	4,000.00		4,000.00	\$		\$		\$	4,840.00	_	20,812.00	
Inlet Protection	82	Ea	\$	182.24			•	\$	-	\$	7.5	\$	×.	\$	14,943.68	0%
Erosion and Sediment Control (Cost Code # 160100)								\$		\$		\$	4,452.00		35,367.68	
NPDES Permit Compliance	0.40	Ls		66,454	0.10		0.10	\$	1.9.	\$	- 3.2c	\$	6,645.40	\$	26,581.60	25%
Stormwater Pollution Prevention Plan (Cost Code #												-				
160101)								\$		\$		\$	6,645.40	\$	26,581.60	
Subgrade for Sidewalks and Flat concretes	1,857	SY	\$	4.91	1			\$	-3.0	5	21	\$		\$	9,117.87	0%
Subsoil Stabilization LBR 40 Subgrade Roads	19,107		5	8.58	19,107.00		19.107.00	\$		\$		\$			163,938.06	
8" Limerock	20,907	SY	\$	22.45	18,908.00	1,999.00	20,907,00	\$	44,877.55	\$	40,389.80	\$	469,362.15	\$	469,362.15	1009
Roadway Stabilize and Base (#155920)	1.							\$	44,877.55	s	40,389.80	\$	633,300.21	\$	642,418.08	

Scope of Work	Quantity	Unit	v	nit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date		otal Installed This Period	To	10% Net etaiange on otal Installed This Period	1	Total Installed To Date	F	Project <b>Total</b>	% Com p.
1,5" Final Lift Asphalt SP -12.5	- 12.50		100	1-25-52						1		1				
Traffic C PG 76-22 ROAD	50,907	SY	\$	20.66	•			\$		\$	-	\$	*	\$	1,051,738.62	0%
2" Structural SP 12.5 Traffic C 1st Lift Roads	38,907		\$	29.16	5,000.00	33,907.00	38,907.00	\$					1,134,528.12			100%
Prime base material	38,907		\$	0.63	5,000.00	33,907.00	38,907.00	\$	21,361.41	\$	19,225.27	\$	24,511.41		24,511.41	100%
Tack Coat	50,907	SY	\$	0.63			1	\$		\$	-	\$		\$	32,071.41	0%
Asphalt (Cost Code # 165135)							(=======	\$	1,010,089.53	\$	909,080.58	\$	1,159,039.53	\$	2,242,849.56	
6" Header Curb Type D	317		\$	34.42				S		\$	•	\$		\$	10,911.14	
18" City Std. Curb & Gutter	7,935		\$	21.34	7,435.00	500.00	7,935.00	\$	10,670,00	\$	9,603.00	\$	169,332.90	\$	169,332.90	100%
18" City Std. Drop Curb	398		\$	35.08				\$	• 1	\$	•	\$		\$	13,961.84	0%
RA Curb 2.25' Wide	379	LF	\$	40.52	-		0.50	\$		\$	- 0	\$		\$	15,357.08	0%
Curb (Cost Code # 165130)	- 6							\$	10,670.00	\$	9,603.00	\$	169,332.90	\$	209,562.96	
Concrete - Flat Work 8" thick																
End Road Per plans	1,085		\$	12.45			*	\$		\$		\$		\$	13,508.25	
Concrete Pavement Paver Base	2,730	SF	\$	11,89	2		-	\$		\$		\$	¥	\$	32,459.70	0%
Sidewalks concrete M.U.P.			1													
Landings for ADA Mats	7,311		\$	5.55	D=0.			\$		\$	-	\$		\$	40,576.05	0%
6' Sidewalk	4,180	SF	\$	5.55			- II+	\$	¥	\$	9.1	\$		\$	23,199.00	0%
A.D.A. Handicap Ramps M.U.P.				100										1		
and Sidewalks	22	Ea	\$	303.74				\$	3-01	\$	-	\$	- To-	\$	6,682.28	0%
A.D.A. Mats	795	SF	1\$	46,17	De.			15		3		\$		\$	36,705.15	0%
Brick Pavers	2,930	SF	\$	22,96	- O-E		DL T. 1084	\$		\$	L #17	\$	= = 0%)	\$	67,272,80	0%
Flush Header Curb 6" wide	26,025	LF	\$	26.21				\$	T+ 1	\$		\$		\$	682,115.25	0%
1.5" M.U.P	21,900	SY	\$	20.13			¥.	\$	-	\$		\$	1.4	\$	440,847.00	0%
Prime Multiuse path base	21,900		\$	0.63			1 - Do	\$		\$	C 10+1	S		\$	13,797.00	0%
Subsoil Stabilization M.U.P.	30,540	SY	\$	12.88	15,000.00		15,000.00	\$		\$	4.	\$	193,200.00	\$	393,355.20	49%
4" Multiuse Path Base Material	22,900	SY	5	24.48	-			\$	-	\$	¥ 1	\$		\$	560,592.00	0%
Sidewalk & Path (Cost Gode # 165150)								\$		\$		\$	193,200.00	5	2,311,109.68	
Stripe	1.0	Ls	\$ 2	69,109.00	-		-	15		15		\$		15		
Striping & Signage (Cost Code			1			1		\$		5		\$		\$		
# 165140) Storm Top Adjustments	24	Ea	\$	683.41	10.00		10.00	_		\$		\$				
Storm Inverts		Ea	\$	823.12	10.00		10.00	7		\$		\$		_		
Rip Rap		Ls		32,258.58	0.50		0.50			5		\$				
			_		1.00		1.00			\$		\$				
Upgrade to RCP	19,168	LS	\$	2.56	1.00		1,00	\$		\$		\$		\$		
Punch Out Storm Drain Storm Drainage System (Cost	19,100	L	9	2.50	-									Ť		
Code # 1651101	7							\$		\$		\$				
Roadway Underdrain	100	DLF	\$	29.48	-		-	\$	-	\$	-	\$		\$	2,948.00	0%
Roadway Underdrain (Cost Code # 165180)	VII G							3		5		\$		\$		
As Builts	1.00	OLS	\$	67.821.00	-			3	5 -	5	-	\$	-	\$	67,821.00	0%

Scope of Work Paving and Drainage As-builts (Cost Code # 165190)	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This Αρρ.	Quantity Installed To Date	Total Installed This Period		10% Net retaiange on Total Installed This Period		7	Total Installed To Date		Project T <b>otal</b>	% Com p.
							\$		\$		\$		\$	67,821.00	1
Rapid Flasing Beacon	1.00	LS	\$ 43,838.00			- 4.1	\$		\$		\$	81	\$	43,838.00	
Electric (Cost Code # 180110 )	4						\$	A	\$		\$		\$	43,838.00	(-)'
(RAB Delete)	0.70	Ls	\$(572,563.77)	0.20	0.10	0.30	\$	(57,256,38)	\$			(171,769.13)		(400,794.64)	
Asphalt (Cost Code # 165135)	-						\$					(171,769.13)			
							\$		\$		\$		\$		####
							\$	/==Vi	\$		\$	114	\$		
Revision 7 to 8 (Raise Roadway)	0.50	Ls	\$ 264,698.18	0.50		0.50	\$	1	\$		\$	132,349.09	\$	132,349.09	100%
Asphalt (Cost Code # 165135)				(			\$		\$		\$	The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon		132,349.09	5
Payment and performance bond	1		\$ 59,343.16	1.00		1.00	\$	Ť	\$		\$				
Change Order # 1 Bond						1	\$		5	A	\$	59,343.16	5	59,343.16	
							100	The second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of th		10% Net retaiange on Total Installed This Period		Total Installed To Date		rojec <b>t Total</b>	% Com p.
							1	1,058,944.24	A =	953,049.82	1	2,679,344.68	A =	6,727,114.69	40%

## WAIVER AND RELEASE OF LIEN CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of <u>\$ 953,049.82</u>, hereby waives and releases its lien and right to claim a lien including all claims, change orders, or demands whatsoever for labor, services, or materials furnished through <u>August 25, 2025</u> on the job of <u>Coastal Ridge CDD</u> on the following described property:

Project: 2024-18 EverRange Phase 2 (Sta 523 - 651)

Pay Application: #9823-3

This waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he is an authorized agent of Lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated: August 28, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

Phone: 904-291-9330

By: Maria Valdia

Printed Name: Maria Valdes

Title: Accounts Receivable Manager

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: #14

(B) Name of Payee: Carlton Construction Inc.

