

COASTAL RIDGE
Community Development District

DECEMBER 2, 2025

AGENDA

**Coastal Ridge
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.coastalridgecdd.com

November 25, 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, December 2, 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 November 4, 2025 Meeting
- IV. Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services
- V. Ratification of Carlton Construction Change Order No. 2
- VI. Discussion of Landscape Maintenance RFP
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisition Nos. 29-40
 - C. District Manager
- VIII. Financial Reports
 - A. Financial Statements as of October 31, 2025
 - B. Consideration of Funding Request #8
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – January 6, 2026 at 11:00 a.m. at the eTown Welcome Center

MINUTES

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, November 4, 2025, at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Vice Chairman
Chris Price	Supervisor
Greg Barbour	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Rick Foster	PARC Group
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the November 4, 2025, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 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 September 23, 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. Rudolph seconded by Mr. Hewins, with all in favor, the September 23, 2025 Minutes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Ratification of Requisition Nos. 16-28

Copies of requisition numbers sixteen through twenty-eight were included in the agenda package for the Board's review.

Mr. Rudolph asked that staff ensure the lien waiver for Carlton Construction is made out to EvrDev, LLC in the future.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, requisition numbers 16-28 were ratified.

2. Ratification of Carlton Construction Change Order Nos. 1-13

Mr. Foster gave an overview of change order numbers one through thirteen, copies of which were included in the agenda package for the Board's review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, change order numbers 1-13 for Carlton Construction were ratified.

C. District Manager

There being nothing to report, the next item followed.

FIFTH ORDER OF BUSINESS

Financial Statements

Mr. Oliver presented the financial statements as of September 30, 2025, copies of which were included in the agenda package for the Board's review.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 2, 2025, at 11:00 a.m. at the eTown Welcome Center

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rudolph seconded by Mr. Barbour with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**Arbitrage Rebate Computation
Proposal For
Coastal Ridge
Community Development District
(City of Jacksonville, Florida)
\$30,365,000 Special Assessment Revenue Bonds,
Series 2025**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

November 13, 2025

Coastal Ridge Community Development District
c/o Ms. Bernadette Peregrino
District Accountant
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Coastal Ridge Community Development District (City of Jacksonville, Florida),
\$30,365,000 Special Assessment Revenue Bonds, Series 2025

Dear Ms. Peregrino:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Coastal Ridge Community Development District (the "District") Series 2025 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of June 6th for the Series 2025 Bonds, which is based upon the anniversary of the closing date in June 2025.

Proposal

We are proposing rebate computation services based on the following:

- \$30,365,000 Special Assessment Revenue Bonds, Series 2025
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year, per issue and will encompass all activity from the dates of the closings through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC Professional Fee – \$30,365,000 Special Assessment Revenue Bonds, Series 2025

Report Date	Type of Report	Period Covered	Fee
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 30, 2027	Rebate and Opinion	Closing – June 30, 2027	\$ 450
June 30, 2028	Rebate and Opinion	Closing – June 30, 2028	\$ 450
June 30, 2029	Rebate and Opinion	Closing – June 30, 2029	\$ 450
June 6, 2030	Rebate and Opinion	Closing – June 6, 2030	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. BNY statements for all accounts from the date of the closing through current

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on November 14, 2025.

Coastal Ridge
Community Development District

By: 

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: Michael J. Scarfo
Senior Vice President

FIFTH ORDER OF BUSINESS



License: CGC 1508883

Change Order

Order#: 002

Order Date: 11/20/2025

To: Coastal Ridge CDD
475 W. Town Place, Suite 114
St. Augustine, Florida 32092

Project: 202416
EverRange Amenity
12858 Ever Range Parkway
Jacksonville, Florida 32256

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Order By: Anthony Cantu

Summary:

PCO 014 - Owner Direct Purchase	\$(689,919.44)
PCO 015 - Sound System Added Scope	\$0.00
PCO 016 - Electrical Design Changes	\$0.00

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Approved Amount of Change

-689,919.44

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-1,218,277.66
The Contract Sum prior to this Change Order	10,990,924.11
The Contract Sum would be changed by this Change Order	-689,919.44
The new Contract Sum including this Change Order will be	10,301,004.67
The Contract Time will be changed by	

Owner

Date

11/21/25

Contractor

Date

11/20/25

Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, Florida 32003
Phone: (904) 284-8321

Project: 202416 - EverRange Amenity
12858 Ever Range Parkway
Jacksonville, Florida 32256

Prime Contract Potential Change Order #014: Owner Direct Purchase

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	014 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/19/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$689,919.44)

POTENTIAL CHANGE ORDER TITLE: Owner Direct Purchase

CHANGE REASON: No Change Reason

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Deductive change order to remove Owner Direct Purchase (ODP) items from contract.

ATTACHMENTS:

[EVERR-024_001 - Signed.pdf](#) [Fully Executed.pdf](#) , [_EVERR-023 Fully Executed.pdf](#) , [_EVERR-022 Fully Executed.pdf](#) , [_EVERR-024 Fully Executed.pdf](#) , [_EVERR-021 Fully executed.pdf](#) , [_Revised ODP for SRM.pdf Signed by Owner.pdf](#) , [_EVERR-019 Fully executed.pdf](#) , [_EVERR-018 signed by owner.pdf](#)

#	Budget Code	Description	Amount
1	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	Neptune Benson Filter	\$(54,951.30)
2	40.8000-8410.000.Subcontract Construction.Aluminum Storefront System.Subcontract	Aldora Insulated Glass	\$(12,046.86)
3	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	SRM Shotcrete	\$(60,113.40)
4	40.15000-15100.000.Subcontract Construction.Plumbing.Subcontract	WinSupply Fixtures	\$(17,701.93)
5	40.2000-2720.000.Subcontract Construction.Drainage System.Subcontract	Fortiline Pipe Ftg's Grate	\$(119,491.02)
6	40.2000-2720.000.Subcontract Construction.Drainage System.Subcontract	Fortiline - Difference in PO and orig. ODP CO	\$(3,376.64)
7	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	Vak Pak Pool Equip	\$(101,268.77)

#	Budget Code	Description	Amount
8	40.13000-13155.000.Subcontract Construction.Spa.Subcontract	Vak Pak Splash Pad Equip	\$(129,798.60)
9	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	Gorman/Hajoca Pavers	\$(191,170.92)
Subtotal:			\$(689,919.44)
P&P Bond (0.00%):			\$0.00
Liability Insurance (0.00%):			\$0.00
CM Fee (0.00%):			\$0.00
Grand Total:			\$(689,919.44)

Shawn Bliss (Prosser, Inc.)
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

Coastal Ridge CDD
475 W. Town Place, Suite 114
St. Augustine, Florida 32092

Carlton Construction, Inc.
4615 US Highway 17, Suite 1
Fleming Island, Florida 32003


SIGNATURE 11-21-2025
DATE


SIGNATURE 11/21/25
DATE


SIGNATURE 11/20/25
DATE

PURCHASE ORDER - EverRange Amenity Center

DATE:	10.08.2025	EVERR PO #:	EVERR-018
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	loliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-858-4300
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Ashlee Correia
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	3002 Ohillips Highway	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL	FAX #:	
VENDOR/SUPPLIER:	Neptune Benson	VENDOR PHONE #:	813-533-5148
PROJECT #:		CONTACT PERSON:	Kari Banning-Golla
ADDRESS:	334 Knight St Ste 3100	DELIVERY DATE:	TBD
CITY, STATE	Warwick, RI 02886-1286	FAX #:	
Special Instruction: Please see attached Quote # 05041661			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Sand Filter system, Filter, Facepipe , etc	Lot	\$ 51,770.09	\$ 51,770.09
			PO AMOUNT \$	51,770.09

PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)		
	TAX SAVINGS THIS P.O.	FL Sales Tax \$ 3,181.21

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name:	Coastal Ridge Community Development District
Vendor Acceptance:	Date:
Approved by:	Date: 10/20/2025



Evoqua Capital Equipment Proposal

Prepared For:

Coastal Ridge CDD

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

Quote #: 05041661

Transforming Water. Enriching Life.®

Proposal For: Coastal Ridge CDD

Kari Banning-Golla
Neptune Benson Inc.
334 Knight St Ste 3100
Warwick, RI 02886-1286
+18135335148
k.banning-golla@xylem.com

Item Pricing Summary

Items

Item	Part No Description	Qty
1	1000-1287 Filter System - Sand <u>Alternative Description:</u> Flowrate: 850 GPM Filter Rate: 13.69 GPM/SF Backwash Rate: 475.5 GPM Filter Area: 33.6 SF (16.8 SF/Filter)	1 EA
2	1000-7233 FILTER FG HZ 48084SHFFG-6R <u>Alternative Description:</u> Fiberglass Construction 50 psi Operating Pressure PVC Internal Piping Air Relief and Drain Connections Dual Saddle Base 14" x 18" Clear Manway Filter Includes 15 Year Limited Warranty Filter Media -NOT INLCUED	2 EA
3	1000-8175 FACEPIPE 3WL 2SHF 8X6 FP2SHF3WL08X6 <u>Alternative Description:</u> * 3-Way Lever Operated Valve Facepiping with Stainless Steel Fasteners * Dominion Wafer Style Butterfly Valves with Rilsan Coated Aluminum Body and Disc Construction * 4.5" Panel Mounted Pressure Gauges * Sight Glass Assembly	1 EA

Item	Part No Description	Qty
4	1000-5991 VALVE AIR RELIEF 3/4" KIT	2 EA

Currency: USD

Quote Totals

Item(s) Subtotal:	\$ 48,770.09
Freight:	\$ 3,000.00
Total Net Price:	\$ 51,770.09

Proposal Notes

Starting June 1, 2025, Xylem will be implementing a MINIMUM ORDER VALUE of \$1,200 for all USD and \$1,600 for CAD orders.

EverRange Aquatics - Jacksonville, FL

COASTR

PURCHASE ORDER - EverRange Amenity Center

DATE:	10.20.25	EVERR PO #:	EVERR-019
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joli-w@carlton.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-858-4300
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Ashlee Correia
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Ace Door & Window	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	2220 Corporate Square Blvd	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 322116	FAX #:	
VENDOR/SUPPLIER:	Aldora	VENDOR PHONE #:	813-533-5148
PROJECT #:		CONTACT PERSON:	Troy Patnode
ADDRESS:	1903 Cypress Lake Drive	DELIVERY DATE:	TBD
CITY, STATE	Orlando, FL 32837	FAX #:	

Special Instruction: Please see attached Order 23-SO110267 dated 10.9.25

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Insulated Glass	Lot	\$ 11,296.74	\$ 11,296.74
PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)			PO AMOUNT \$	11,296.74

TAX SAVINGS
THIS P.O.

FL Sales Tax

\$ 750.12

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance:

Date: 10/20/2025

Approved by:

Date: 10/21/2025



1903 Cypress Lake Drive
Orlando, FL 32837
USA

ORDER: 23-SO110267
ORDER DATE: 10/9/2025
EST. DELIVERY DATE: 10/22/2025
ORDER CONTACT:
SALES PERSON: Patnode, Troy
ENTERED BY: Gomez, Melvin

ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION
ACEDOORWI
Ace Door & Window
2220 Corporate Square Blvd.
Jacksonville, FL 32216

SHIPPING INFORMATION
Ace Door & Window
2220 Corporate Square Blvd.
Jacksonville, FL 32216

SHIP VIA: Our Truck
ROUTE: ORL 30 Special

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				TERMS
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE				Net 30
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
1	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	2	44 9/16 W X 24 1/8 H X 1 T	8.31 SF	\$13.50	\$112.13	\$224.26
WEIGHT (UT/LI): 45.37 lbs / 90.75 lbs CUST REF: S1		PRICE/SF:	\$13.49	ITEM TOTAL:		\$112.13	\$224.26
2	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	2	44 9/16 W X 56 7/8 H X 1 T	18.53 SF	\$13.50	\$250.13	\$500.26
WEIGHT (UT/LI): 106.46 lbs / 212.92 lbs CUST REF: S1		PRICE/SF:	\$13.50	ITEM TOTAL:		\$250.13	\$500.26
3	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	2	44 9/16 W X 24 9/16 H X 1 T	8.31 SF	\$13.50	\$112.13	\$224.26
WEIGHT (UT/LI): 46.19 lbs / 92.38 lbs CUST REF: S1		PRICE/SF:	\$13.49	ITEM TOTAL:		\$112.13	\$224.26

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE			Net 30	
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
4	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	1	71 7/8 W X 23 9/16 H X 1 T	12.00 SF	\$13.50	\$162.00	\$162.00
WEIGHT (UT/LI): 71.37 lbs / 71.37 lbs CUST REF: S1		PRICE/SF:	\$13.50	ITEM TOTAL:		\$162.00	\$162.00
5	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	39 9/16 W X 24 1/8 H X 1 T	7.22 SF	\$13.50	\$97.50	\$390.00
WEIGHT (UT/LI): 40.31 lbs / 161.22 lbs CUST REF: S2		PRICE/SF:	\$13.50	ITEM TOTAL:		\$97.50	\$390.00
6	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	39 9/16 W X 56 7/8 H X 1 T	16.11 SF	\$13.50	\$217.50	\$870.00
WEIGHT (UT/LI): 94.57 lbs / 378.27 lbs CUST REF: S2		PRICE/SF:	\$13.50	ITEM TOTAL:		\$217.50	\$870.00
7	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	39 9/16 W X 24 9/16 H X 1 T	7.22 SF	\$13.50	\$97.50	\$390.00
WEIGHT (UT/LI): 41.03 lbs / 164.12 lbs CUST REF: S2		PRICE/SF:	\$13.50	ITEM TOTAL:		\$97.50	\$390.00
8	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	1	22 1/4 W X 24 1/8 H X 1 T	4.33 SF	\$13.50	\$58.50	\$58.50
WEIGHT (UT/LI): 22.76 lbs / 22.76 lbs CUST REF: S3		PRICE/SF:	\$13.51	ITEM TOTAL:		\$58.50	\$58.50