4615 U.S. Highway 17

Suite 1

Fleming Island, FL 32003

(C) Amount Payable: \$525,637.22

Carlton Construction Pay Application #3

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

Authorized Officers

### CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E.

Consulting Engineer

#### APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Coastal Ridge CDD PROJECT: EverRange Amenity Distribution to: 475 W. Town Place, Suite 114 12858 Ever Range Parkway St. Augustine FL 32092 APPLICATION NO: Jackonville FL 32256 OWNER PERIOD TO: 08/31/2025 ARCHITECT FROM CONTRACTOR: Carlton Construction, Inc. VIA ARCHITECT: 4615 U.S. Highway 17 X CONTRACTOR PROJECT NOS: Suite 1 Fleming Island FL 32003 CONSULTANT CONTRACT DATE: 05/07/2025 CONTRACT FOR: EverRange Amenity CONTRACTOR'S APPLICATION FOR PAYMENT CONTRACTOR'S CERTIFICATION OF WORK The undersigned Contractor certifies that to the best of the Contractor's knowledge, 1. ORIGINAL CONTRACT SUM 12,209,201.77 information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by 0.00 2. Net change by Change Orders the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. 3. CONTRACT SUM TO DATE (Line 1+2) 12,209,201.77 CONTRACTOR 4. TOTAL COMPLETED & STORED TO DATE 1,042,483.74 State of: Florida (Column G on detailed sheet) County of: Clay 5. RETAINAGE: 37.238.15 Subscribed and sworn to before me this 25 a. 5.00 % of Completed Work (Column D + E on detailed sheet) Notary Public: Marie Control of the State Control of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the State of the St 0.00 % of Stored Material 0.00 RILEYZYLSTRA (Column F on detailed sheet) My Commission Expires: Notary Public, State Of Floods Commission No. HH 206513 Total Retainage (Lines 5a + 5b or ARCHITECT'S CERTIFICATE FOR PAYMENT My Commission Expires: 11/30/2026 37,238.15 Total in Column I of detailed sheet) In accordance with the Contract Documents, based on on-site observation and the data 6. TOTAL EARNED LESS RETAINAGE 1,005,245.59 comprising the above application, the Architect certifies to the best of the Architect's (Line 4 less Line 5 Total) knowledge, information and belief the Work has progressed as indicated, the quality of 479,608.37 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT the Work is in accordance with the Contract Documents, and the Contractor is entitled to (Line 6 from prior Certificate) payment of the AMOUNT CERTIFIED. 525,637.22 8. CURRENT PAYMENT DUE s 525,637.22 AMOUNT CERTIFIED... 11,203,956.18 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Attach explanation if amount certified differs from amount applied for). Initial all figures (Line 3 less Line 6) on this Application and on the Continuation Sheet that are changed to conform with the amount certified. CHANGE ORDER SUMMARY **ADDITIONS DEDUCTIONS** Total Changes approved in 0.00 ARCHITECT: 0.00 09/3/2025 Previous month by Owner 0.00 0.00 Total approved this Month This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the NET CHANGES by Change Order 0.00 0.00 Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract. TOTAL 0.00

### PROGRESS BILLING

### Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00		726,438.00	121,073.00	60,536.50		181,609.50	25.00	544,828.50	
Performance Bond	90,693.49		90,693.49	84,725.00			84,725.00	93.42	5,968.49	
Liability Insurance	125,544.78		125,544.78	20,924.14	10,462.07		31,386.21	25.00	94,158.57	
Private Provider Plan Review	w 8,000.00		8,000.00	7,000.00			7,000.00	87.50	1,000.00	350.00
Permits	11,315.00		11,315.00	354.83	5,900.81		6,255.64	55.29	5,059.36	312.78
Sitework	1,368,730.00		1,368,730.00	79,951.00	163,817.44		243,768.44	17.81	1,124,961.56	12,188.42
Beacon Crossing	85,000.00		85,000.00						85,000.00	
Landscape & Irrigation	557,654.00		557,654.00						557,654.00	
Surveying & Layout	45,740.00		45,740.00						45,740.00	
Hardscapes	849,978.00		849,978.00						849,978.00	
Site Furnishings	53,445.00		53,445.00						53,445.00	
Pool & Splash Pad	1,716,419.00		1,716,419.00	83,708.20	60,589.75		144,297.95	8.41	1,572,121.05	7,214.90
Shade Structures	577,187.00		577,187.00						577,187.00	
Pickleball Courts	285,900.00		285,900.00						285,900.00	
Playground	232,595.00		232,595.00						232,595.00	
Welcome Ctr & Lakeside Pa	v. 3,386,019.00		3,386,019.00		190,668.00		190,668.00	5.63	3,195,351.00	9,533.40
Site & Hardscape Plumbing	63,200.00		63,200.00						63,200.00	
Site & Hardscape Electrical	500,000.00		500,000.00		10,000.00		10,000.00	2.00	490,000.00	500.00
FF&E	684,650.00		684,650.00						684,650.00	
Final Clean	19,600.00		19,600.00						19,600.00	
Contractor Contingency	250,000.00		250,000.00						250,000.00	
Contractor Fee	571,093.50		571,093.50	95,182.00	47,591.00		142,773.00	25.00	428,320.50	7,138.65
Totals:	12,209,201.77		12,209,201.77	492,918.17	549,565.57		1,042,483.74	8.54	11,166,718.03	37,238.15

#### The Grove at EverRange

Coastal Ridge CDD - Carlton Construction Contract Summary

- Guaranteed Maximum Price Contract, 12-month duration
  - o GMP = \$12,209,201.77
  - o GMP = Cost of the Work + Lump Sum GCs + Contractor's Fee
    - Cost of the work includes P&P Bond (\$90,693.49) & Liability Insurance (\$125,544.78)
  - Project savings are shared 70/30 between CDD/Carlton
  - Project savings are only possible through subcontractor buy-out, as GCs are a lump sum.
  - Lump Sum General Conditions = \$726,438.00 (\$60,536.50 per month)
    - Monthly GC billing = \$60,536.50
    - This is the total of Proj. Mgmt. (\$540,000) and GRs (\$186,438.00)
    - There is no automatic mark-up of GCs in a C.O. (sections 5.5, 6.2)
    - If required by the change in the work, added GCs must be quantified
  - Lump Sum Fee = \$571,093.50
    - Monthly fee billing = \$47,591.00
    - Fee can increase or decrease 5% by C.O. (section 6.2)
- Substantial Completion Date: June 15th, 2026
- Billing Checklist
  - Pay app submitted on or before the 30th of each month.
  - Verify Pay App has the correct sequence # and date for corresponding month.
  - Verify Pay app is signed, dated, and notarized by the GC.
  - Verify the Pay app is certified by the AOR
  - Verify the monthly summary of change orders is accurate.
  - Verify the General Conditions billing amount equals the monthly installment amount of \$60,536.50 (The lump sum General Conditions amount shall be subject to adjustments per contract)
  - Verify the Liability Insurance billing amount equals the monthly installment amount of \$10,462.07 (Subject to change with approved change orders)
  - Verify the Contractor's Fee equals the monthly installment amount of \$47,591.00 (Subject to change with approved change orders)
  - Verify Pay App includes all appropriate back up (subcontractor pay-apps)
  - Verify the payment due amount matches the requested amount.

### Permits



#### PAYMENT

**JaxEPICS Payment Receipt** 

Control #:

175735

Date Paid:

8/15/2025, 2:09 PM

Payment Type:

credit

Payee Name: Amy Brooks

Payee Address:

4615 U. S. Highway 17, Suite 1, Fleming

Island FL 32003

Phone Number: 9042365863

COJP- 5181011

Permit #: Address: Invoice Total:

B-25-249178.000

12858 EVER RANGE PKWY

\$3,160.20

DESCRIPTION

B-25-249178.000

Fees	Amount

Permit Fee					\$371.25
Plan Review Fee					\$248.74
LandScape					\$44.55
Development Serv	rices				\$123.75
State Surcharge					\$15.50
Resource Manage	ment				\$63.52
C&D Fee					\$2,070.00
Fire Review Fee					\$300.00
Fee Adjustments	Adjustment	Percentage	Adjusted By	Reason	Amount

Type

Plan Review Fee

Percent of -31.00 Private Provider Reviewer

-\$77.11

Discount

**SUB TOTAL** 

Convenience Fee

3,160.20 110.61

TOTAL

3,270.81

Amup Amex 202416 Ever Range ce: 1310 paint (Welcome Center)

## Permits



PAYMENT

**JaxEPICS Payment Receipt** 

Control #:

175607

Date Paid:

8/15/2025, 10:30 AM

Payment Type:

credit

Payee Name: Amy Brooks

Payee Address:

4615 U. S. Highway 17, Suite 1, Fleming

Island FL 32003

Phone Number: 9042365863

COJP- 5181081

Permit #: Address: Invoice Total:

B-25-249228.000

12858 EVER RANGE PKWY

\$2,541.06

DESCRIPTION

B-25-249228.000

Fees	Amount

Permit Fee	\$405.00
Plan Review Fee	\$271.35
LandScape	\$48.60
Development Services	\$135.00
State Surcharge	\$16.91
Resource Management	\$8.32
C&D Fee	\$1,440.00
Fire Review Fee	\$300.00

Fee Adjustments Adjustment Percentage Adjusted By Reason Amount

Type

Plan Review Fee Percent of Private Provider Reviewer -\$84.12 -31.00 Fee

Discount

SUB TOTAL

2,541.06

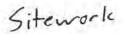
Convenience Fee

88.94

TOTAL

2,630.00

AmipAmix 202416 Gverlange cc:1310 tamet (Lakeside Pavilion)





PLEASE REMIT TO: ECS FLORIDA, LLC PO BOX 604375 CHARLOTTE, NC 28260-4375

Invoice Number **Invoice Date** NOTE: New REMIT TO Address 2085156 8/11/2025

Always Refer To Above Number

PROJECT NAME: EverRange Amenity Center

Duval County, FL Ref#: 7504

TO: Accounts Payable

Carlton Construction Inc. 4615 US Highway 17

Suite 1

Fleming Island, FL 32003

Please include invoice number(s) on your checks or electronic payment

remittance instructions.

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE PROJECT NO. BILLED THRU DATE **TERMS** 35:43270D 35:36984 8/2/2025 **DUE UPON RECEIPT** 

Please Pay \$264.75 This Amount:

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Senior Engineer, P.E.	0.10	HOUR	\$185.0	00	\$18.50
Senior Project Manager	0.25	HOUR	\$135.0	00	\$33.75
				Subtotal:	\$52.25
Miscellaneous Services					
Report #1 On-Site Time	1.00	HOUR	\$85.0	0	\$85.00
Report #2 On-Site Time	1.50	HOUR	\$85.0	0	\$127.50
				Subtotal:	\$212.50

Invoice Total - Please Remit =>	\$264.75

If you have any questions regarding this invoice, please contact Christopher Martin at 904.880.0960

#### \* BUDGET SUMMARY \*

**Budget Estimate:** \$18,000.00 Previously Invoiced: \$0.00 Amt. This Invoice: \$264.75 Amt. Remaining: \$17,735.25

### Sitework



230 DURBIN PAVILION DRIVE ST. JOHNS, FL 32259 (904)417-4600

1324 00051 81680 08/14/25 08:19 AM SALE CASHIER SUSAN

611942039494 DWV PIPE <A> 2" X 10' PVC40-DWV PE PIPE 100.52 7014.36 611942033799 FITTING <A> 2" DWV EL 90D LONG SWEEP HXH 65.38 1484.67 611942038930 1 TEE SSS <A> 2.07 1" PVC TEE SXSXS 032888209381 PVC BALL VLV <A> 5.38 1" PVC BALL VALVE SLIP SCH40 611942083534 PVC M ADPTR <A> 1"X3/4" PVC MALE ADAPTER SXMPT 5.34 3@1.78 032888181830 NO KINK BIBB <A> 3/4" NOKINK HOSEBIBB 1/4TURN FPT 28.52 2014.26 0.98 078864178500 PTFE TAPE <A> 1/2"X260" PTFE TAPE 038091760329 8 OZ. 1 STEP <A> 8 OZ. 1 STEP PVC CEMENT 020066221386 PAINT <A> 9.98 PRO 2X MARK SAFETY RED 150Z 020066221331 PAINT <A> 9.98 PRO 2X MARK CAUTION BLUE 150Z

 SUBTOTAL
 236.09

 TAX + PIF
 16.60

 TOTAL
 \$252.69

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 252.69 AUTH CODE 014896/5513500 TA

CARLTON CONSTRUCTION INC

Chip Read AID A0000000049999D8400305 THD PLCC PRO

#### PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: 202416 STORM DRAINA

2025 PRO XTRA SPEND 08/13: \$27,958.81

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit



1324 51 81680 08/14/2025 4273

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE

PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

PIF NOTICE

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
11 365 08/14/2026

### Sitework

Subcontractor: Project Name:	Vallence	nge Amenity							
Payment Reques		9	2		Subcontract No	: :	SC-7500		
Period:	7/25	, 2025	TO	8/25	, 2025				
STATEMENT O	F CONTR	ACT AMOU	INT:						
	I Contract		200 - 0	\$	927,517,97	_(1)			
	ed Change ched breakd	s (Net)(Add/	Deduct)	\$		121			
		Amount (1 +	-/- 2)	Φ.		_(2)	5	927,517.97	(3)
		Previous App		\$	79,951.00	(4)			_ ,-,
		This Applic		\$	163,300.00				
		impleted to D	ate						
		le of Values)		2.0	4014		\$	243,251.00	_(6)
	rior Retains		NO. S.	S	3,997.55				
		This Applica		\$	8,165.00	(8)	e	12,162.55	/01
		Date (7 + 8) Minus Retair					\$	231,088.45	
		ments Rece		\$	75,953.45	(11)	4	201,000.40	-(10
		S REQUEST		-	10,000,10		\$	155,135.00	(12
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SWORN STATEMENT

Notary

My Commission Expires:

LABORERES, MATERIALMEN, SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS ON THIS PROJECT.

Name	Address	Amt Remaining Unpaid

an.	ARLTON SILVED TO SUB-	CONT	RACTOR NAME: JOB NAME:		SCHEDULE ( allencourt Constru vorRango Amerili	iciid			_	APPLICATION NEM APPLICATION DAT PERIOD FROM: TO: RETAINAGE %:					08/15/25 07/25/25 08/25/25 5%
NO.	DESCRIPTION OF WORK		SCHEDULED VALUE	1	PREVIOUS APPLICATIONS		WORK IN PLACE	STORE		TOTAL COMPLETED AND STURED TO DATE (DEE-F)	74.		BALANCE TO FINISH (C-G)		ETAINAGE Retainage %)
A	В		C		D		E	F		G	11		- 11		1
1	Construction Site Work	5	33,741.76	1	3,500.00	s	3,200 00			5 6,700 00	20%	s	27,041 76	5	335 00
2	Erosion Control	5	41,569 00	5	4,100,00	5	4,100,00			\$ 8,200.00	20%	5	33,369 00	5	410.00
3	Site Grading	2	119,986 27	3	49,195,00	1				\$ 48,895 00	41%	5	71.091 27	5	2,444 75
4	Asphali Paving	5	355,877.24							s -	054	s	355,877 24	5	
5	Drainage Systems	2	169,336 52	5	23,456.00	s	5k,000.00			S N1,456 00	48%	5	87,880 52	5	4,072 XO
6	Sanitary Sewer	15	57,833 35			5	45,000 NO			\$ 45,000 00	78%	s	12.833 35	5	2,250 00
7	Water Distribution	5	149,173 63			5	53,000.00			5 53,000 00	30*4	5	96.173 N3	5	2,650 00
						13				5	PDIV/0	5	- 40	2	-
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	- 4									5 .	#IDIV/O!	s		s	-
										5	*DIV/0	s	-	5	
	TOTAL WORK	15	927,517.97	5	79,951 00	5	163,300 00	s .		5 243.251.00	26%	5	684.266 97	5	12,162 55

CHANGE DRDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED	APPROVEL Y/N
		_	