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE			Net 30	
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
9	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	1	22 1/4 WX 56 7/8 H X 1 T	9.67 SF	\$13.50	\$130.50	\$130.50
WEIGHT (UT/LI): 53.39 lbs / 53.39 lbs CUST REF: S3		PRICE/SF:	\$13.50	ITEM TOTAL:	\$130.50	\$130.50	
10	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	1	22 1/4 WX 24 9/16 H X 1 T	4.33 SF	\$13.50	\$58.50	\$58.50
WEIGHT (UT/LI): 23.17 lbs / 23.17 lbs CUST REF: S3		PRICE/SF:	\$13.51	ITEM TOTAL:	\$58.50	\$58.50	
11	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	1	35 7/8 WX 23 9/16 H X 1 T	6.00 SF	\$13.50	\$81.00	\$81.00
WEIGHT (UT/LI): 35.72 lbs / 35.72 lbs CUST REF: S3		PRICE/SF:	\$13.50	ITEM TOTAL:	\$81.00	\$81.00	
12	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	16 9/16 WX 24 1/8 H X 1 T	3.25 SF	\$13.50	\$43.88	\$175.52
WEIGHT (UT/LI): 16.99 lbs / 67.97 lbs CUST REF: S4		PRICE/SF:	\$13.50	ITEM TOTAL:	\$43.88	\$175.52	
13	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	16 9/16 WX 56 7/8 H X 1 T	7.25 SF	\$13.50	\$97.88	\$391.52
WEIGHT (UT/LI): 39.87 lbs / 159.47 lbs CUST REF: S4		PRICE/SF:	\$13.50	ITEM TOTAL:	\$97.88	\$391.52	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS		
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE		Net 30		
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
14	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	16 9/16 W X 24 9/16 H X 1 T	3.25 SF	\$13.50	\$43.88	\$175.52
WEIGHT (UT/LI): 17.3 lbs / 69.19 lbs CUST REF: S4		PRICE/SF:	\$13.50	ITEM TOTAL:		\$43.88	\$175.52
15	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	2	71 7/8 W X 23 9/16 H X 1 T	12.00 SF	\$13.50	\$162.00	\$324.00
WEIGHT (UT/LI): 71.37 lbs / 142.74 lbs CUST REF: S4		PRICE/SF:	\$13.50	ITEM TOTAL:		\$162.00	\$324.00
16	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	53 9/16 W X 24 1/8 H X 1 T	9.75 SF	\$13.50	\$131.63	\$526.52
WEIGHT (UT/LI): 54.5 lbs / 217.98 lbs CUST REF: S5		PRICE/SF:	\$13.50	ITEM TOTAL:		\$131.63	\$526.52
17	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX52/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	53 9/16 W X 56 7/8 H X 1 T	21.75 SF	\$13.50	\$293.63	\$1,174.52
WEIGHT (UT/LI): 127.86 lbs / 511.45 lbs CUST REF: S5		PRICE/SF:	\$13.50	ITEM TOTAL:		\$293.63	\$1,174.52
18	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	53 9/16 W X 24 9/16 H X 1 T	9.75 SF	\$13.50	\$131.63	\$526.52
WEIGHT (UT/LI): 55.48 lbs / 221.9 lbs CUST REF: S5		PRICE/SF:	\$13.50	ITEM TOTAL:		\$131.63	\$526.52

ORDER#	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE			Net 30	
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
19	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	8	53 9/16 W X 17 13/16 H X 1 T	6.75 SF	\$13.50	\$91.13	\$729.04
WEIGHT (UT/LI): 40.35 lbs / 322.84 lbs CUST REF: S7		PRICE/SF:	\$13.50	ITEM TOTAL:		\$91.13	\$729.04
20	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	8	33 9/16 W X 36 1/16 H X 1 T	8.97 SF	\$13.50	\$121.13	\$969.04
WEIGHT (UT/LI): 51.02 lbs / 408.14 lbs CUST REF: S8		PRICE/SF:	\$13.50	ITEM TOTAL:		\$121.13	\$969.04
21	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	9	40 3/4 W X 36 1/16 H X 1 T	11.08 SF	\$13.50	\$149.63	\$1,346.67
WEIGHT (UT/LI): 61.88 lbs / 556.9 lbs CUST REF: S9		PRICE/SF:	\$13.50	ITEM TOTAL:		\$149.63	\$1,346.67
22	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	29 1/16 W X 19 13/16 H X 1 T	4.17 SF	\$13.50	\$56.25	\$225.00
WEIGHT (UT/LI): 24.4 lbs / 97.61 lbs CUST REF: S10		PRICE/SF:	\$13.49	ITEM TOTAL:		\$56.25	\$225.00
23	INSULATED GLASS MASTER TEMPERED SOFTCOAT TYPE GLASS SNX62/27 CLEAR TEMPERABLE TOWARDS INTERIOR TEMPERED LPXC BOX SPACER ALUMINUM=[12 mm - 1/2 in] L-BUCK RACK 6MM (1/4") - CLEAR	4	39 9/16 W X 19 13/16 H X 1 T	5.56 SF	\$13.50	\$75.00	\$300.00
WEIGHT (UT/LI): 33.16 lbs / 132.64 lbs CUST REF: S11		PRICE/SF:	\$13.49	ITEM TOTAL:		\$75.00	\$300.00

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				TERMS
23-SO110267	10/9/2025	25-31180/EVER RANGE	CARLTON CONSTRUCTION EVER RANGE				Net 30
ITEM	DESCRIPTION	QTY	SIZE	PER QTY	PER PRICE	PRICE	TOTAL
24	GLASS SURCHARGE	1				\$1,343.59	\$1,343.59
TOTAL ORDERED QUANTITY: 82				SUBTOTAL:		\$11,296.74	
TOTAL WEIGHT: 4214.9 lbs				STATE RATE 6%:		\$677.80	
ORDERED SF: 694.29 SF				COUNTY RATE 1.5%:		\$72.32	
				TOTAL:		\$12,046.86	

COMMENT:

QO/m 10/21/2025

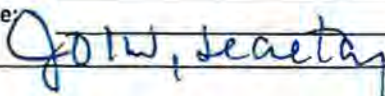
PURCHASE ORDER - EverRange Amenity Center

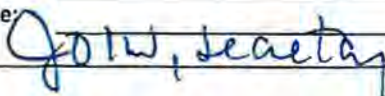
DATE:	10.24.25	EVERR PO #:	EVERR-020 Rev 1.
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-858-4300
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Ashlee Correia
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	2220 Corporate Square Blvd	DELIVERY DATE:	10.21.25 & 10.22.25
CITY, STATE	Jacksonville, FL 322116	FAX #:	
VENDOR/SUPPLIER:	SRM Concrete	VENDOR PHONE #:	904-776-3419
PROJECT #:		CONTACT PERSON:	John Witt
ADDRESS:	1000 Hollingshead Circle	DELIVERY DATE:	10.21.25 & 10.22.25
CITY, STATE	Murfreesboro, TN 37129	FAX #:	
Special Instruction: Bid # 113963 Customer # 113963			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
40050	4000 PSI Reg Rock Mix	105	\$ 171.00	\$ 17,955.00
55101	5500 Shotcrete Mix	120	\$ 209.00	\$ 25,080.00
	Environmental Fee Per Load	23	\$ 40.00	\$ 920.00
	Penetron Waterproof Additive	225	\$ 50.00	\$ 11,250.00
PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)			PO AMOUNT	\$ 55,205.00
PO amount increased to \$60113.40 with Tax. AC		TAX SAVINGS THIS P.O.	FL Sales Tax	\$ 3,387.30

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance:  **Date:**

Approved by:  **Date:** 10/27/2025

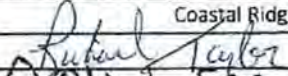
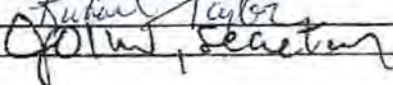
PURCHASE ORDER - EverRange Amenity Center

DATE:	10.27.25	EVERR PO #:	EVERR-021
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	C W Wood Plumbing Co., Inc.	SUBCONTRACTOR PH. #:	904-744-6604
SUB PROJECT #:		CONTACT PERSON:	Scott Wood
ADDRESS:	1328 Romney Street	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32211	FAX #:	
VENDOR/SUPPLIER:	WinSupply of Jacksonville	VENDOR PHONE #:	904-503-3689
PROJECT #:		CONTACT PERSON:	
ADDRESS:	2365 Dennis Street	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32204	FAX #:	
Special Instruction: Quote 0022364 dated 10/25/25			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Plumbing Fixtures per Quote			\$ 16,629.18
			PO AMOUNT	\$ 16,629.18

PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)		FL Sales Tax
		\$ 1,072.75

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name:	Coastal Ridge Community Development District	
Vendor Acceptance:		Date: 10/30/2025
Approved by:		Date: 10/29/2025

PURCHASE ORDER - EverRange Amenity Center

DATE:	10.29.25	EVERR PO #:	EVERR-024
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	oliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Premier American Construction	SUBCONTRACTOR PH. #:	904-375-8449
SUB PROJECT #:		CONTACT PERSON:	Chris Walker
ADDRESS:	PO Box 1193	DELIVERY DATE:	Already delivered
CITY, STATE	Middleburg, FL 32050	FAX #:	
VENDOR/SUPPLIER:	Fortline Waterworks	VENDOR PHONE #:	904-759-2405
PROJECT #:		CONTACT PERSON:	Dana Williams
ADDRESS:	6982 Highway Avenue	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32254	FAX #:	
Special Instruction: Material as per quotes # 6746030,6746034,6746032,6746035,6746038 and 6746054			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
Quote 6746030	Pipe & Ftgs			\$ 3,335.00 3721.52
Quote 6746034	Catch Basin			\$ 658.00
Quote 6746032	Pipe & Ftgs			\$ 16,479.00
Quote 6746035	Pipe, Grates & Basin			\$ 5,192.00
Quote 6746038	Pipe, Ftgs, Grates etc.			\$ 86,138.10
Quote 6746054	Pipe, Ftgs, Grates etc			\$ 468.00

PLEASE SUBMIT QUOTE FROM
VENDOR/SUPPLIER WITH VENDOR REQUISITION
FORM (VRF)

PO AMOUNT \$ 112,656.62

TAX SAVINGS
THIS P.O.

FL Sales Tax

\$ 6634.40

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance:

Date: 10/29/2025

Approved by:

Date: 10/29/2025

Actual PO increased to \$122,867.66 w/ tax.



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746030	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN PL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
***** IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST. *****					
10	154	FT	8" SDR26 PVC HW SEWER PIPE	12.0200	1,851.08
20	10	EA	8"X4" SDR26 HW PVC T-WYE GXG	115.0000	1,150.00
30	10	EA	4" SCH40 DWVXSDR 35 ADPT HXSP	18.0000	180.00
40	10	EA	4"X2" SCH40 PVC BUSHING SPXH	10.0000	100.00
50	60	FT	2" SCH40 PVC PIPE BE	.9000	54.00
60	1	EA	12" CPLG CLAYXCI/PVC 02-1212	58.7400	58.74
70	10	EA	2" SCH40 PVC 90 HXH	2.6300	26.30
80	20	FT	12" N12 ASTM F2648 PIPE IB/WT NON-DOT	15.0700	301.40
Subtotal:					3,721.52
Tax:					.00
Bid Total:					3,721.52

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote bid date.
 After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By DTW 10/29/25 16:40:58

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746034	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN PL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST.		
		EA	24" CATCH BASIN KIT W/BLACK PLASTIC GRATE 2400BLKIT	658.0000	658.00
				Subtotal:	658.00
				Tax:	.00
				Bid Total:	658.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material. All quoted prices are subject to review based on current market conditions.