### Pool & spiash rad

#### SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Project Name:		Pools Inc.		-	-	_		
Payment Reque		- igo ranomity	2			Supcon	tract No: SC-7502	
Period:	8/1	, 2025	TO	8/31	2025	000001	1301713. 00 1002	
STATEMENT (	OF CONT	RACT AMO	OUNT:					
1 Original	Contract	Amount		\$	564,000.00	(1		
		es (Net)(Add/l	Deduct)		00-1,000.00	-0		
	ched breakd			S		(2		
<ol><li>Adjuste</li></ol>	d Contract	Amount (1 +	1-2)	-		5	564,000.00	(3)
4 Work C	ompleted	Previous App	lication	S	83,708.20	(4)		1-7
5. Work C	ompleted	This Applic	ation	\$	60,589.75	(5)		
		mpleted to D	ate				Jaka hasa Haw	
		ile of Values)			0.00	S	144,297.95	(6)
7. Total Pr			VF.	5	4,185.41			
		v/This Applica		S	3,029.49		70.702	
10 Work C	rainage to	Date (7 + 8) Minus Retain	nno (6 0)			\$	7,214.90	(9)
11 Less Pro	oripieteu,	ments Recei	uade (6 - 9)	s	70 522 70		137.083.05	(10)
		S REQUEST		-3	79,522.79		57,560.26	1121
	. 0	O ILLUDEO!	(10-11)			\$	37,300.20	(12)
aws insofar as ap enstrument on beh Dated or 13			r	n Pools Inc.	r nave tuli pow	ei and a	attionty to execu	ic uns
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			(	X.				
			Signa	ture		_		
			6.11		DEC			
				CORREIA F		_		
					i ilie			
state ofFLC	INIDA	_County of	DUVAL	-				
he foregoing inst			ged before r	ne this _13TH		AUG		25
	D CORRI			as	OWNER		(title) for	
C	ROWN PC	DOLS	(0	company name	e)	-		
			2	0	N	Persona	lly Known	
		0	1)	11		Produc	ed ID	
	,	4.	1/2	/ Notary S	Seal			1
lotary TERI HO	WARD	sent	Than	N. Comments		1	TERI ANN HOWARD	20 1
	0	-		-		MYC	OMMISSION # HH 3836 PIRES: August 5, 2027	39
ly Commission E	xpires:	8/5/202	7 HH383639	9	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		o incorregion of a con-	
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#### SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Grown Pools Inc.

JOB NAME: EverRange Amenity

APPLICATION NUMBER: APPLICATION DATE:

PERIOD FROM:

TO: RETAINAGE %: 2 08/13/25 08/01/25 08/31/25 5%

#### CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	В	C	D	E	F	G	11		1
1.5	Swimming Pool MOB/ PERMIT / MATERIAL / DIG	\$ 121,179.50	\$ 60,589.75	\$ 60,589.75		\$ 121,179.50	100%		\$ 6,058.98
1000	SHELL	\$ 545,307.75	ООДОЛИВ	1 1	3.0	s -			\$ .
3	PLUMBING	S 121,179.50	* 9	x,		s .	0%	5 121,179.50	s .
4	EQUIPMENT/TILE/COPING	\$ 302,948.75	Jan Carrier of		Same and	\$ -	0%	5 302,948.75	\$ .
<b>.</b> 5	PLASTER	S 121,179.50	1 1 1 1 1 1 1 2 2 1	1		\$	0%	\$ 121,179.50	s .
	Interactive Water Feature (Spinsh Pad)	4. 30 A C C C C C C C C C C C C C C C C C C	40, b 3/4 0	Mary Mary					
: 15	MOB / PERMIT / MATERIAL / DIG	\$ 46,236.90	S 23,118,45	HENRY TWA	12012	\$ 23,118.45	50%	\$ 23,118.45	\$ 1,155.92
2	SHELL	S 161,829,15			C. C.	s .	0%	\$ 161,829.15	s .
3	PLUMBING	\$ 46,236,90		7.15.07 . E		5 .	0%	\$ 46.236.90	s .
	EQUIPMENT	\$ 161,829.15	I" - 3: - 4. 2 1. 15	Alter of the Copy of	6 13 m 13 15	\$ .	0%	\$ 161,829.15	5 .
5	PLASTER	\$ 46,236.90		N. W	au i ji	\$ .	0%	\$ 46,236.90	s -
- 4			1	1					
3									Yes a
	TOTAL WORK	5 1.674.164.00	\$ 83,708.20	\$ 60.589.75	s .	\$ 144,297.95	\$ 1.50	\$ 1,529,866.05	S 7.214.90

CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED	APPROVED Y/N
7.29			
3			100
1.18		1	

Doumant D	me:	EverRan	ge Amenity					_
	Request					Subcontract No:	SC-7505	<u> </u>
Period:	- Va.	I-Aug	_, 2025	то	31-Aug	, 2025	25-4087	August
STATEME	ENT OF	CONTRA	CT AMOU	NT:				
		Contract A			\$	845,358.00 (	1)	
			s (Net)(Add/	Deduct)			2)	
		hed breakdo	wn) Amount (1 +	L/_ 2)	\$		2)	845,358.00
			revious App		\$	- 6	4)	040,000,00
			This Applic		\$		5)	
			npleted to D		-			
			e of Values)				\$	121,820.00
		or Retaina		142 a	\$		7)	
			This Applic		\$	6,091.00 (		0 004 00
			Date (7 + 8)	) nage (6 - 9)			\$	6,091.00
			ments Rece		\$	- 0	11)	110,720.00
			REQUEST		-		\$	115,729.00
l also connection of prior Period	certify to with the set forth	that all labo performan above, ex	orers, mater ce of this Co cept as not	ialmen, sup ontract have ed below. I f	pliers, contr been paid further certif	nc. relating to the at actors, and subcont in full for the amoun fy that I have compli	ractors used t due throug ed with all F	l on or in h the end of th ederal, State a
Local tax lav	NS Inclit	ding Socia	I Security la	ws. Unempl			H MARKATE' [	
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Name	Address	Amt Remaining Unpaid
N/A	N/A	N/A



SCHEDULE OF VALUES

APPLICATION NUMBER: APPLICATION DATE: PERIOD FROM: TO: RETAINAGE %: 1 08/21/25 08/01/25 08/31/25 5%

### CONSTRUCTION

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retninage %)
A	В	C	D	E	F	G	H	1	1
1	Building Concrete	\$ 109,340.00	s -	\$ 109,340.00	s -	\$ 109,340.00	100%	s -	s 5,467.00
2	Site Concrete	\$ 26,164.00	s -	s -	s -	s -	0%	\$ 26,164.00	s -
3	4" and 6" sidewalks	\$ 92,857.00	s -	s -	s -	s .	0%	\$ 92,857.00	s -
4	Building CMU	\$ 134,350.00	s -	\$ 12,480.00	s -	\$ 12,480.00	9%	\$ 121,870.00	\$ 624.00
5	Site CMU	\$ 45,780.00	s -	s -	s -	s -	0%	\$ 45,780.00	s .
6	Brick	\$ 29,855.00	s -	s -	s .	s -	0%	\$ 29,855.00	s .
7	Building Stone	s 102,225.00	s -	s -	s -	s .	0%	\$ 102,225.00	s .
8	Site Stone	\$ 12,000.00	s -	s -	s -	s -	0%	\$ 12,000.00	s -
9	Play Ground Curb	\$ 12,240.00	\$	s -	s -	s -	0%	\$ 12,240.00	s .
10	Grass Paver	\$ 13,720.00	s -	s -	s -	s .	0%	\$ 13,720.00	s -
11	Pavers	s 266,827.00	s -	s -	s -	s -	0%	\$ 266,827.00	s -
		\$ 845,358.00	s -	S 121,820.00	s -	S 121,820.00	14%	\$ 723,538.00	S 6,091.00

PENDING/OUTSTANDING CHANGE ORDERS (not yet approved):