Est By DEW 10/29/25 13:20:46

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746032	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN PL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST.					
10		EA	8" SDR26 HW PVC TEE GXG	189.	189.00
20		EA	8" SDR26 HW PVC 90 GXG	239.	239.00
30		EA	8"X10" SDR26 HW PVC INCRSR GXG	293.	293.00
40		EA	10" CPICG CLAYXCI/PVC 02-1010	36.	36.00
50		EA	15"X8" INLINE DRAIN W/GRATE 7/8" N12	777.	777.00
***** 10-12X6 INSERTA TEE ONEFIT N12 10"X6" N12 RED ST/WT 1076WT 6" N12 90 WT 0699WT 6" N12 CLEANOUT 0674AG 10" N12 ASTM F2648 PIPE 13/WT NON-DOT 10"X5" N12 WYE WT 1082WT 8" N12 45 WT 0894WT 10" N12 45 WT 1094WT 10"X8" N12 TEE WT 1062WT 8" N12 ASTM F2648 PIPE 13/WT NON-DOT 3"X6" N12 WYE WT 0881WT 6" N12 45 WT 0694WT 10" N12 90 WT 1099WT 12"HDPE UNIVERSAL INLINE DRAIN W/SQUARE HINGED GRATE & HDPE GASKETED CONNECTIONS 2712AGNB 8" N12 WYE WT 0882WT 8" N12 45 WT 0894WT 6" N12 45 WT 0694WT					
130	1	EA	10-12X6 INSERTA TEE ONEFIT N12	177.	177.00
140	1	EA	10"X6" N12 RED ST/WT 1076WT	184.	184.00
150	1	EA	6" N12 90 WT 0699WT	55.	55.00
160	1	EA	6" N12 CLEANOUT 0674AG	138.	138.00
170	160	FT	10" N12 ASTM F2648 PIPE 13/WT	11.	1,617.00
180	2	EA	3"X6" N12 WYE WT 0881WT	214.	428.00
190	1	EA	6" N12 45 WT 0694WT	55.	55.00
200	1	EA	10" N12 90 WT 1099WT	171.	171.00
210	3	EA	12"HDPE UNIVERSAL INLINE DRAIN W/SQUARE HINGED GRATE & HDPE GASKETED CONNECTIONS 2712AGNB	672.	2,016.00
220		EA	8" N12 WYE WT 0882WT	36.0000	36.00
230		EA	8" N12 45 WT 0894WT	89.0000	89.00
240		EA	6" N12 45 WT 0694WT	55.0000	55.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	SUBJECT NO	INSTR DATE	PAGE
242244	EVERRANGE AMENITY	6746032	10/29/25	2

LINE	QTY	DOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	1		1.00	1.00	1.00
2	1		2.00	2.00	2.00
3	1		3.00	3.00	3.00
4	1		4.00	4.00	4.00
5	1		5.00	5.00	5.00
6	1		6.00	6.00	6.00
7	1		7.00	7.00	7.00
8	1		8.00	8.00	8.00
9	1		9.00	9.00	9.00
10	1		10.00	10.00	10.00
11	1		11.00	11.00	11.00
12	1		12.00	12.00	12.00
13	1		13.00	13.00	13.00
14	1		14.00	14.00	14.00
15	1		15.00	15.00	15.00
16	1		16.00	16.00	16.00
17	1		17.00	17.00	17.00
18	1		18.00	18.00	18.00
19	1		19.00	19.00	19.00
20	1		20.00	20.00	20.00
21	1		21.00	21.00	21.00
22	1		22.00	22.00	22.00
23	1		23.00	23.00	23.00
24	1		24.00	24.00	24.00
25	1		25.00	25.00	25.00
26	1		26.00	26.00	26.00
27	1		27.00	27.00	27.00
28	1		28.00	28.00	28.00
29	1		29.00	29.00	29.00
30	1		30.00	30.00	30.00
31	1		31.00	31.00	31.00
32	1		32.00	32.00	32.00
33	1		33.00	33.00	33.00
34	1		34.00	34.00	34.00
35	1		35.00	35.00	35.00
36	1		36.00	36.00	36.00
37	1		37.00	37.00	37.00
38	1		38.00	38.00	38.00
39	1		39.00	39.00	39.00
40	1		40.00	40.00	40.00
41	1		41.00	41.00	41.00
42	1		42.00	42.00	42.00
43	1		43.00	43.00	43.00
44	1		44.00	44.00	44.00
45	1		45.00	45.00	45.00
46	1		46.00	46.00	46.00
47	1		47.00	47.00	47.00
48	1		48.00	48.00	48.00
49	1		49.00	49.00	49.00
50	1		50.00	50.00	50.00
51	1		51.00	51.00	51.00
52	1		52.00	52.00	52.00
53	1		53.00	53.00	53.00
54	1		54.00	54.00	54.00
55	1		55.00	55.00	55.00
56	1		56.00	56.00	56.00
57	1		57.00	57.00	57.00
58	1		58.00	58.00	58.00
59	1		59.00	59.00	59.00
60	1		60.00	60.00	60.00
61	1		61.00	61.00	61.00
62	1		62.00	62.00	62.00
63	1		63.00	63.00	63.00
64	1		64.00	64.00	64.00
65	1		65.00	65.00	65.00
66	1		66.00	66.00	66.00
67	1		67.00	67.00	67.00
68	1		68.00	68.00	68.00
69	1		69.00	69.00	69.00
70	1		70.00	70.00	70.00
71	1		71.00	71.00	71.00
72	1		72.00	72.00	72.00
73	1		73.00	73.00	73.00
74	1		74.00	74.00	74.00
75	1		75.00	75.00	75.00
76	1		76.00	76.00	76.00
77	1		77.00	77.00	7

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material, all quoted prices are subject to review based on current market conditions.

Ent By DTW 10/29/25 13:19:52

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746035	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN PL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
..... IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST. 					
	200	FT	6"X160' SGW PIPE PERF W/SOCK	3.5700	714.
	4	EA	6" SQ BRS GRATE W/STYREN	69.0000	276.
	1	EA	18" SQ GRATE CI 1813	234.0000	234.
	2	EA	18" NYLOPLAST DRAIN BASIN 5'	1,984.0000	3,968.
Subtotal:					5,192.00
Tax:					.00
Bid Total:					5,192.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. (Over 7 days for PVC and HDPE, or 30 days for all other material. All quoted prices are subject to review based on current market conditions.)

Ent By DTW 10/29/25 13:22:01

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746038	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN BL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST.					
=====					
PLAYGROUND AREA					
=====					
70		FT	15" EZ-FLOW MESH W/PIPE BLACK	18.0000	5,460.00
80		EA	6" CORR INTERNAL CPLG 6CGT	10.0000	750.00
90		FT	6" N12 ASTM F2648 PIPE 1B/WT	5.0000	500.00
			NON-DOT		
		EA	6" N12 WYE WT 0681WT	66.0000	528.00
CLEAN-OUTS					
130			6"X6" CLEAN-OUTS		
140		EA	6" N12 WYE WT 0681WT	66.	594.00
150		EA	6" N12 45 WT 0694WT	35.	495.00
160		EA	6" N12 SNAP END CAP 0667AA	15.	135.00
170		EA	6" N12 CLEANOUT 0674AG	95.	891.00
180		EA	BROOKS RTI CONC SEWER BOX&LID	105.	945.00
Package Sub-total:				340.00	3,060.00
Section Sub-total:					13,298.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. 10% discount for 100' and 1000' or 30 days for all other material. All quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
242244	EVERRANGE AMENITY	6746038	10/29/25	2

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
242244	FORTILINE JACKSONVILLE	6746054	10/29/25	1

CUSTOMER	PROJECT INFORMATION
COASTAL RIDGE DEVDIST C/O PAC 475 WEST TOWN PL STE 114 ST AUGUSTINE, FL 32092	EVERRANGE AMENITY

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			IF, AFTER THE DATE OF THIS QUOTE, ANY NEW OR INCREASED TARIFFS, DUTIES OR OTHER GOVERNMENT-IMPOSED COSTS ON MATERIALS USED IN THE WORK BECOMES EFFECTIVE, THE CONTRACT PRICE SHALL BE ADJUSTED TO REFLECT THE ACTUAL INCREASED COST TO FORTILINE. FORTILINE SHALL PROMPTLY NOTIFY THE CUSTOMER OF ANY SUCH COST IMPACT. FAILURE OF FORTILINE AND THE CUSTOMER TO AGREE ON ANY PRICE ADJUSTMENT SHALL NOT RELIEVE THE CUSTOMER'S OBLIGATION TO PAY THE INCREASED COST.		
	EA		6"x4" N12 RED ST/WT 0614WT	35.	
	FT		4" N12 AASHTO PIPE PERF IB/ST	2.	
	EA		4" ROUND GRATE BLACK 11	6.	
Subtotal:					468.00
Tax:					.00
d Total:					468.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/del date. All other material is quoted for shipment within 30 days of quote/del date. After 7 days for PVC and HDPE, or 30 days for all other material, all quoted prices are subject to revision based on current market conditions.

Ent By DTW 10/29/25 13:31:58

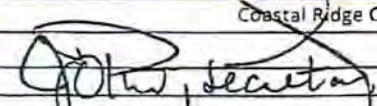
PURCHASE ORDER - EverRange Amenity Center

DATE:	10.28.25	EVERR PO #:	EVERR-022
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days / 50% Deposit
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE:	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	3002 Phillips Highway	DELIVERY DATE:	TBD
CITY, STATE:	Jacksonville, FL	FAX #:	
VENDOR/SUPPLIER:	VakPak	VENDOR PHONE #:	904-353-4403
PROJECT #:		CONTACT PERSON:	Khristin Cleveland
ADDRESS:	1824 Phoenix Avenue	DELIVERY DATE:	TBD
CITY, STATE:	Jacksonville, FL 32206	FAX #:	
Special Instruction: Quote # 54235			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Pool Equipment per Quote			\$ 95,465.82
			PO AMOUNT \$	95,465.82

PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)		FL Sales Tax \$ 5,802.95

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name:	Coastal Ridge Community Development District		
Vendor Acceptance:		Date:	11/06/2025
Approved by:		Date:	10/29/2025

PURCHASE ORDER - EverRange Amenity Center

DATE:	10.28.25	EVERR PO #:	EVERR-022
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days / 50% Deposit
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	jaliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	3002 Phillips Highway	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL	FAX #:	
VENDOR/SUPPLIER:	VakPak	VENDOR PHONE #:	904-353-4403
PROJECT #:		CONTACT PERSON:	Khristin Cleveland
ADDRESS:	1824 Phoenix Avenue	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32206	FAX #:	

Special Instruction: Quote # 54235

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Pool Equipment per Quote			\$ 95,465.82
			PO AMOUNT	\$ 95,465.82

PLEASE SUBMIT QUOTE FROM
VENDOR/SUPPLIER WITH VENDOR REQUISITION
FORM (VRF)

TAX SAVINGS
THIS P.O.

FL Sales Tax

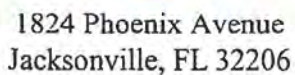
\$ 5,802.95

IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance: _____ **Date:** _____

Approved by: _____ **Date:** _____



DATE	QUOTE #
10/1/2025	54235

CUSTOMER NAME / BILLING ADDRESS	SHIP TO
COASTAL RIDGE CDD 475 W TOWN PL STE 114 ST. AUGUSTINE, FL 32092	EVERRANGE [POOL] 12858 EVERRANGE PKWY JACKSONVILLE, FL

**SIGNATURE:**

DATE: _____

PURCHASE ORDER - EverRange Amenity Center

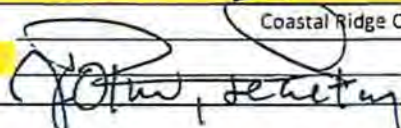
DATE:	10.28.25	EVERR PO #:	EVERR-023
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days / 50% Depos.
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	3002 Phillips Highway	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL	FAX #:	
VENDOR/SUPPLIER:	VakPak	VENDOR PHONE #:	904-353-4403
PROJECT #:		CONTACT PERSON:	Kristin Cleveland
ADDRESS:	1824 Phoenix Avenue	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32206	FAX #:	

Special Instruction: Quote # 54234

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Splash Pad Equipment per Quote			\$ 122,380.75
PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)			PO AMOUNT \$	122,380.75

TAX SAVINGS THIS P.O.	FL Sales Tax	\$	7,417.85
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IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name:	Coastal Ridge Community Development District	Date:	11/06/2025
Vendor Acceptance:		Date:	10/29/2025
Approved by:			

PURCHASE ORDER - EverRange Amenity Center

DATE:	10.28.25	EVERR PO #:	EVERR-023
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days / 50% Depos.
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway
			Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	joliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Crown Pools	SUBCONTRACTOR PH. #:	904-858-4300
SUB PROJECT #:		CONTACT PERSON:	Ashlee Correia
ADDRESS:	3002 Phillips Highway	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL	FAX #:	
VENDOR/SUPPLIER:	VakPak	VENDOR PHONE #:	904-353-4403
PROJECT #:		CONTACT PERSON:	Khrstin Cleveland
ADDRESS:	1824 Phoenix Avenue	DELIVERY DATE:	TBD
CITY, STATE	Jacksonville, FL 32206	FAX #:	

Special Instruction: Quote # 54234

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
	Splash Pad Equipment per Quote			\$ 122,380.75
PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)			PO AMOUNT \$	122,380.75

TAX SAVINGS THIS P.O.	FL Sales Tax	\$ 7,417.85
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IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name:	Coastal Ridge Community Development District		
Vendor Acceptance:		Date:	
Approved by:		Date:	



1824 Phoenix Avenue
Jacksonville, FL 32206

QUOTE

DATE	QUOTE #
10/1/2025	54234

CUSTOMER NAME / BILLING ADDRESS	SHIP TO
COASTAL RIDGE CDD 475 W TOWN PL STE 114 ST. AUGUSTINE, FL 32092	EVERRANGE [AMMENITY IWF] 12858 EVERRANGE PKWY JACKSONVILLE, FL

DESIRED SHIP DATE	PROJECT	P.O. NUMBER	REP	TERMS
	EVERRANGE		TK	Deposit/Net30
DESCRIPTION			TOTAL	
CS200IWF-11CVP2-FL, CB1422 ABOVE GRADE SPLASH PAD EQUIPMENT CABINET SYSTEM, REMOTE CT2000 TANK, 3 PHASE 208-230V POWER ESTIMATED SHIPPING & HANDLING SUBTOTAL Sales Tax - Duval County FL			121,930.75 450.00 122,380.75 0.00	
			SUBTOTAL	\$122,380.75
			SALES TAX (6.0%)	\$0.00
			TOTAL	\$122,380.75

SIGNATURE:

DATE:



VAK PAK, INC.

October 1st, 2025

Coastal Ridge Community
Development District
475 W Town Pl Ste 114
Saint Augustine, FL 32092

Re: Credit Application

Dear Applicant:

Thank you for applying for an account with us. Your account is effective on 10/01/2025 for the Everrange Project, of \$220,000.00. Terms are 50% deposit , with the remaining balance net 30 days from the date of delivery.

If mailing your payment, our remittance address is:

Vak Pak, Inc.
P.O. Box 3264
Jacksonville, FL 32206

If interested in doing another form of payment please contact our accounting department.
Email: accountsreceivable@vakpak.com.

We look forward to doing business with you and hope to enjoy a long and productive future together. If you have any questions, clarifications or need our assistance, our office hours are Monday through Friday, 8:00 am - 4:00 pm.

1824 Phoenix Avenue JACKSONVILLE, FL 32206 Tel (904) 353-4403
Fax (904) 358-2014 web: www.vakpak.com

PURCHASE ORDER - EverRange Amenity Center

DATE:	11.07.25	EVERR PO #:	EVERR-024
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 25 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	loliver@gmsnf.com
		CC:	bperegrino@gmsnf.com ap@carltonconstruction.net
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	904-728-1415
CONTRACTOR PROJECT #	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Capital Concerte & Masonry Solutions	SUBCONTRACTOR PH. #:	904-447-6072
SUB PROJECT #:		CONTACT PERSON:	Paul Rivers
ADDRESS:	134 Poole Blvd.	DELIVERY DATE:	TBD
CITY, STATE	ST. Augustine, FL 32095	FAX #:	
VENDOR/SUPPLIER:	Gorman Co Division of Hajoca	VENDOR PHONE #:	904-759-2406
PROJECT #:		CONTACT PERSON:	Dana Williams
ADDRESS:	2380 Dobbs Road	DELIVERY DATE:	TBD
CITY, STATE	St. Augsutine, FL	FAX #:	

Special Instruction: Material as per quoteS021227171 dated 11.06.25

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
725051	12 x12 60MM White	13500	\$ 5.44	\$ 73,406.25
725052	8 x12 White Paver	1500	\$ 5.44	\$ 8,156.25
725052	8x8 White Paver	2500	\$ 5.44	\$ 13,593.75
725054	4x8 White Paver	360	\$ 5.44	\$ 1,957.50
558975	16x16 60MM White Paver	13300	\$ 5.44	\$ 72,318.75
390322	Ongoing Freight non Taxable	1	\$ 11,497.47	\$ 11,497.47

PLEASE SUBMIT QUOTE FROM
VENDOR/SUPPLIER WITH VENDOR REQUISITION
FORM (VRF)

PO AMOUNT \$ 180,929.97

TAX SAVINGS THIS P.O.	FL Sales Tax	10240.95
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IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance:

Date: 11/10/25

Approved by:

Date: 11/10/2025



Ever Range Quotation

263 GORMAN ST AUGUSTINE
2380 DOBBS RD
ST.AUGUSTINE, FL 32086-5218
904-824-2843

11/06/2025
S021227171

Quote To:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
475 WEST TOWN PLACE STE 114
ST.AUGUSTINE, FL 32092

Ship To:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PARKWAY
JACKSONVILLE, FL 32256

Customer#	Custom Order #	Release #	Sales Person	
147208	EVER RANGE		House 26399	
Consultant	Ship Via	Terms	Expiration	Freight
Mitchell Brinkman	OT OUR TRUCK	NET25P	12/21/2025	Not Included

PN	Description	Qty	Unit Price	Ext Price
725051	BELGARD OCEANSIDE 12X12 60MM WHITE ***** Above not returnable *****	13500	\$5.44	\$73,406.25
725052	BELGARD OCEANSIDE 8X12 WHITE PAVER ***** Above not returnable *****	1500	\$5.44	\$8,156.25
725053	BELGARD OCEANSIDE 8X8 WHITE PAVER ***** Above not returnable *****	2500	\$5.44	\$13,593.75
725054	BELGARD OCEANSIDE 4X8 WHITE PAVER ***** Above not returnable *****	360	\$5.44	\$1,957.50
558975	BELGARD OCEANSIDE 16X16 60MM PAVER WHITE ***** Above not returnable *****	13300	\$5.44	\$72,318.75
390322	 55203 OUTGOING FREIGHT CHARGES	1	\$11,497.47	\$11,497.47

Subtotal: \$180,929.97
Sales Tax: \$0.00
Freight: \$0.00
Handling: \$0.00
Total: \$180,929.97

Prices contained in this quote are the prices in effect at the time of quotation, and are subject to change at any time. Seller is not responsible for inaccurate quantity descriptions. Quantities should be checked against plans and specifications for accuracy. Seller is not responsible for delays not within our control. Returned goods must be unused and in their original packaging (which must be in resaleable condition). Special order material is non-cancellable. All returns must be approved by Seller and may be subject to freight, handling and restocking charges. All orders are subject to Seller's [Sales Order Terms and Conditions](#).

Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, Florida 32003
Phone: (904) 284-8321

Project: 202416 - EverRange Amenity
12858 Ever Range Parkway
Jacksonville, Florida 32256

Prime Contract Potential Change Order #015: Sound System Added Scope

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	015 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/19/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Sound System Added Scope

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Furnish all material, labor and equipment to provide fully functioning sound system at 3 separate zones (Lakeside Pavilion, Welcome Center, & Pool Deck). Includes 26 speakers total.

ATTACHMENTS:

[CHANGE ORDER #012 SPEAKER CONDUIT.xls](#) , [_AV BOM with Pricing Rev 1 09.09.2025.pdf](#)

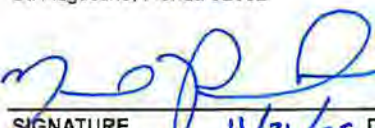
#	Budget Code	Description	Amount
1	40.16000-16730.000.Subcontract Construction.Structured Wiring.Subcontract	Sound System	\$28,779.00
2	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Conduit for Pool Deck Sound System	\$7,400.00
3	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contractor Contingency Used to Cover Sound System Added Scope	\$(36,179.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

Shawn Bliss (Prosser, Inc.)
13901 Sulton Park Drive South, Suite 200
Jacksonville, Florida 32224

Coastal Ridge CDD
475 W. Town Place, Suite 114
St. Augustine, Florida 32092

Carlton Construction, Inc.
4615 US Highway 17, Suite 1
Fleming Island, Florida 32003


SIGNATURE DATE 11-21-2025


SIGNATURE DATE 11/21/25


SIGNATURE DATE 11/20/25

**AUDIO / VISUAL SYSTEM
EVERRANGE PROJECT
JACKSONVILLE FLORIDA**

The Grove Everange

09/09/2025

ROOM	ITEM	DESCRIPTION	QTY
	Interior		1
	EPSI ECS200IC8	Episode 70V 8" In Ceiling Commercial Speaker	12
	EPIS ESESSBRKIC6	Episode 6" Speaker New Construction Bracket (Each)	12
	EPIS ESC500AW70V4B LK	Episode 70V All Weather Surface Mount Speaker (Each) - Black	2
	EPIS Episode EAMRCOMMRVC 100	100 Watt 70V Volume Control from Episode	5
	Exterior		1
	EPIS ESAW3606BRN	Episode Landscape Series 360 Degree Speaker (Each)	12
	EPIS Episode EAMRCOMMRVC 100	100 Watt 70V Volume Control from Episode	1
Structured Wiring Can	STRCN		1
	EPIS ECA- 70MIXAMP-1- 240D	70v 240w Mixing Amp with Bluetooth	1
	WATT WB2008PS	WattBox 8 Outlet Surge Protector	1
	SONO Port	Sonos Port Music Streaming Player	1
	STRO SREHR2SYSTEM 1015	Strong Rack Hybrid Rack System 10-15 Space	1
	16-2	16 AWG 2 Conductor CL3 Rated Speaker Wire	1,800
	CAT6	Category 6 Networking and Control Cable (per foot)	60
	MISC PARTS	Misc Installation Parts	1
	Apple iPad	Apple iPad	1

IPOINT PRO BASE	iPort Connect Pro Charging Base	1
IPOINT PRO CASE	iPort Connect Pro iPad Case	1
WATT WB-200-1WT	WattBox 1 Outlet Compact Surge Protector	1
MIDD DECP 1X4	Middle Atlantic 1U 4 Opening Panel	2
Labor - Installation	Custom System Installation	35

TOTAL

\$ 28,779.00



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

CHANGE ORDER C.O. #012

Date: 11/18/2025

To: ANTHONY

Of (company): CARLTON

City, State, Zip: _____

Good until: _____

Project name: THE GROVE

We propose to furnish all material and perform all labor necessary to complete the following:

ADDING 1" CONDUIT AROUND THE POOL AT (12) LOCATIONS FOR SPEAKERS

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: SEVEN THOUSAND FOUR HUNDRED Dollars \$ 7,400

Payments to be made as follows: _____

Contractor's signature: _____

Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____

Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, Florida 32003
Phone: (904) 284-8321

Project: 202416 - EverRange Amenity
12858 Ever Range Parkway
Jacksonville, Florida 32256

Prime Contract Potential Change Order #016: Electrical Design Changes

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	016 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/20/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Electrical Design Changes

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Changes Included in PCO #16:
Added Building Disconnects per JEA's request and RFI 30.
Change Ceiling Fans per Architect's request. Fans specified were wrong finish and size discrepancies. RFI 50.
Additional Secondary Wire and Conduit for Required Transformer Relocation as per RFI 30.
Added L14 Light Fixtures, that were not shown on electrical drawings as per RFI 57.

Changes to be on future PCO:
Add light fixture in restroom stalls as per RFI 63.
Add Pool Transformer and Swap required disconnects as per RFI 36.

ATTACHMENTS:

[CHANGE ORDER 08 SECONDARY.xls](#) , [_CHANGE ORDER #07 BAF REORDER.xls](#) , [_CHANGE ORDER 09 WALL SCONCE BABY CHANGE STATION.xls](#) , [_C.O. 002 GEAR.xls](#)

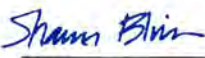
#	Budget Code	Description	Amount
1	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Adding Exterior Disconnects for Both Buildings per JEA's Request - RFI 30	\$3,950.00
2	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Change Fan Spec per Architect's request - RFI 50	\$5,948.00
3	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Additional Secondary conduit and wire for required JEA transformer relocation - RFI 30	\$5,900.00
4	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Provide Sconces at Baby Changing Station. Sconces were not shown on electrical drawings - RFI 57	\$980.00

#	Budget Code	Description	Amount
5	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contractor Contingency Used to Cover Electrical Added Scope or Changes	\$(16,778.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

Shawn Bliss (Prosser, Inc.)
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

Coastal Ridge CDD
475 W. Town Place, Suite 114
St. Augustine, Florida 32092

Carlton Construction, Inc.
4615 US Highway 17, Suite 1
Fleming Island, Florida 32003


SIGNATURE 11-21-2025
DATE


SIGNATURE 11/21/25
DATE


SIGNATURE 11/20/25
DATE



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

Change Order

#002

Date: 8/14/2025

To: Anthony

Of (company): Carlton

Plan dates: _____

Good until: _____

Project name: The Grove Ever Range

We propose to furnish all material and perform all labor necessary to complete the following:

ADDING EXTERIOR DISCONNECTING MEANS ON BOTH BUILDINGS

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: THREE THOUSAND NINE HUNDERD FIFTY Dollars \$ 3,950

Payments to be made as follows: _____

Contractor's signature: Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____

RFI #30: JEA required Electrical Revisions

Revision	0	Status	Closed on 09/22/25
To	Darren Beans (Connelly & Wicker LLC(Prime AE Group Inc)) Gary Wingo (Prosser, Inc.) Neal Brockmeir (Prosser, Inc.) Richard Lonergan (Prosser, Inc.) Steve Perrott (Prosser, Inc.)	From	Anthony Cantu (Carlton Construction, Inc.) 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
Date Initiated	Aug 21, 2025	Due Date	Aug 22, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Keith Dease (KAD Electric Co., Inc.)	Sub Job	
Copies To	Branson Messer (Carlton Construction, Inc.), Brent Stokes (Carlton Construction, Inc.)		

Activity

Question	Question from Anthony Cantu Carlton Construction, Inc. on Thursday, Aug 21, 2025 at 04:29 PM EDT Per email sent by Anthony Cantu on 8/18/25, JEA is asking for some revision to be made on the drawings for them to continue with the power clerk application. 1. The preferred Transformer Location need to be identified on the Electrical Site Drawings E-100. Per JEA, location must adhere to their Rules and Regulations - Electric Service Figures 4.03 to 4.03C Pages B14 to B-17. 2. The MDP size on the One-Line Diagram E-600 needs to be corrected. 3. An external Fused Disconnect for main power into each building must be provide. A 400A for Welcome Center and 100A for Lakeside Pavillion. Please revise drawings accordingly.
----------	---

Official Response	Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Thursday, Sep 18, 2025 at 04:06 PM EDT Signed response Attachments 2025-09-05_EverRange_RFI 30 Drawing Revision-SS.pdf
-------------------	--

Official Response	Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Sep 9, 2025 at 02:33 PM EDT Transformer Location not acceptable per JEA. Please revise drawings with corrected transformer location.
-------------------	--

Official Response

Response from Steve Perrott Prosser, Inc. on Friday, Sep 5, 2025 at 06:03 PM EDT

Refer to the attached digitally signed and sealed documents as requested

Attachments

[2025-09-05_EverRange_RFI 30 Drawing Revision-SS.pdf](#)

Official Response

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Thursday, Sep 4, 2025 at 09:41 AM EDT

Signed and Sealed by PE

Attachments

[2025-09-03_EverRange_RFI 30 Drawing Revision_Signed-Sealed.pdf](#)

Official Response

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Wednesday, Sep 3, 2025 at 02:55 PM EDT

Drawings updated to reflect JEA comments.

1. Transformer, CT Cabinet, and Meter located per updated CAD plan.
2. MDP size on oneline corrected.
3. External Fused Disconnects added.

Attachments

[2025-09-03_EverRange_RFI 30 Drawing Revision.pdf](#)

Official Response

Response from Gary Wingo Prosser, Inc. on Saturday, Aug 23, 2025 at 08:48 AM EDT

Defer to forthcoming response from Electrical EOR. Thank you! -GW

All Replies

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Thursday, Sep 18, 2025 at 04:06 PM EDT

Signed response

Attachments

[2025-09-05_EverRange_RFI 30 Drawing Revision-SS.pdf](#)

Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Sep 9, 2025 at 02:33 PM EDT

Transformer Location not acceptable per JEA. Please revise drawings with corrected transformer location.