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE

# Welcome Center & Lakeside Pavilion

Subcontr	actor	CW	Wood Plumbing		PPLICATIO	N FOR PAYMENT AFF	IDAVII	
Project N			Range Amenity	. the				
Payment		_		1	-0.00	Subcontract No:	SC-7511	
Period:		08/01	2025	10	08/31	2025		
STATEM	ENT OF	CONT	RACT AMOUN	T:				
1	Original	Contrac	t Amount		5	161,000,00 (1)		
			ges (Net)(Add/De	educt)				
		hed freakt			_	0.00 (2)		101 000 00 ITI
			of Amount (1 -/-			0.00 (4)	_	161,000,00 (3)
			1 Previous Applic		-	0 00 (4) 34,848.00 (5)		0.0
			d This Applications of the Completed to Date		-	34,048.00 131		
ū			nie of Valuesi	C				34,848 00 (6)
7	Total Pr					0.00 (7)		
			w/This Applicat	non		1,742.40 (8)		
			to Date (7 + 8)					1,742 40 (9)
			Minus Retaina	ge (6 - 9)				33 105 60 (10)
			ayments Receiv			0.00 (11	1	
12	AMOUN	T OF TH	HIS REQUEST (	10 - 11)			_	33,105.60 (12)
noted belo Unemploy	neni Go	ner certify mpensat	that I have con ion laws and Wo	nplied with all is orkers' Compe is instrument C.W.	Federal Stansation laws on behalf of Wood Plumt ompany Nai gnature		neluding Socia	i Security laws
State of foregoing W.S.	off, u	ride		efore me this	ident	of Cugust		· ·
			0			2 Per	sonally Knowr	uced ID
Natary My Comm	M Ission E	plices.	F. Resu March	Irrge - 28, 20	2GRN STATE	MY COMP EXPIRE	F. ROSENBER MISSION # HH24 S: March 28, 2	GER \$ 5503 \$
ORI	ERES. M	ATERIA	LMEN, SUPPLIE	RS. CONTRA		UBCONTRACTORS A	NO OTHERS O	N THIS PROJECT.
	a			T. P. C. C.	ress			bining Unpaid
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TEM O	DESCRIPTION OF WORK	SCHEROLID VALUE	PREVIOUS APPLICATIONS	WORK IN MACE	STORED MILS	TOTAL COMPLETED AND STORED TO DATE. (D-E-F)	4		RETAINAGE (G*Ressinage %)
	D	C	(i)	E	F	G	11	1	1
_	I Hulkling plumberg	15 105,600,00		\$ 34,\$45 m		5 11,818,00	33%	\$ 70,752.00	\$ 1,742.40
	2 Site planting	3 55,400.00				\$ 0.00	COS .		5 0.00
						5 000	FHR	5 000	\$ 0.00
	4					\$ 0.00	ERR	\$ 0.00	\$ 0.00
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						\$ 0.00	PRT		
						5 0.00	ERR	\$ 0.00	\$ 0,00
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						\$ 0.00	LRR		5 0.00
						\$ 0.00	ERR	\$ 0.00	\$ 0,00
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-					17.6	\$ 0.00	IRR	5 0.00	
	TOTAL WORK	\$ 161,000.00	\$ 0,00	S MARIO	0.0	0 5 11,848,00		5 126,152,00	1,742.40

CD.	DESCRIPTION OF WORK	SCHEDULED VALU	APPROVED YA
		5 900	

CONTINUATION STIEFT

Project Name:		nge Amenity					ite & Hardso	10.000
Payment Request	No:		1		Subcontract No:	SC-7501		
Period:		, 2025	ТО	8/31	, 2025			
STATEMENT OF	CONTR	ACT AMOU	NT:					
1. Origina	I Contract	Amount		\$	976,000.00 (	)		
		es (Net)(Add/	Deduct)					
	ched break			\$	(2	2)	institution in	.34
		t Amount (1 +		100		\$	976,000.00	_(3)
	- Declarate to 400 12 1	Previous App		\$	- (4	C		
		d This Applic		\$	44,000.00 (5	)		
		ompleted to D	ate			•	44,000.00	(6)
7. Total P		ule of Values)		\$	- (7	\$	44,000.00	_(0)
		w/This Applica	ation	S	4,400.00 (8			
		o Date (7 + 8)			4,400.00 (0	\$	4,400.00	(9)
		Minus Retain				\$	39,600.00	
		yments Rece		\$	- (1	1)		
12. AMOUN	NT OF TH	IS REQUEST	(10 - 11)			\$	39,600.00	(12)
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CONTINUATION SHEET

SCHEDULE OF VALUES

APPLICATION NUMBER: APPLICATION DATE: PERIOD FROM:

08/19/25

JOB NAME: Everrange Amenity

TO: RETAINAGE %: 08/31/25 10%

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)					
A	В	C	D	E	P	G	H 1		J					
	Site, Pool, Pickle, Temp Electic					s -	#DIV/0!	\$ -	s .					
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						s -	#DIV/01	\$ -	5 -					
1	Permite & Temp Power	\$ 18,000.00		\$ 12,000.00		\$ 12,000.00	67%	\$ 6,000.00	\$ 1,200.00					
2	Slab	\$ 22,000.00		\$ 22,000.00		\$ 22,000.00	100%	s -	\$ 2,200.00					
3	Pool	\$ 35,000.00				s -	0%	\$ 35,000.00	s -					
4	Underground	\$ 200,000.00		\$ 10,000.00		\$ 10,000.00	5%	\$ 190,000.00	\$ 1,000.00					
5	Rough-in Buildings	\$ 190,000.00				s -	0%	\$ 190,000.00	s -					
6	Service	s 70,000.00				s -	0%	\$ 70,000.00	s -					
7	Gear	\$ 40,000.00				s -	0%	\$ 40,000.00	s -					
8	Lighting	\$ 350,000.00				s -	0%	\$ 350,000.00	s -					
9	Trim out	S 31,000.00				s -	0%	\$ 31,000.00	s -					
10	Fire alarm	\$ 20,000.00				\$ -	0%	\$ 20,000.00	s .					
						\$ -	#DIV/0!	s -	s .					
						s -	#D[V/0!	s .	s .					
						s -	#DIV/0!	5 -	s -					
	TOTAL WORK	\$ 976,000.00	s -	\$ 44,000.00	s -	\$ 44,000.00		\$ 932,000.00	\$ 4,400.00					

#### CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N

### CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Num	
Property Address:	68 Ever Range Parkway, Jacksonville FL 32256
Payment Amount:	5,637.22
Through Date: 08/3	1/2025
Owner: Coasta	I Ridge Community Development District
listed project at the bond claims, liens, project, owner and a company through the company's receipt of payment amount is default.  This Condition	gned company has provided labor, services, materials or equipment for the above- property listed above. The undersigned company does hereby waive and release all or claims of right of lien, statutory or otherwise against the above-listed property, my sureties, for labor, services, material or equipment provided by the undersigned e above-listed through date. This document is effective only upon the undersigned of payment from the financial institution on which the check in the above-listed rawn.  ional Waiver and Release of Lien does not cover any retention or labor, services, ials furnished for the above-mentioned project at the property listed above after the
above-listed through	
	arlton Construction, Inc.
Signature:	2 Anthree (Ca)
Print Name: Anthony Ca	antu
Title: Project Mana	ager
Date of Signature;	
	ACKNOWLEDGMENT
STATE OF Florida	):
COUNTY OF Clay	)
Personally Anthony Cantu	appeared before me. this 25th day of August. 2025, who being duly sworn on oath says that he/she is
Project Manager	of Carlton Construction, Inc. and that he hereby
cknowledges the ex-	ecution of the foregoing instrument for and on special instance and request.
	Signature:
	Printed Name: Alex Zylokov
	NOTARY PUBLIC - STATE OF: FL
	RILEY ZYL51RA  Notary Public, State Of Florida  Commission No. HH 336813  My Commission Expirus, 17(30/2026)

#### COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

#### FORM OF REQUISITION

The undersigned, an Authorized Officer of Coastal Ridge Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of June 1, 2025 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2025, (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: # 15

(B) Name of Payee: England-Thims & Miller

14775 Old St. Augustine Road

Jacksonville, FL 32092

(C) Amount Payable: \$1,647.50

ETM Invoice # 221680 - \$1,647.50

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
  - (E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver

**Authorized Officers** 

### CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Daniel Welch, P.E. Consulting Engineer



etminc.com | 904.642.8990



Daniel Laughlin Coastal Ridge CDD 475 West Town Place, Suite 114 Saint Augustine, FL 32092 September 02, 2025

Invoice No:

221680

**Total This Invoice** 

\$1,647.50

Project

20088.38000

Coastal Ridge CDD - Work Authorizations

Professional Services rendered through August 23, 2025

Phase Labor 01

Work Authorization #1 - General Services

		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	8/2/2025	1.50	165.00	247.50	
Wolterman, Sharlene	8/9/2025	3.50	165.00	577.50	
Wolterman, Sharlene	8/16/2025	2.50	165.00	412.50	
Senior Construction Representa	tive				
Rodgers, Larry	8/9/2025	2.00	205.00	410.00	
Totals		9.50		1,647.50	

**Total Labor** 

1,647.50

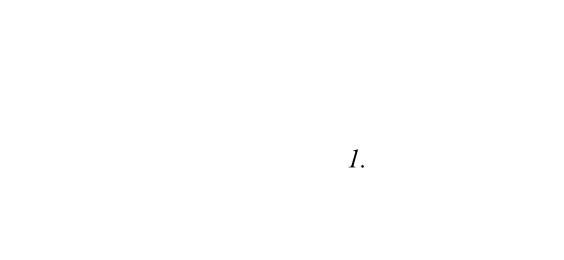
**Total this Phase** 

\$1,647.50

**Total This Invoice** 

\$1,647.50

*C*.