Response from Steve Perrott Prosser, Inc. on Friday, Sep 5, 2025 at 06:03 PM EDT

Refer to the attached digitally signed and sealed documents as requested

Attachments

[2025-09-05_EverRange_RFI 30 Drawing Revision-SS.pdf](#)

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Thursday, Sep 4, 2025 at 09:41 AM EDT

Signed and Sealed by PE

Attachments

[2025-09-03_EverRange_RFI 30 Drawing Revision_Signed-Sealed.pdf](#)

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Wednesday, Sep 3, 2025 at 02:55 PM EDT

Drawings updated to reflect JEA comments.

1. Transformer, CT Cabinet, and Meter located per updated CAD plan.
2. MDP size on oneline corrected.
3. External Fused Disconnects added.

Attachments

[2025-09-03_EverRange_RFI 30 Drawing Revision.pdf](#)

Response from Gary Wingo Prosser, Inc. on Saturday, Aug 23, 2025 at 08:48 AM EDT

Defer to forthcoming response from Electrical EOR. Thank you! -GW



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

CHANGE ORDER C.O. # 07

Date: 11/18/2025

To: ANTHONY

Of (company): CARLTON

City, State, Zip: _____

Good until: _____

Project name: THE GROVE

We propose to furnish all material and perform all labor necessary to complete the following:

REPLACEMENT OF BAF IN BOTH BUILDINGS

PAY OFF THE REMAINING AMOUNT DUE FOR (3) BAF

3 MINKA FANS PROVIDE THESE

4 MINKA FANS PROVIDE THESE

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: FIVE THOUSAND NINE HUNDRED FORTY EIGHT Dollars \$ 5,948

Payments to be made as follows: _____

Contractor's signature: _____

Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____

RFI #50: Ceiling Fan Types, Sizes, & Quantities

Revision	0	Status	Closed on 11/10/25
To	Gary Wingo (Prosser, Inc.)	From	Anthony Cantu (Carlton Construction, Inc.) 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
Date Initiated	Oct 10, 2025	Due Date	Nov 5, 2025
Location		Project Stage	
Cost Impact	TBD	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Keith Dease (KAD Electric Co., Inc.)	Sub Job	
Copies To	Branson Messer (Carlton Construction, Inc.), Brent Stokes (Carlton Construction, Inc.)		

Activity

Question **Question from Anthony Cantu Carlton Construction, Inc. on Friday, Oct 10, 2025 at 02:35 PM EDT**
The drawings appear to incorrectly show ceiling fans sizes and types. Arch, please provide clarification on what type, size, and quantity is required at all locations.

Official Response **Response from Gary Wingo Prosser, Inc. on Wednesday, Nov 5, 2025 at 09:35 AM EST**
Yes, proposed alternate fans are acceptable per our 11/05 Construction Meeting with Owner/CM@R/Design team in order to align with Arch/Interior Design.

Official Response **Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Nov 4, 2025 at 04:59 PM EST**
Correction:
The credit to return the approved and specified fans is as follows,
Original Cost = \$40,850 - 35% restock fee = \$26,552.50

The cost to purchase the new fan specs is as follows.
New fans cost = \$32,820

Total cost to change fans specs = \$6,267.50

Arch. is the proposed specs and cost acceptable?

Official Response

Response from Anthony Cantu Carlton Construction, Inc. on Monday, Nov 3, 2025 at 04:55 PM EST

CCI suggest the following fans be used in lieu of the specified to meet the design intent.

Lakeside Pavilion High Ceiling - 14' BAF Essence Oil Rubbed Bronze
Lakeside Pavilion canopy - 84" Minka Extreme H20 Oil Rubbed Bronze
Welcome Center canopy - 65" Minka Extreme H20 Oil Rubbed Bronze

The credit to return the approved and specified fans is as follows,
Original Cost = \$40,850 - 35% restock fee = \$26,552.50

The cost to purchase the new fan specs is as follows,
New fans cost = \$30,465

Total cost to change fans specs = \$3,912.50

Arch. is the proposed specs and cost acceptable?

Attachments

f896-65-orb.pdf, f896-84-orb.pdf, Big Ass Fans Essence Cutsheet.pdf

Official Response

Response from Gary Wingo Prosser, Inc. on Monday, Oct 13, 2025 at 03:12 PM EDT

Copy from 10/08 2:58PM email from Gary Wingo to Anthony Cantu:

"Fan sizes confirmed to be as shown on Architectural Reflected Ceiling Plans for Welcome Center and Lakeside Pavilion.

- Welcome Center Porch: 6' diameter ceiling fans as shown on Architectural/Interior Design reflected ceiling plans.
- Lakeside Pavilion interior fans are 14' diameter
- Lakeside Pavilion porch fans are 8' diameter

Courtney and I reviewed the ceiling fans in the Electrical submittal and note the following:

- One alternate fan model submitted is listed as an interior fan. Recommend all ceiling fans be exterior type given they are all exposed to some extent an exterior environment.
- Courtney confirmed preference for dark anodized bronze housing/blade ceiling fan finish (black would be less preferred but acceptable alternative color).
- Checking AI online Big-Ass fans are offered in "oil-rubbed bronze finish" approximating dark anodized bronze. This would be the preferred.

Thank you! -Gary Wingo"

All Replies

Response from Gary Wingo Prosser, Inc. on Wednesday, Nov 5, 2025 at 09:35 AM EST

Yes, proposed alternate fans are acceptable per our 11/05 Construction Meeting with Owner/CM@R/Design team in order to align with Arch/Interior Design.

Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Nov 4, 2025 at 04:59 PM EST

Correction:

The credit to return the approved and specified fans is as follows,
Original Cost = \$40,850 - 35% restock fee = \$26,552.50

The cost to purchase the new fan specs is as follows,
New fans cost = \$32,820

Total cost to change fans specs = \$6,267.50

Arch. is the proposed specs and cost acceptable?

Response from Anthony Cantu Carlton Construction, Inc. on Monday, Nov 3, 2025 at 04:55 PM EST

CCI suggest the following fans be used in lieu of the specified to meet the design intent.

Lakeside Pavilion High Ceiling - 14' BAF Essence Oil Rubbed Bronze
Lakeside Pavilion canopy - 84" Minka Extreme H20 Oil Rubbed Bronze
Welcome Center canopy - 65" Minka Extreme H20 Oil Rubbed Bronze

The credit to return the approved and specified fans is as follows,
Original Cost = \$40,850 - 35% restock fee = \$26,552.50

The cost to purchase the new fan specs is as follows,
New fans cost = \$30,465

Total cost to change fans specs = \$3,912.50

Arch. is the proposed specs and cost acceptable?

Attachments

[f896-65-orb.pdf](#), [f896-84-orb.pdf](#), [Big Ass Fans Essence Culsheet.pdf](#)

Response from Gary Wingo Prosser, Inc. on Monday, Oct 13, 2025 at 03:12 PM EDT

Copy from 10/08 2:58PM email from Gary Wingo to Anthony Cantu:

"Fan sizes confirmed to be as shown on Architectural Reflected Ceiling Plans for Welcome Center and Lakeside Pavilion.

- Welcome Center Porch: 6' diameter ceiling fans as shown on Architectural/Interior Design reflected ceiling plans.
- Lakeside Pavilion interior fans are 14' diameter
- Lakeside Pavilion porch fans are 8' diameter

Courtney and I reviewed the ceiling fans in the Electrical submittal and note the following:

- One alternate fan model submitted is listed as an interior fan. Recommend all ceiling fans be exterior type given they are all exposed to some extent an exterior environment.
- Courtney confirmed preference for dark anodized bronze housing/blade ceiling fan finish (black would be less preferred but acceptable alternative color).
- Checking AI online Big-Ass fans are offered in "oil-rubbed bronze finish" approximating dark anodized bronze. This would be the preferred.

Thank you! -Gary Wingo"



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

CHANGE ORDER C.O. #08

Date: 11/18/2025

To: ANTHONY

Of (company): CARLTON

City, State, Zip: _____

Good until: _____

Project name: THE GROVE

We propose to furnish all material and perform all labor necessary to complete the following:

ADDED LENGTH TO THE SECONDARY CONDUITS OF THE MAIN SERVICE

CONDUIT, WIRE & LABOR

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: FIVE THOUSAND NINE HUNDRED

Dollars \$ 5,900

Payments to be made as follows: _____

Contractor's signature: _____

Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____



EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

CHANGE ORDER C.O. # 09

Date: 11/18/2025

To: ANTHONY

Of (company): CARLTON

City, State, Zip: _____

Good until: _____

Project name: THE GROVE

We propose to furnish all material and perform all labor necessary to complete the following:

ADDING (2) WALL SCONCE LIGHT FIXTURES BESIDE THE BABY CHANGING STATION

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: NINE HUNDRED EIGHTY

Dollars \$ 980

Payments to be made as follows: _____

Contractor's signature: _____

Keith A. Dease

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____

Date: _____

RFI #57: Lights at changing table in W-08 Womens Restroom

Revision	0	Status	Closed on 11/03/25
To	Gary Wingo (Prosser, Inc.) Courtney Smith (Prosser, Inc.) Darren Beans (Connelly & Wicker LLC(Prime AE Group Inc)) (Response Required)	From	Branson Messer (Carlton Construction, Inc.) 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
Date Initiated	Oct 20, 2025	Due Date	Oct 23, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Justin Bowden (KAD Electric Co., Inc.)	Sub Job	
Copies To	Anthony Cantu (Carlton Construction, Inc.), Brent Stokes (Carlton Construction, Inc.)		

Activity

Question	Question from Branson Messer Carlton Construction, Inc. on Monday, Oct 20, 2025 at 12:27 PM EDT Sheet A-404, Interior elevation #7 (W-08-INTR ELEV-SOUTH) is showing lights above changing table on south wall of women's restroom W-08 in Welcome Center. These lights aren't specified on sheet E-201 Lighting Plan for Welcome Center. Please confirm, what is intent for this location as it is crucial for electrical contractors currently underway with their rough-in.
Official Response	Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Wednesday, Oct 22, 2025 at 09:33 AM EDT CB2 Astr White Onyx Wall Sconce, 6"W x 9.74"H Attachments L14.png
Official Response	Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Oct 21, 2025 at 04:31 PM EDT CCI need a basis of design in order to submit. ID, EE, Arch, please provide fixture specification.
Official Response	Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Tuesday, Oct 21, 2025 at 03:51 PM EDT These wall sconce lights are intended. They were listed as missing from Submittal 16100-1.0 that was approved as noted on 08/14/2025. Please provide a submittal including these light fixtures. Attachments RFI Response Form_EverRange 57.pdf
Official Response	Response from Courtney Smith Prosser, Inc. on Tuesday, Oct 21, 2025 at 02:08 PM EDT CM@R team, please reassign this electrical RFI to Darren Beans for final response.

All Replies

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Wednesday, Oct 22, 2025 at 09:33 AM EDT

CB2 Astr White Onyx Wall Sconce, 6"W x 9.74"H

Attachments

[L14.png](#)

Response from Anthony Cantu Carlton Construction, Inc. on Tuesday, Oct 21, 2025 at 04:31 PM EDT

CCI need a basis of design in order to submit. ID, EE, Arch, please provide fixture specification.

Response from Darren Beans Connelly & Wicker LLC(Prime AE Group Inc) on Tuesday, Oct 21, 2025 at 03:51 PM EDT

These wall sconce lights are intended. They were listed as missing from Submittal 16100-1.0 that was approved as noted on 08/14/2025. Please provide a submittal including these light fixtures.

Attachments

[RFI Response Form_EverRange 57.pdf](#)

Response from Courtney Smith Prosser, Inc. on Tuesday, Oct 21, 2025 at 02:08 PM EDT

[CM@R](#) team, please reassign this electrical RFI to Darren Beans for final response.

SEVENTH ORDER OF BUSINESS

B.

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: # 29

(B) Name of Payee: **Manning Building Supplies**
P.O. Box 931899
Atlanta, GA 31193-1899

(C) **Amount Payable: \$10,260.68**

Invoice # 1415195-065 - \$179.40	Order# 7218170
Invoice # 1415415-065 - \$236.60	Order# 7219240
Invoice # 1415795-065 - \$399.00	Order# 7220510
Invoice # 1416276-065 - \$5,601.76	Order# 7223145
Invoice # 1416283-065 - \$3,780.92	Order# 7222660

Note: (Inv. 1416283-65 approved, but duplicate order, credit in process from Inv. 1416276-65)

Invoice # 1416512-065 - \$63.00	Order# 7224595
---------------------------------	----------------

(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):

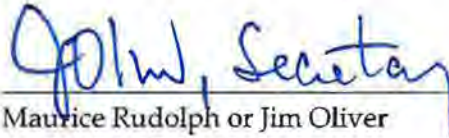
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1415195-065
Invoice Date	10/17/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7218170
Order Date	10/17/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$179.40

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-9		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
30.00	ea	862 - 2X6X10' 2 SYP	ea	5.98	179.40

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MERCHANDISE	179.40
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	179.40



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1415415-065
Invoice Date	10/20/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7219240
Order Date	10/20/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$236.60

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-10		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
20.00	ea	405 - 2x6x16' 2 MCA PT SYP	ea	11.83	236.60

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MERCHANDISE	236.60
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	236.60



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1415795-065
Invoice Date	10/21/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7220510
Order Date	10/20/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$399.00

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-11		Andrew Price	Jared Lusk		
Quantity	U/M	Description		Price U/M	Amount
50.00	ea	845 - 2X4X16' 2 SYP		7.98	399.00

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MERCHANDISE	399.00
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	399.00



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1416276-065
Invoice Date	10/22/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7223145
Order Date	10/22/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$5,601.76

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-12		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
4.00	ea	138 - 5-1/2" x50' SILL SEAL ROLL	ea	6.94	27.76
300.00	ea	435 - 2x8x16' 2 MCA PT SYP	ea	18.58	5574.00

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MERCHANDISE	5,601.76
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	5,601.76



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1416283-065
Invoice Date	10/22/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7222660
Order Date	10/21/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE:

\$3,780.92

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 397606		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
4.00	ea	138 - 5-1/2" x50' SILL SEAL ROLL	ea	6.94	27.76
202.00	ea	435 - 2x8x16' 2 MCA PT SYP	ea	18.58	3753.16

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MERCHANDISE	3,780.92
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	3,780.92



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1416512-065
Invoice Date	10/23/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7224595
Order Date	10/22/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE:

\$63.00

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact		
PO 29727-13		Andrew Price	Jared Lusk			
Quantity	U/M	Description	Price U/M	Price	Amount	
84.00	If	310 - 1X4 LF 2 MCA PT SYP	If	0.75	63.00	

APM
10.30.25
B-Cast

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MERCHANDISE	63.00
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	63.00

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: # 31

(B) Name of Payee: VALLENCOURT CONSTRUCTION CO, INC.
P.O. Box 1889
Green Cove Springs FL 32043

(C) Amount Payable: \$170,628.30

Phase 2 & 3 (Sta523 – 651) - Pay Application #5
Project 2024-18 – Current Payment Due \$170,628.30

(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 2 & 3 (Sta 523 – 651)**

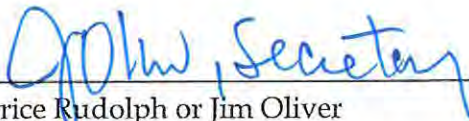
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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.