#### BOARD OF SUPERVISORS MEETING DATES COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Coastal Ridge Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256 at 11:00 a.m. on the first Tuesday of each month unless otherwise indicated as follows:

October 7, 2025 November 4, 2025 December 2, 2025 January 6, 2026 February 3, 3026 March 3, 2026 April 7, 2026 May 5, 2026 June 2, 2026 July 7, 2026 August 4, 2026 September 1, 2026 .

# Coastal Ridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

#### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems. **Standard:** Minimum of one inspection was completed in the Fiscal Year by the

district's engineer.

Achieved: Yes □ No □

### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes □ No □

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

#### Goal 3.3: Annual Financial Audit

District Manager:\_\_\_\_\_

Coastal Ridge Community Development District

Print Name:

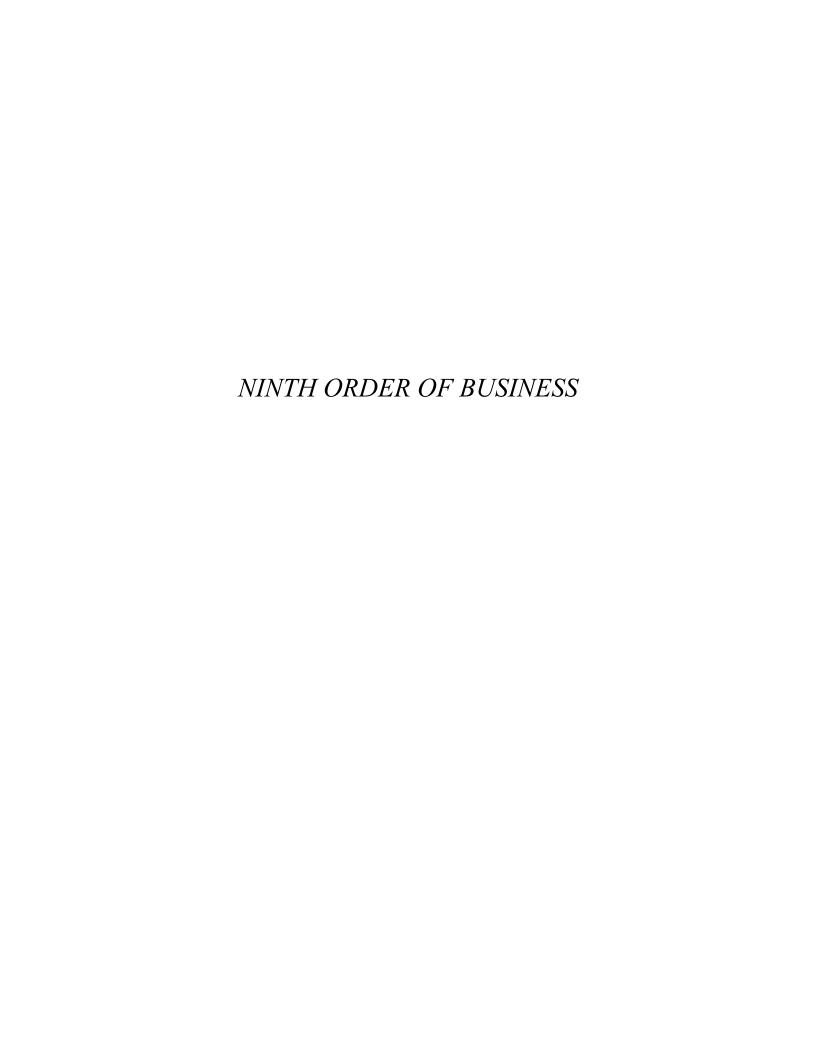
**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vian Chair	Deter
Chair/Vice Chair:Print Name:	Date:
Coastal Ridge Community Development District	

Date:



A.

### Coastal Ridge

Community Development District

Unaudited Financial Reporting

August 31, 2025



### **Table of Contents**

1	Balance Sheet
2	General Fund
3	Month to Month
4	Developer Contributions
5	Debt Service Fund Series 2025
6	Capital Project 2025
7	Month to Month
0	
8	Long Term Debt Report

# Coastal Ridge Community Development District

#### **Combined Balance Sheet** August 31, 2025

	(	General Fund	1	Debt Service Funds	Capital Project Fund	Totals Governmental Funds			
Assets:									
Cash:									
Operating Account - Truist	\$	5,321	\$	-	\$ -	\$	5,321		
Due from Developer		-		-	-		-		
Due from Capital Projects		741		-	-		741		
Investments:									
Series 2025									
Reserve		-	\$	2,159,375	-		2,159,375		
Revenue		-		11,535	-		11,535		
Interest		-		711,117	-		711,117		
Construction				-	\$ 23,037,189		23,037,189		
COI		-		-	15,733		15,733		
Prepaid Expenses		-		-	-		-		
Total Assets	\$	6,061	\$	2,882,027	\$ 23,052,923	\$	25,941,011		
Liabilities:									
Accounts Payable	\$	10,192	\$	-	\$ -	\$	10,192		
Accrued Expenses		-		-	-		-		
FICA Payable		-		-	-		-		
Federal Withholding Payable		-		-	-		-		
Due to General Fund		-		-	-		-		
Due to Debt Service		-		-	-		-		
Total Liabilites	\$	10,192	\$	-	\$ -	\$	10,192		
Fund Balance:									
Nonspendable:									
Prepaid Items	\$	-	\$	-	\$ -	\$	-		
Deposits		-		-	-		-		
Restricted for Debt Service 2025		-		2,882,027	-		2,882,027.24		
Capital Project		-		-	23,052,923		23,052,923		
Assigned for Capital Reserves		-		-	-		-		
Capital Reserves		-		-	-		-		
Unassigned		(4,131)		-	-		(4,131)		
Total Fund Balances	\$	(4,131)	\$	2,882,027	\$ 23,052,923	\$	25,930,819		
Total Liabilities & Fund Balance	\$	6,061	\$	2,882,027	\$ 23,052,923	\$	25,941,011		

## Coastal Ridge Community Development District

#### **General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	А	dopted	Prora	ated Budget		Actual		
	1	Budget	Thru	08/31/25	Thru	08/31/25	7	/ariance
Revenues:								
Developer Contributions	\$	75,511	\$	73,254	\$	73,254	\$	-
Total Revenues	\$	75,511	\$	73,254	\$	73,254	\$	-
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	7,000	\$	6,000	\$	4,000	\$	2,000
FICA Expense		536		459		306		153
Engineering		7,000		6,000		-		6,000
Annual Audit		3,200		2,743		-		2,743
Attorney		14,583		12,500		-		12,500
Management Fees		26,250		22,500		22,500		-
Information Technology		875		750		900		(150)
Website Administration		700		600		600		-
Website Creation/ADA Compliance		1,750		1,750		1,750		-
Dissemination Agent		-		-		500		(500)
Telephone		300		257		55		202
Postage		875		750		476		274
Insurance		3,000		2,571		2,973		(402)
Builder's Risk Insurance		-		-		35,219		(35,219)
Printing & Binding		700		700		1,226		(526)
Legal Advertising		8,000		6,857		6,597		260
Other Current Charges		300		257		156		101
Office Supplies		292		250		1		249
Dues, Licenses & Subscriptions		150		150		125		25
Total General & Administrative	\$	75,511	\$	65,095	\$	77,385	\$	(12,290)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	8,159	\$	(4,131)	\$	12,290
Other Financing Sources/(Uses):								
Transfer In/(Out)		-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	•	\$	•	\$	-
Net Change in Fund Balance	\$		\$	8,159	\$	(4,131)	\$	12,290
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$				\$	(4,131)		