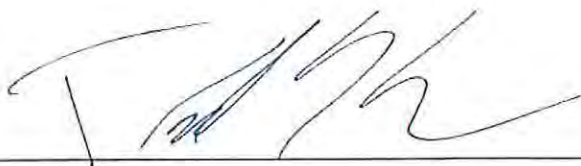
**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



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

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

PAGE

TO: Coastal Ridge CDD
C/O ENGLAND, THIMS, & MILLER
14775 ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258
Attn: Jason Hall/ Mike Daliberti/ Mo Rudolph

FROM: VALLENCOURT CONSTRUCTION CO., INC.
PO Box 1889, Green Cove Springs, FL 32043
ORANGE PARK, FL 32065

PROJECT: EverRange Phase 2 & 3 (Sta 523 - 651)

APPLICATION NO: 5

PERIOD TO: 10/25/25

ARCHITECT'S
PROJECT NO: 9874-5

Distribution to:
[] OWNER
[] ARCHITECT
[] CONTRACTOR

Contractors
Project # 2024-18

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner	TOTAL		
Approved this Month		59,343.16	
Number	Date Approved		
1			
TOTALS		59,343.16	-
Net change by Change Orders		59,343.16	

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM.....	\$	6,667,771.53
2. Net change by Change Orders.....	\$	59,343.16
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	6,727,114.69
4. TOTAL COMPLETED & STORED TO DATE.....	\$	3,219,895.52
(Column G on G703)		
5. RETAINAGE:		
a. 10 % of Completed Work	\$	321,989.56
(Column D + E on G703)		
b. ____ % of Stored Materials	\$	
(Column F on G703)		
Total Retainage (Line 5a + 5b or		
Total in Column 1 of G703).....	\$	321,989.56
6. TOTAL EARNED LESS RETAINAGE.....	\$	2,897,905.96
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate).....	\$	2,727,277.66
8. CURRENT PAYMENT DUE.....	\$	170,628.30
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	3,829,208.73
(Line 3 less Line 6)		

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 shown issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Marcus McShannay Date: 10/25/2025

ENGINEER CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Engineer'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

AMOUNT CERTIFIED.....\$ 170,628.30

(Attach explanation if amount certified differs from the amount applied for.)

Engineer:

By: [Signature] Date: 10/31/25

This Certificate is not 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 under this Contract.

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	Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
General Conditions	0.40	LS	\$ 86,789.79	0.20	0.10	0.30	\$ 8,678.98	\$ 7,811.08	\$ 26,036.94	\$ 34,715.92	75%
Maintain Access	0.40	Ea	\$ 8,799.00	0.20	0.10	0.30	\$ 879.90	\$ 791.91	\$ 2,639.70	\$ 3,519.60	75%
Surveying	0.40	LS	\$ 101,200.00	0.20	0.10	0.30	\$ 10,120.00	\$ 9,108.00	\$ 30,360.00	\$ 40,480.00	75%
Mobilize Clearing and Grubbing (Cost Code # 160110)							\$ 19,678.88	\$ 17,710.99	\$ 59,036.64	\$ 78,715.52	
Ponds	24,939	CY	\$ 2.23	21,939.00	3,000.00	24,939.00	\$ 6,690.00	\$ 6,021.00	\$ 55,613.97	\$ 55,613.97	100%
Earthwork Density Testing	0.30	LS	\$ 136,682.00	0.20		0.20	\$ -	\$ -	\$ 27,336.40	\$ 41,004.60	67%
Final Dressout right of ways	165,000	SY	\$ 0.70	-		-	\$ -	\$ -	\$ -	\$ 115,500.00	0%
Dress Behind Electric Contractor Grade or Regrade Ditches On site	1	LS	\$ 35,687.00	0.75		0.75	\$ -	\$ -	\$ 26,765.25	\$ 35,687.00	75%
	7,358	LF	\$ 11.37	3,000.00		3,000.00	\$ -	\$ -	\$ 34,110.00	\$ 83,660.46	41%
Lot Fill and Testing (Cost Code # 160125)	-						\$ 6,690.00	\$ 6,021.00	\$ 143,825.62	\$ 331,466.03	
				-		-	\$ -	\$ -	\$ -	\$ -	####
				-		-	\$ -	\$ -	\$ -	\$ -	####
Excavation (SMF) Cost Code # (160120)	-						\$ -	\$ -	\$ -	\$ -	
Sod	164,378	Sy	\$ 2.31	80,878.00	10,500.00	91,378.00	\$ 24,255.00	\$ 21,829.50	\$ 211,083.18	\$ 379,713.18	56%
Seed	32,355	SY	\$ 0.58	-		-	\$ -	\$ -	\$ -	\$ 18,765.90	0%
Seeding & Mulching & Sod (Cost Code # 165160)	-						\$ 24,255.00	\$ 21,829.50	\$ 211,083.18	\$ 398,479.08	
Silt Fence Type III (Regular)	(200)	LF	\$ 1.94	(200.00)		(200.00)	\$ -	\$ -	\$ (388.00)	\$ (388.00)	100%
Maintain Silt Fence COJ project	17,200	LF	\$ 1.21	6,000.00	2,000.00	8,000.00	\$ 2,420.00	\$ 2,178.00	\$ 9,680.00	\$ 20,812.00	47%
Inlet Protection	82	Ea	\$ 182.24	-		-	\$ -	\$ -	\$ -	\$ 14,943.68	0%
Erosion and Sediment Control (Cost Code # 160100)	-						\$ 2,420.00	\$ 2,178.00	\$ 9,292.00	\$ 35,367.68	
NPDES Permit Compliance	0.40	Ls	66,454	0.20		0.20	\$ -	\$ -	\$ 13,290.80	\$ 26,581.60	50%
Stormwater Pollution Prevention Plan (Cost Code # 180101)	-						\$ -	\$ -	\$ 13,290.80	\$ 26,581.60	
Subgrade for Sidewalks and Flat concretes	1,857	SY	\$ 4.91	-		-	\$ -	\$ -	\$ -	\$ 9,117.87	0%
Subsoil Stabilization LBR 40	19,107	SY	\$ 8.58	19,107.00		19,107.00	\$ -	\$ -	\$ 163,938.06	\$ 163,938.06	100%
Subgrade Roads	20,907	SY	\$ 22.45	20,907.00		20,907.00	\$ -	\$ -	\$ 469,362.15	\$ 469,362.15	100%
8" Limerock	20,907	SY	\$ 22.45	20,907.00		20,907.00	\$ -	\$ -	\$ 469,362.15	\$ 469,362.15	100%
Roadway Stabilize and Base (#165120)	-						\$ -	\$ -	\$ 633,300.21	\$ 642,418.08	

Scope of Work	Quantity	Unit	Unit Price	Quantity Installed/ Materials Last App.	Quantity Installed/ Materials This App.	Quantity Installed To Date	Total Installed This Period	10% Net retainage on Total Installed This Period	Total Installed To Date	Project Total	% Comp.
1.5" Final Lift Asphalt SP -12.5 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	SY	\$ 29.16	38,907.00		38,907.00	\$ -	\$ -	\$ 1,134,528.12	\$ 1,134,528.12	100%
Prime base material	38,907	SY	\$ 0.63	38,907.00		38,907.00	\$ -	\$ -	\$ 24,511.41	\$ 24,511.41	100%
Tack Coat	50,907	SY	\$ 0.63	-		-	\$ -	\$ -	\$ -	\$ 32,071.41	0%
Asphalt (Cost Code # 165135)	-						\$ -	\$ -	\$ 1,159,039.53	\$ 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	7,935.00		7,935.00	\$ -	\$ -	\$ 169,332.90	\$ 169,332.90	100%
18" City Std. Drop Curb	398	LF	\$ 35.08	-		-	\$ -	\$ -	\$ -	\$ 13,961.84	0%
RA Curb 2.25' Wide	379	LF	\$ 40.52	-		-	\$ -	\$ -	\$ -	\$ 15,357.08	0%
Curb (Cost Code # 165130)	-						\$ -	\$ -	\$ 169,332.90	\$ 209,562.96	
Concrete - Flat Work 8" thick End Road Per plans	1,085	SF	\$ 12.45	-		-	\$ -	\$ -	\$ -	\$ 13,508.25	0%
Concrete Pavement Paver Base	2,730	SF	\$ 11.89	-		-	\$ -	\$ -	\$ -	\$ 32,459.70	0%
Sidewalks concrete M.U.P. Landings for ADA Mats	7,311	SF	\$ 5.55	-		-	\$ -	\$ -	\$ -	\$ 40,576.05	0%
6' Sidewalk	4,180	SF	\$ 5.55	-		-	\$ -	\$ -	\$ -	\$ 23,199.00	0%
A.D.A. Handicap Ramps M.U.P. and Sidewalks	22	Ea	\$ 303.74	-		-	\$ -	\$ -	\$ -	\$ 6,682.28	0%
A.D.A. Mats	795	SF	\$ 46.17	-		-	\$ -	\$ -	\$ -	\$ 36,705.15	0%
Brick Pavers	2,930	SF	\$ 22.96	-		-	\$ -	\$ -	\$ -	\$ 67,272.80	0%
Flush Header Curb 6" wide	26,025	LF	\$ 26.21	10,000.00		10,000.00	\$ -	\$ -	\$ 262,100.00	\$ 682,115.25	38%
1.5" M.U.P	21,900	SY	\$ 20.13	-	3,000.00	3,000.00	\$ 60,390.00	\$ 54,351.00	\$ 60,390.00	\$ 440,847.00	14%
Prime Multiuse path base	21,900	SY	\$ 0.63	-	3,000.00	3,000.00	\$ 1,890.00	\$ 1,701.00	\$ 1,890.00	\$ 13,797.00	14%
Subsoil Stabilization M.U.P.	30,540	SY	\$ 12.88	15,000.00		15,000.00	\$ -	\$ -	\$ 193,200.00	\$ 393,355.20	49%
4" Multiuse Path Base Material	22,900	SY	\$ 24.48	-	3,000.00	3,000.00	\$ 73,440.00	\$ 66,096.00	\$ 73,440.00	\$ 560,592.00	13%
Sidewalk & Path (Cost Code # 165150)	-						\$ 135,720.00	\$ 122,148.00	\$ 591,020.00	\$ 2,311,109.68	
Stripe	1.0	Ls	\$ 269,109.00	-		-	\$ -	\$ -	\$ -	\$ 269,109.00	0%
Striping & Signage (Cost Code # 165140)	-						\$ -	\$ -	\$ -	\$ 269,109.00	
Storm Top Adjustments	31	Ea	\$ 683.41	31.00		31.00	\$ -	\$ -	\$ 21,185.71	\$ 21,185.71	100%
Storm Inverts	21	Ea	\$ 823.12	20.00	1.00	21.00	\$ 823.12	\$ 740.81	\$ 17,285.52	\$ 17,285.52	100%
Rip Rap	1.0	Ls	\$ 32,258.58	0.50		0.50	\$ -	\$ -	\$ 16,129.29	\$ 32,258.58	50%
Upgrade to RCP	1.0	Ls	\$ 156,151.00	1.00		1.00	\$ -	\$ -	\$ 156,151.00	\$ 156,151.00	100%
Punch Out Storm Drain	19,168	Lf	\$ 2.56	-		-	\$ -	\$ -	\$ -	\$ 49,070.08	0%
Storm Drainage System (Cost Code # 165110)	-						\$ 823.12	\$ 740.81	\$ 210,751.52	\$ 275,950.89	76%
Roadway Underdrain	100	LF	\$ 29.48	-		-	\$ -	\$ -	\$ -	\$ 2,948.00	0%
Roadway Underdrain (Cost Code # 165180)	-						\$ -	\$ -	\$ -	\$ 2,948.00	
As Builts	1.00	LS	\$ 67,821.00	-		-	\$ -	\$ -	\$ -	\$ 67,821.00	0%

Scope of Work	Quantity	Unit	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.
Paving and Drainage As-builts (Cost Code # 165190)	-						\$ -	\$ -	\$ -	\$ 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)	0.30		0.30	\$ -	\$ -	\$ (171,769.13)	\$ (400,794.64)	43%
Asphalt (Cost Code # 165135)	-						\$ -	\$ -	\$ (171,769.13)	\$ (400,794.64)	
				-		-	\$ -	\$ -	\$ -	\$ -	####
							\$ -	\$ -	\$ -	\$ -	
Revision 7 to 8 (Raise Roadway)	0.50	Ls	\$ 264,698.18	0.50		0.50	\$ -	\$ -	\$ 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	\$ 59,343.16	100%
Change Order # 1 Bond							\$ -	\$ -	\$ 59,343.16	\$ 59,343.16	
							Total Installed This Period	10% Net retaiange on Total Installed This Period	Total Installed To Date	Project Total	% Com p.
							189,587.00	170,628.30	3,219,895.52	6,727,114.69	48%

WAIVER AND RELEASE OF LIEN
CONDITIONAL UPON PROGRESS PAYMENT

The undersigned lienor, upon payment from the lienee, in the sum of **\$ 170,628.30**, 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 **October 25, 2025** on the job of **Coastal Ridge CDD** on the following described property:

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

Pay Application: **#9874-5**

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: October 30, 2025

Lienor's Name: Vallencourt Construction Company, Inc.

Address: P.O. Box 1889

Green Cove Springs, Florida 32043

Phone: 904-291-9330

By: 

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: # 32

(B) Name of Payee: **Aldora Aluminum and Glass Products Inc.**
P.O. Box 641068
Dallas, TX 75264-1034

(C) **Amount Payable: \$11,296.74**

Aldora Invoice #23-SI113205DM - \$11,296.74

(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):

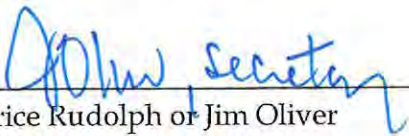
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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

Debit Memos



Page 1/1
Debit Memos 23-SI113205DM
Date 10/24/2025

Aldora Aluminum and Glass Products Inc.

4250 Coral Ridge Drive
Suite 101
Coral Springs FL 33065

Please remit payment to: Aldora Aluminum & Glass Products PO Box 641068 Dallas, TX 75264-1034

Customer: Coastal Ridge Community Development District-c/o Ace Door &
475 W Town Pl, Suite 114
St Augustine FL 32092

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
EVERR-019	COASTR			Net 30
Description: MOVE FROM ACE DOOR				Amount \$9,953.15

Subtotal	\$9,953.15
Tax	\$0.00
Misc	\$0.00
Surcharge	\$1,343.59
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$11,296.74

Approved to pay
B. Costan

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: # 33

(B) Name of Payee: **England-Thims & Miller**
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) **Amount Payable: \$ 2,162.50**

ETM Invoice # 222764 - \$ 2,162.50

(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):

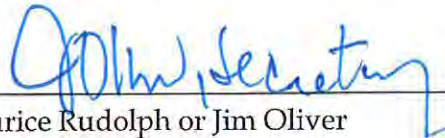
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**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



Maurice Rudolph or Jim Oliver
Authorized Officers

**CONSULTING ENGINEER'S APPROVAL FOR
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Daniel Welch, P.E.
Consulting Engineer

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

November 03, 2025

Invoice No: 222764

Total This Invoice \$2,162.50

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through October 25, 2025

Phase 01 Work Authorization #1 - General Services

Labor

			Hours	Rate	Amount
Assistant Project Manager					
Wolterman, Sharlene	10/4/2025		1.00	165.00	165.00
Wolterman, Sharlene	10/11/2025		2.00	165.00	330.00
Wolterman, Sharlene	10/18/2025		1.00	165.00	165.00
Wolterman, Sharlene	10/25/2025		2.00	165.00	330.00
Principal - Vice President					
Welch, Daniel	10/11/2025		1.00	305.00	305.00
Welch, Daniel	10/18/2025		1.00	305.00	305.00
Welch, Daniel	10/25/2025		.50	305.00	152.50
Senior Construction Representative					
Rodgers, Larry	10/4/2025		2.00	205.00	410.00
Totals			10.50		2,162.50
Total Labor					2,162.50
				Total this Phase	\$2,162.50
				Total This Invoice	\$2,162.50

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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(A) Requisition Number: # 34

(B) Name of Payee: **CRS, Inc.**
P.O. Box 48120
Atlanta, GA 30362

(C) **Amount Payable: \$11,520.34**

Commercial Roofing Specialties, Inc Invoice # 08-0011445762-001 - \$11,520.34

(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):

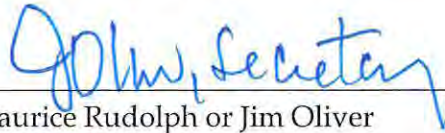
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**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



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



Jacksonville
3003 Phillips Hwy
Jacksonville, FL 32207-

Remit Payment To:
P.O. BOX 48120
ATLANTA, GA 30362-
(770)-458-0539

INVOICE

08-0011445762-001

Invoice Date: 11/04/25
Account: THOMET
Branch: 08JAX
Phone: (904)-284-4353
Fax: (904)-284-4366
Delivery: 08-0011445762-001

BILL TO:

Approved by Thorne Metal Systems, Inc.
11-5-2025

THORNE METAL SYSTEMS, INC.
1635 FARM WAY STE 406
MIDDLEBURG FL 32068-7770

Cody Thorne

SHIP TO:
COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT
475 WEST TOWN PLACE STE 114
ST AUGUSTINE, FL 32092

Page 1 of 1

PO: EVERR-006		REF:		JOB:		
ORDER DATE: 10/28/25		SALES JHANSHEW		ORDER TYPE: 02CALDLV		
SHIP DATE: 10/31/25		AGENTS		ORDERED BY: EARL		
				ENTERED BY: ALIGGIO		
				SHIP VIA: *CRS		
				FRT TERM:		
				AUTH CHG:		
QTY ORDERED	QTY SHIPPED	UOM	ITEM/DESCRIPTION	CONVERTED QTY	PRICE/UOM	AMOUNT
54.08	54.08	SQ	ISO36	54.0800/SQ	169.20/SQ	9,150.34
			3.6" ISO INSULATION (4X8)			
20	20	ROLL	#323420	20.0000/ROLL	115.00/ROLL	2,300.00
			PSMTSP			
			POLYSTICK MTS PLUS*			
			2SQ/ROLL (POLYGLASS)			
			SUB TOTAL			11,450.34
			Fuel Surcharge			70.00
			USE DELIVERY ADDRESS AS 14945 PHILIPS HIGHWAY. THIS WILL BRING YOU TO THE FRON OF THE DEVELOPMENT. FOLLOW THE PAVED ROAD ABOUT ONE MILE TO THE JOBSITE			
			1.5 % SERVICE CHARGE PER MONTH ON ALL AMOUNTS OVER 30 DAYS. ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS YARD ORDER. A RESTOCKING FEE WILL BE IMPOSED ON ALL RETURNS.			
			Non-Discountable items are NOT included in the term discount. Items marked with an asterisk (*) are not discountable. Please refer to the discount allowance at the bottom of your invoice for the proper discount amount.			

PAYMENT TERMS:

Due Date: 12/25/25

TO VIEW AND PAY ONLINE GO TO:	https://crssupply.billtrust.com
USE THIS ENROLLMENT TOKEN:	QVX SQF QMD

Balance

\$11,520.34

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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(A) Requisition Number: # 35

(B) Name of Payee: **Manning Building Supplies**
P.O. Box 931899
Atlanta, GA 31193-1899

(C) **Amount Payable: \$9,375.81**

Invoice # 1417569-065 - \$1,019.76	Order# 7229410
Invoice # 1417576-065 - \$5,235.20	Order# 7228855
Invoice # 1417184-065 - \$3,120.85	Order# 7227145

(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:

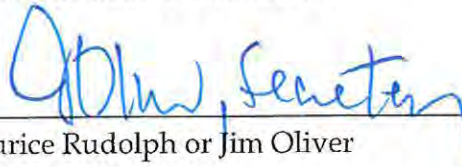
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receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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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



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1417569-065
Invoice Date	10/28/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7229410
Order Date	10/27/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE:

\$1,019.76

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 397612		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
6.00	ea	2714 - 4X8x19/32 RATED SHEATHING	ea	22.12	132.72
21.00	ea	385 - 2x4x16' 2 MCA PT SYP	ea	11.83	248.43
21.00	ea	435 - 2x8x16' 2 MCA PT SYP	ea	18.58	390.18
21.00	ea	405 - 2x6x16' 2 MCA PT SYP	ea	11.83	248.43

Capital Framing received all materials.

Approved 11/05/25_cps

B. Carl
11-5-25

MERCHANDISE	1,019.76
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	1,019.76

This document is subject to, and governed by US LBM, LLC Terms and Conditions, which are available for review at <https://uslbm.com/termsandconditionsofsales> (the "Terms and Conditions"), and the Terms and Conditions are incorporated by reference into this document. The Terms and Conditions are subject to change, with the updated versions being available at the foregoing link, and you agree and intend to be bound by the Terms and Conditions. If you cannot access the link or prefer to receive the Terms and Conditions in another format, please contact assist@uslbm.com.



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1417576-065
Invoice Date	10/28/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7228855
Order Date	10/27/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE:

\$5,235.20

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-15		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
160.00	ea	2722 - 4X8x23/32 RATED SHEATHING	ea	32.72	5235.20

Capital Framing received all materials.
Approved 11/05/25_cps

B. Car
11-5-25

MERCHANDISE	5,235.20
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	5,235.20

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US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1417184-065
Invoice Date	10/27/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7227145
Order Date	10/24/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$3,120.85

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact		
PO 29727-14		Andrew Price	Jared Lusk			
Quantity	U/M	Description	Price U/M	Price	Amount	
85.00	ea	2714 - 4X8x19/32 RATED SHEATHING	ea	22.12	1880.20	
4.00	ea	454 - 2x10x14' 2 MCA PT SYP	ea	28.65	114.60	
75.00	ea	385 - 2x4x16' 2 MCA PT SYP	ea	11.83	887.25	
24.00	ea	2501 - CONSTRUCTION ADHESIVE 28 oz TUBE - 2 FULL CASES	ea	9.95	238.80	

Capital Framing received all materials.
Approved 11/05/25_cps

B. Cook
11-5-25

This document is subject to, and governed by US LBM, LLC Terms and Conditions, which are available for review at <https://uslbm.com/termsandconditionsofsales> (the "Terms and Conditions"), and the Terms and Conditions are incorporated by reference into this document. The Terms and Conditions are subject to change, with the updated versions being available at the foregoing link, and you agree and intend to be bound by the Terms and Conditions. If you cannot access the link or prefer to receive the Terms and Conditions in another format, please contact assist@uslbm.com.

MERCHANDISE	3,120.85
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	3,120.85

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: # 36
- (B) Name of Payee: **Carlton Construction Inc.**
4615 U.S. Highway 17
Suite 1
Fleming Island, FL 32003

- (C) **Amount Payable: \$790,177.74**

Carlton Construction Pay Application #5

- (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):

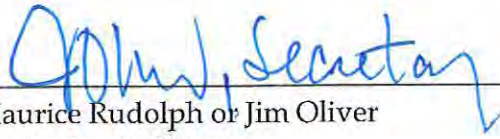
- (E) Fund, Account and/or subaccount from which disbursement is to be made:

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.

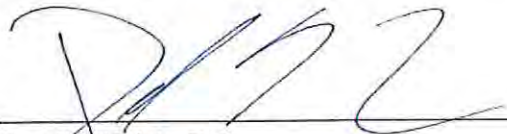
**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



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**
475 W. Town Place, Suite 114
St. Augustine FL 32092

PROJECT: **EverRange Amenity**
12858 Ever Range Parkway
Jacksonville FL 32256

APPLICATION NO: 5

Distribution to:

FROM CONTRACTOR: **Carlton Construction, Inc.**
4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003

VIA ARCHITECT:

PERIOD TO: 10/31/2025

PROJECT NOS:

CONTRACT DATE: 05/07/2025

X	OWNER
	ARCHITECT
X	CONTRACTOR
	CONSULTANT

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	12,209,201.77
2. Net change by Change Orders	-1,218,277.66
3. CONTRACT SUM TO DATE (Line 1+2)	10,990,924.11
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	2,591,313.84
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	107,567.65
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)	107,567.65
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	2,483,746.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	1,693,568.45
8. CURRENT PAYMENT DUE	790,177.74
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	8,507,177.92

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	189,005.57	-1,407,283.23
NET CHANGES by Change Order	189,005.57	-1,407,283.23
TOTAL	-1,218,277.66	

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.

CONTRACTOR: [Signature] Date: 11/4/25

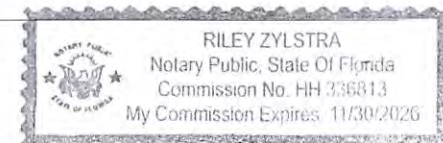
State of: Florida

County of: Clay

Subscribed and sworn to before me this 4th day of Nov, 25

Notary Public: [Signature]

My Commission Expires: 11-30-26



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.

AMOUNT CERTIFIED.....\$ 790,177.74

(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: [Signature] Date: 11-06-2025

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.