# Coastal Ridge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ - \$	- \$	- \$	- \$	20,750 \$	4,125 \$	39,248 \$	4,673 \$	4,457 \$	- \$	- \$	- \$	73,254
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ - \$	- \$	- \$	- \$	20,750 \$	4,125 \$	39,248 \$	4,673 \$	4,457 \$	- \$	- \$	- \$	73,254
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	2,400 \$	800 \$	800 \$	- \$	- \$	4,000
FICA Expense	-	-	-	-	-	-	-	184	61	61	-	-	306
Engineering	-	-	-	-	-	-	-	=	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	=	=	3,750	3,750	3,750	3,750	3,750	3,750	=	22,500
Information Technology	-	-	-	=	=	150	150	150	150	150	150	=	900
Website Administration	-	-	-	-	=	100	100	100	100	100	100	-	600
Website Creation/ADA Compliance	-	-	-	-	=	=	1,750	=	=	=	-	-	1,750
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	500	-	500
Telephone	-	-	-	-	=	=	-	19	5	23	8	-	55
Postage	-	-	-	-	-	-	-	22	205	232	17	-	476
Insurance	-	-	-	-	-	-	2,973	-	-	-	_	-	2,973
Builder's Risk Insurance							35,219						35,219
Printing & Binding	-	-	-	-	-	-	29	632	247	243	75	-	1,226
Legal Advertising	-	_	_	-	-	-	<u>-</u>	2,951	1,459	1,094	1,094	-	6,597
Other Current Charges	-	_	_	-	-	-	_	4	29	60	63	-	156
Office Supplies	_	_	_	_	_	_	-		0	0	0	_	1
Dues, Licenses & Subscriptions	-	-	-	-	-	-	125	-	-	-	-	-	125
Total General & Administrative	\$ - \$	- \$	- \$	- \$	- \$	4,000 \$	44,096 \$	10,212 \$	6,807 \$	6,513 \$	5,757 \$	- \$	77,385
Excess (Deficiency) of Revenues over Expenditures	\$ - \$	- \$	- \$	- \$	20,750 \$	125 \$	(4,848) \$	(5,538) \$	(2,349) \$	(6,513) \$	(5,757) \$	- \$	(4,131)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	=
Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
s maneing over easy over	<u> </u>	<u> </u>	<u> </u>		Ψ	<b>-</b>		<b>-</b>	<b>-</b>				
Net Change in Fund Balance	\$ - \$	- \$	- \$	- \$	20,750 \$	125 \$	(4,848) \$	(5,538) \$	(2,349) \$	(6,513) \$	(5,757) \$	- \$	(4,131)

# Coastal Ridge Community Development District Developer Contributions/Due from Developer

Funding Request #	Date Prepared	Date Payment Received	Check Amount	R	Total Funding equest FY25	Capital (Due to Developer)	E	Over and (short) Salance Due
1	2/25/25	4/30/25	\$ 20,750.00	\$	20,750.00	\$ -	\$	-
2	3/26/25	4/30/25	\$ 4,125.00	\$	4,125.00	\$ -	\$	-
3	4/7/25	4/30/25	\$ 35,218.70	\$	35,218.70	\$ -	\$	-
4	4/7/25	5/21/25	\$ 4,029.25	\$	4,029.25	\$ -	\$	-
5	5/27/25	6/11/25	\$ 4,673.32	\$	4,673.32	\$ -	\$	-
6	6/24/25	7/24/25	\$ 4,457.46	\$	4,457.46	\$ -	\$	-
7	9/12/25	- •		\$	23,068.26	\$ -	\$	(23,068.26)

Due from Developer	\$ 73,253.73	\$ 96,321.99	\$ -	\$ (23,068.26)
Total Developer Contributions		\$ 96,321.99	\$	

#### **Community Development District**

#### **Debt Service Fund Series 2025**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adop	ted	Prorated	d Budget		Actual		
	Bud	get	Thru 08	3/31/25	Thi	ru 08/31/25		Variance
Revenues:								
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-
Interest Income		-		-		15,314		15,314
Total Revenues	\$	-	\$	-	\$	15,314	\$	15,314
Expenditures:								
Interest - 11/01	\$	-	\$	-	\$	-	\$	-
Principal - 1/13		-		-		-		-
Interest - 1/13		-		-		-		-
Closing Expense - Trustee Fees		-		-		-		-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	15,314		
Other Financing Sources/(Uses):								
Bond Proceeds	\$	-	\$	-	\$	2,866,713	\$	2,866,713
Transfer In/(Out)		-		-		-		-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	2,866,713	\$	2,866,713
Not Change in Fund Delance	\$		\$		\$	2 002 027	¢	2.066.712
Net Change in Fund Balance	•	•	3	•	3	2,882,027	\$	2,866,713
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$				\$	2,882,027		

## **Community Development District**

#### **Capital Project Fund Series 2025**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Proposed		Prorate	d Budget		Actual		
	Budget		Thru 0	8/31/25	Th	ıru 08/31/25		Variance
Revenues:								
Interest Income	\$	-	\$	-	\$	139,554	\$	139,554
Total Revenues	\$	-	\$	-	\$	139,554	\$	139,554
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	3,798,915	\$	(3,798,915)
Cost of Issuance		-		-		171,750		(171,750)
Bond Discount		-		-		6,953		(6,953)
Underwriter's Discount		-		-		607,300		(607,300)
Total Expenditures	\$	-	\$	-	\$	4,584,918	\$	(4,584,918)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	(4,445,364)	\$	(4,445,364)
Other Financing Sources/(Uses):								
Bonds Proceeds	\$	-	\$	-	\$	27,498,287	\$	27,498,287
Transfer In/(Out)		-		-		-		-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	27,498,287	\$	27,498,287
Net Change in Fund Balance	\$		\$		\$	23,052,923	\$	23,052,923
net change in r unu balance	φ	_	J	-	Ţ	23,032,923	Ą	23,032,723
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	_			\$	23,052,923		
r unu Dalance - Liiunig	Ψ				φ	23,032,723		

# Coastal Ridge COMMUNITY DEVELOPMENT DISTRICT

#### Special Assessment Revenue Bonds, Series 2025

**Construction Account** 

Date Paid	REQ#	Contractor	Description	Requisition
7/7/25	1	Carlton Construction Inc	EverRange Amenity Pay App #1	\$ 287,339.51
7/11/25	2	Vallencourt Construction Co, Inc	Phase 1-Pay App #1 Ranger Station Phase 1 & US Widening	281,957.33
7/11/25	3	Vallencourt Construction Co, Inc	Phase 2-Pay App #1 EverRange Phase 2 (Sta 523-651)	734,886.51
8/5/25	4	England Thims & Miller	Invoice #220742 Work Authorization #1	565.00
8/5/25	5	American Precast Structures LLC	Everrange Amenity Ctr Invoice #13048 and Invoice #13049	28,596.00
8/5/25	6	Core & Main	Everrange Amenity Ctr Invoice #X407684	33,491.85
8/8/25	7	England Thims & Miller	Invoice #220966 Work Authorization #1	1,912.50
8/11/25	8	Vallencourt	Phase 2-Pay App #2 EverRange Phase 2 (Sta 523-651)	723,473.88
8/12/25	9	Carlton Construction Inc	EverRange Amenity Pay App #2	192,268.86
8/26/25	10	Prime Recreational Solutions	50% Shade Structure Dep Invoice #RET-2042	160,921.34
8/26/25	10	Prime Recreational Solutions	50% Playground Equipment Dep Invoice #RET-2043	58,223.40
8/15/25	11	Vallencourt Construction Co, Inc	Phase 1-Pay App #2 Ranger Station Phase 1 & US Widening	1,295,279.18
	12	Vallencourt Construction Co, Inc	Phase 1-Pay App #3 Ranger Station Phase 1 & US Widening	1,106,409.75
	13	Vallencourt Construction Co, Inc	Phase 2-Pay App #3 EverRange Phase 2 (Sta 523-651)	953,049.82
	14	Carlton Construction Inc	EverRange Amenity Pay App #3	525,637.22
	15	England Thims & Miller	Invoice #221680 Work Authorization #1	1,647.50
		TOTAL		\$ 6,385,659.65
			Project (Construction) Fund at 5/21/25	\$ 26,696,634.31
			Interest Earned and Transfer thru 08/31/25	139,470.23
			Transfer from COI	-
			Transfer from Debt Service	-
			Outstanding Requistions	2,586,744.29
			Requisitons Paid thru 08/31/25	(6,385,659.65)
		and the Bullet for the stack Find		22 027 400 40
		emaining Project (Construction) Fund		\$ 23,037,189.18

# Community Development District Long Term Debt Report

Series 2025 Special Ass	sessment Refunding and Revenue Bonds	
Interest Rate:	4.4% - 6.0%	
Maturity Date:	5/1/2055	
Reserve Fund Definition		
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
BONDS OUTSTANDING - 1/1/2025		\$30,365,000
Current Bonds Outstanding		\$30,365,000



**Community Development District** 

FY 25 Funding Request #7

TOTAL \$ 22,556.26

September 12, 2025

	PAYEE	(	GENERAL FUND
1	EGIS		
	FY26 Insurance Renewal Invoice #28932	\$	5,000.00
2	Governmental Management Services LLC		
	Invoice #6 Management Fees July 2025		4,497.67
	Invoice #7 Management Fees August 2025		4,600.25
3	Kutak Rock LLP		
	Invoice #3595025 Feb - May 2025 General Counsel		4,458.34
4	Supervisor Fees		
	May Fess - 4/1, 4/23, and 5/6 Meetings		2,400.00
	6/3 Meeting		800.00
	7/1 Meeting		800.00

Please make check payable to:

**Coastal Ridge Community Development District** 

475 West Town Place Ste 114 St Augustine FL 32092



# Coastal Ridge Community Development District c/o Government Management Services, LLC 475 West Town Place, Suite 114 St Augustine, FL 32092

# INVOICE

Customer	Coastal Ridge Community Development District
Acct #	1608
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information							
Invoice Summary	\$	5,000.00					
Payment Amount							
Payment for:	Invoice#28931						
1001251208	-						

**Thank You** 

Please detach and return with payment

X

Customer: Coastal Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
28931	10/01/2025	Renew policy	Policy #1001251208 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/25/2025	5,000.00
lease Ren	nit Payment To:	Ţ	1	Total

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555

5,000.00

**Thank You** 

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	İ	08/25/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	00/23/2023

# Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

# Invoice

Invoice #: 6

Invoice Date: 7/1/25 Due Date: 7/1/25

Case:

P.O. Number:

#### Bill To:

Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025 Website Administration - July 2025 Information Technology - July 2025 Office Supplies Tostage Topies Telephone		3,750.00 100.00 150.00 0.36 231.51 243.15 22.65	3,750.00 100.00 150.00 0.36 231.51 243.18 22.68

Total	\$4,497.67
Payments/Credits	\$0.00
Balance Due	\$4,497.67

# Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

# Invoice

Invoice #: 7

Invoice Date: 8/1/25 Due Date: 8/1/25

Case:

P.O. Number:

#### Bill To:

Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - August 2025		3,750.00	3,750.00
Website Administration -August 2025		100.00	100.00
Information Technology - August 2025		150.00	150.00
Dissemination Agent Services - August 2025		250.00	250.00
Office Supplies		0.36	0.36
Postage	19	17.34	17.34
Copies		74.70	74.70
Telephone		7.85 250.00	7.85 250.00
Dissemination Agent Services - July 2025			

Total	\$4,600.25
Payments/Credits	\$0.00
Balance Due	\$4,600.25

#### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

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. 3595025 Client Matter No. 58523-1

Notification Email: eftgroup@kutakrock.com

Coastal Ridge CDD Governmental Management Services Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3595025

58523-1

#### Re: General Counsel

## For Professional Legal Services Rendered

02/24/25	K. Haber	0.40	108.00	Review district management services agreement
03/03/25	J. Gillis	0.30	54.00	Receive and review enacted ordinance; draft notice of establishment
03/03/25	K. Haber	0.30	81.00	Revise interim engineering services agreement; correspond with Hogge regarding same
04/01/25	K. Buchanan	3.70	1,350.50	Prepare for and attend board meeting
04/01/25	K. Haber	0.90	243.00	Prepare assessment hearing notices; correspond with Hogge and Fulks regarding same
04/07/25	K. Buchanan	0.60	219.00	Confer with district manager regarding landowner documents; review same

## **KUTAK ROCK LLP**

TOTAL HOURS

Coastal Ridge CDD July 9, 2025 Client Matter No. 58523-1 Invoice No. 3595025 Page 2

04/28/25	K. Haber	2.40	648.00	Prepare assessment, landowner election certification, rules of procedure, uniform method, and budget resolutions; correspond with Hogge regarding same; prepare budget funding, completion, and collateral assignment agreements
05/05/25	K. Buchanan	0.70	255.50	Review agenda package and prepare for board meeting
05/06/25	K. Buchanan	1.30	474.50	Prepare for and attend board meeting
05/07/25	K. Haber	1.60	432.00	Prepare district engineer award letters; prepare professional engineering services agreement; correspond with Hogge regarding same; review and revise additional engineering services request for quote
05/08/25	K. Haber	0.90	243.00	Review audit engagement letter; prepare addendum to audit engagement letter; correspond with Hogge regarding same
05/15/25	K. Buchanan	0.30	109.50	Confer with district engineer regarding agreement for engineering services
05/20/25	K. Buchanan	0.30	109.50	Confer with district manager regarding RFQ for engineering services

13.70

#### KUTAK ROCK LLP

Coastal Ridge CDD July 9, 2025 Client Matter No. 58523-1 Invoice No. 3595025 Page 3

TOTAL FOR SERVICES RENDERED \$4,327.50

**DISBURSEMENTS** 

Filing and Court Fees 49.15
Meals 12.57
Travel Expenses 69.12

TOTAL DISBURSEMENTS 130.84

TOTAL CURRENT AMOUNT DUE \$4,458.34

District Name: Coastal Ridge CDD

Board Meeting Date: March 3, 2025 Meeting

	Name	In Attendance	Fee	
	Mo Rudolph		\$200	
2	John Hewins	i	\$200	
3	Greg Barbour		\$200	
4	Chris Price		\$200	
5	David Ray		\$200	

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:	-1).
An	3/3/21
District Manager Signature	Date

District Name: Coastal Ridge CDD

Board Meeting Date: April 1, 2025 Meeting

	Name	In Attendance	Fee
1	Mo Rudolph		\$200
2	John Hewins		\$200
3	Greg Barbour		\$200
4	Chris Price		\$200
5	David Ray		\$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:	
All	4 1 Dar
District Manager Signature	Date

District Name: Coastal Ridge CDD

Board Meeting Date: May 6, 2025 Meeting

	Name	In Attendance	Fee	_
<b></b>	Mo Rudolph		\$200	
2	John Hewins		\$200	
3	Greg Barbour		\$200	
4	Chris Price		\$200	
5	David Ray		\$200	

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:	
CKOW	Man 6, 2025
District Manager Signature	Date

District Name: Coastal Ridge CDD

Board Meeting Date: June 3, 2025 Meeting

	Name	In Attendance	Fee
1	Mo Rudolph		\$200
2	John Hewins		\$200
3	Greg Barbour 🏌		\$200
4	Chris Price		\$200
5	David Ray		\$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:	
	4/3/2025
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

\* will provide Form W4 and I9

District Name: Coastal Ridge CDD

Board Meeting Date: July 1, 2025 Meeting

<b>.</b>	Name	In Attendance	Fee
1	Mo Rudolph		\$200
2	John Hewins		\$200
3	Greg Barbour		\$200
4	Chris Price		\$200
5	David Ray		\$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:	,	,	
Alle	7		2021
District Manager Signature	Date '	•	v