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	400.00	726,838.00	242,146.00	60,536.50		302,682.50	41.64	424,155.50	
Performance Bond	90,693.49	1,396.90	92,090.39	84,725.00			84,725.00	92.00	7,365.39	
Liability Insurance	125,544.78	1,945.05	127,489.83	41,848.28	10,705.19		52,553.47	41.22	74,936.36	
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	9,809.50	1,677.25		11,486.75	35.34	21,013.25	574.34
Permits	11,315.00		11,315.00	7,611.88	1,717.56		9,329.44	82.45	1,985.56	466.47
Sitework	1,368,730.00	-113,818.86	1,254,911.14	339,759.73	99,402.50		439,162.23	35.00	815,748.91	21,958.12
Beacon Crossing	85,000.00		85,000.00						85,000.00	
Landscape & Irrigation	557,654.00	2,331.00	559,985.00						559,985.00	
Surveying & Layout	45,740.00		45,740.00	6,015.00	1,787.50		7,802.50	17.06	37,937.50	390.13
Hardscapes	849,978.00	3,350.00	853,328.00						853,328.00	
Site Furnishings	53,445.00	51,139.38	104,584.38						104,584.38	
Pool & Splash Pad	1,716,419.00	-14,906.46	1,701,512.54	440,070.28	203,739.17		643,809.45	37.84	1,057,703.09	32,190.48
Shade Structures	577,187.00	-341,222.25	235,964.75						235,964.75	
Pickleball Courts	285,900.00	-14,814.30	271,085.70						271,085.70	
Playground	232,595.00	-121,226.50	111,368.50						111,368.50	
Welcome Ctr & Lakeside Pav.	3,386,019.00	-506,007.32	2,880,011.68	374,947.70	399,754.47		774,702.17	26.90	2,105,309.51	38,735.09
Site & Hardscape Plumbing	63,200.00		63,200.00						63,200.00	
Site & Hardscape Electrical	500,000.00	-167,912.00	332,088.00	26,000.00			26,000.00	7.83	306,088.00	1,300.00
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	-32,273.43	217,726.57						217,726.57	
Contractor Fee	571,093.50	8,841.13	579,934.63	190,364.00	48,696.33		239,060.33	41.22	340,874.30	11,953.02
Totals:	12,209,201.77	-1,218,277.66	10,990,924.11	1,763,297.37	828,016.47		2,591,313.84	23.58	8,399,610.27	107,567.65

Private Provider Plan Review



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

NOTE: New REMIT TO Address

Invoice Date

10/6/2025

Invoice Number

2101071

**Always Refer To
Above Number**

PROJECT NAME: The Grove at Ever Range Amenity PPI
 Duval County, FL
 Ref#: PO-7509

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	35:37169	9/27/2025	DUE UPON RECEIPT

**Please Pay
This Amount: \$1,677.25**

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Principal - CMT	0.45	HOUR	\$185.00		\$83.25
Project Engineer	0.40	HOUR	\$135.00		\$54.00
				Subtotal:	\$137.25
Miscellaneous Services					
Code Compliance Inspection (#8)					\$385.00
Code Compliance Inspection (#9)					\$385.00
Code Compliance Inspection (#10)					\$385.00
Code Compliance Inspection (#11)					\$385.00
				Subtotal:	\$1,540.00

Invoice Total - Please Remit => \$1,677.25

If you have any questions regarding this invoice,
 please contact **Anis Elkaz** at 904.880.0960



Amy's Amex
City of Jacksonville
Building Inspection Division

Permit

PAYMENT

JaxEPICS Payment Receipt

Control #: 186347
Date Paid: 10/7/2025, 9:18 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- 5286248

Permit #:	Address:	Invoice Total:
B-25-322519.000	12858 EVER RANGE PKWY	\$473.58

DESCRIPTION

B-25-322519.000

Fees	Amount
Permit Fee	\$134.35
LandScape	\$16.12
Development Services	\$44.85
State Surcharge	\$5.61
Resource Management	\$33.44
C&D Fee	\$61.20
Deminimis Fee	\$28.00
Plan Review Fee	\$0.01
Fire Review Fee	\$150.00

SUB TOTAL **473.58**

Convenience Fee	16.58
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TOTAL **490.16**

*202416 - EverRange Amenty
CC: 1310 permit for Overlook Dock*



Amy's Amex
City of Jacksonville
Building Inspection Division

Permit

PAYMENT

JaxEPICS Payment Receipt

Control #: 186378
Date Paid: 10/7/2025, 10:26 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- 5308668

Permit #:	Address:	Invoice Total:
B-25-328770.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-328770.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL 90.00

Convenience Fee 3.95

TOTAL 93.95

*202416 - Ever Range Amenity
cc. 1310 Permit Review for Shade "C"*



AMYS AMEX
City of Jacksonville
Building Inspection Division

(Permit)

PAYMENT

JaxEPICS Payment Receipt

Control #:	188019
Date Paid:	10/15/2025, 8:42 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- 5311261

Permit #:	Address:	Invoice Total:
B-25-328953.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-328953.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL 90.00

Convenience Fee	3.95
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TOTAL 93.95

*202416 EVERRANGE
CC:1310 PERMIT RENEW (FIRE)
SHADE "I"*



AMY'S AMEX

City of Jacksonville
Building Inspection Division

Permit

PAYMENT

JaxEPICS Payment Receipt

Control #: 188021

Date Paid: 10/15/2025, 8:46 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- 5312534

Permit #:

B-25-331120.000

Address:

12858 EVER RANGE PKWY

Invoice Total:

\$90.00

DESCRIPTION

B-25-331120.000 - Plan Review Fee

Fees

Amount

Plan Review Fee

\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVERRANGE
CC:1310 PERMIT RENEW (FIRE)
SHADE "G"

AMYS AMEX

Permit



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #: 188024
Date Paid: 10/15/2025, 8:48 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- 5312554

Permit #:	Address:	Invoice Total:
B-25-331078.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-331078.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVER RANGE
U:1310 PERMIT RENEW (FIRE)
SHADE "F"



AMY'S AMEX

Permit

City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #: 188047

Date Paid: 10/15/2025, 9:07 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- 5312550

Permit #:

B-25-331150.000

Address:

12858 EVER RANGE PKWY

Invoice Total:

\$90.00

DESCRIPTION

B-25-331150.000 - Plan Review Fee

Fees

Amount

Plan Review Fee

\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVERRANGE

CC:1310 PERMIT RENEW FIRE
SHAPE "U"

AMY'S AMEX

Permit



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #: 188013

Date Paid: 10/15/2025, 8:30 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- 5311257

Permit #:

Address:

Invoice Total:

B-25-328938.000

12858 EVER RANGE PKWY

\$90.00

DESCRIPTION

B-25-328938.000 - Plan Review Fee

Fees

Amount

Plan Review Fee

\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

2024/16
CC: 1310

EVERRANGE
PERMIT REVIEW (FIRE)
SHADE "J"



Amy's AMEX
City of Jacksonville
Building Inspection Division

Permit

PAYMENT

JaxEPICS Payment Receipt

Control #: 188026
Date Paid: 10/15/2025, 8:53 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- 5311264

Permit #:	Address:	Invoice Total:
B-25-330885.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-330885.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL 90.00

Convenience Fee	3.95
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TOTAL 93.95

*202416 EVERRANGE
CC:1310 PERMIT REVIEW (FIRE)
SHADE "C"*



AMY'S AMEX

City of Jacksonville

Building Inspection Division

Permit

PAYMENT

JaxEPICS Payment Receipt

Control #: 188029
Date Paid: 10/15/2025, 8:56 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- 5311263

Permit #:	Address:	Invoice Total:
B-25-330877.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-330877.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVERRANGE
CC:1310 PERMIT RENEW (FIRE)
SHADE "B"

Amy's AMEX

Permit



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #:	188033
Date Paid:	10/15/2025, 9:00 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- 5312552

Permit #:	Address:	Invoice Total:
B-25-330900.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-330900.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL 90.00

Convenience Fee	3.95
-----------------	------

TOTAL 93.95

202416 EVERRANGE
cc:1310 PERMIT REVIEW (FIRE)
SHADE "E"

AMY'S AMEX

Permit



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #:	188041
Date Paid:	10/15/2025, 9:04 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- 5312548

Permit #:	Address:	Invoice Total:
B-25-331146.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-331146.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVERRANGE
CC:1310 PERMIT REVIEW (FIRE)
SHADE "H"

AMY'S AMEX

Permit



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #:	188038
Date Paid:	10/15/2025, 9:03 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- 5312553

Permit #:	Address:	Invoice Total:
B-25-330894.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-330894.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL

90.00

Convenience Fee

3.95

TOTAL

93.95

202416 EVERRANGE
CC:1310 PERMIT REVIEW (FIRE)
SHADE "D"

INSURANCE SURETY BONDS
JOHNSON
 & COMPANY

801 N. Orange Ave., Suite 510 • Orlando, FL 32801-5202
 407/843-1120 • 800/331-3379
 FAX: 407/843-5772

Carlton Construction, Inc.
 4615 U.S. Highway 17
 Suite 1
 FLEMING ISLAND 32003

Permit

INVOICE

Customer	Carlton Construction, Inc.
Acct #	2223
Date	10/28/2025
Customer Service	(407)843-1120
Page	1 of 1

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#87233
016250181	

Thank You

Customer: Carlton Construction, Inc.

Invoice	Effective	Transaction	Description	Amount
87233	09/30/2025	New business	Policy #016250181 09/30/2025-09/30/2026 Liberty Mutual Insurance Company Surety - New business City of Jacksonville Sign Bond - permit Bond Amount: \$5,000.00	100.00

202416 - EVERRANGE
 CC:1310 SIGN PERMIT BOND

Total
\$ 100.00

Thank You

Johnson & Company
 801 N Orange Avenue Suite 510
 Orlando, FL 32801

(407)843-1120

Date

10/28/2025



Amy's Amex *Permit*

City of Jacksonville
Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #: 190865
Date Paid: 10/28/2025, 8:53 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- 5318911

Permit #:	Address:	Invoice Total:
B-25-342608.000	12858 EVER RANGE PKWY	\$90.00

DESCRIPTION

B-25-342608.000 - Plan Review Fee

Fees	Amount
Plan Review Fee	\$90.00

SUB TOTAL 90.00

Convenience Fee	3.95
-----------------	------

TOTAL 93.95

*202416 EVERRANGE
CC:1310 FIRE REVIEW FOR
PLAYGRND EQUIPMENT
PERMIT*

Site work

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Premier American Construction, Inc.
 Project Name: EverRange Amenity
 Payment Request No: 1 Subcontract No: SC-7521
 Period: 10/1, 2025 TO 10/31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 378,350.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ 4,690.00 (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 383,040.00 (3)
4. Work Completed Previous Application	\$ - (4)	
5. Work Completed This Application	\$ 99,402.50 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 99,402.50 (6)
7. Total Prior Retainage	\$ - (7)	
8. Amount retained w/This Application	\$ 4,970.13 (8)	
9. Total Retainage to Date (7 + 8)		\$ 4,970.13 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 94,432.38 (10)
11. Less Previous Payments Received	\$ - (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 94,432.38 (12)

I hereby certify that the value of Work Completed to date and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract, and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on October 27, 2025

Premier American Construction, Inc.

Company Name

Dawn Rene

Signature

Dawn Rene - Administrative Assistant

Printed Name and Title

State of Florida County of Clay

The foregoing instrument was acknowledged before me this 27 date of October, 2025 by Dawn Rene (name) as Administrative Assistant (title) for Premier American Construction, Inc. (company name)

☒ Personally Known

☐ Produced ID _____

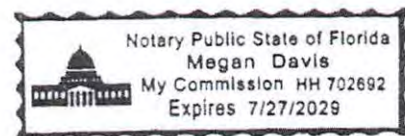
Notary

Megan Davis

Notary Seal

My Commission Expires:

07/27/2029



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



Surveying & Layout

Carlton Construction, Inc.
ap@carltonconstruction.net
4615 US Highway 17, Suite 1
Fleming Island, FL 32003
United States

Invoice : 201292179
Invoice Date : 10/24/2025
Project : 1025100221
Project Name : Carlton Construction - 202416 -
EverRange Amenity

For Professional Services Rendered Through 9/27/2025

PO-7500

5444101 - Survey Services
FIELD SERVICES

**Current
Billings**

1,787.50

9-16-2025 = S/O Splash pool

CAD SERVICES

calculations for pool equipment area wall -offsets calc 2' o/s
for splash pad

calcs for sports courts , lights , spot shots and planters as
directed by Carlton

Rate Labor 1,787.50

Current Billings

1,787.50

Amount Due This Bill

1,787.50

Total Fee : 46,525.00
To Date Billings : 7,802.50
Total Remaining : 38,722.50

Pool & splash Pad

Swimming Pools

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Crown Pools Inc.Project Name: EverRange AmenityPayment Request No: 4Subcontract No: SC-7502Period: 10/1, 2025 TO 10/20, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	1,674,164.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(42,836.46)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	1,631,327.54	(3)
4. Work Completed Previous Application	\$	440,070.28	(4)
5. Work Completed This Application	\$	202,653.87	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	642,724.15	(6)
7. Total Prior Retainage	\$	22,003.51	(7)
8. Amount retained w/This Application	\$	10,132.69	(8)
9. Total Retainage to Date (7 + 8)	\$	32,136.21	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	610,587.94	(10)
11. Less Previous Payments Received	\$	418,066.77	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	192,521.18	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and CARLTON CONSTRUCTION relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated or 22-Oct, 2025Crown Pools Inc.

Company Name

Signature

BRAD CORREIA PRES

Printed Name and Title

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me this 22ND date of OCTOBER, 2025
by BRAD CORREIA (name) as OWNER (title) for
CROWN POOLS INC (company name)

☒ Personally Known☐ Produced ID _____Notary TERI HOWARD

Notary Seal:

My Commission Expires: 8/5/2027 HH383639

SWORN STATEMENT

UNPAID LABORERES, MATERIALMEN, SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS
WITH AMOUNTS DUE OR TO BECOME DUE

Name	Address	Amt Remaining Unpaid

SCHEDULE OF VALUES

APPLICATION NUMBER:

4

APPLICATION DATE:

10/22/25

PERIOD FROM:

10/01/25

TO:

10/20/25

RETAINAGE %:

5%

SUBCONTRACTOR NAME: Crown Pools Inc

JOB NAME: EverRange Amenity

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	B	C	D	E	F	G	H	I	J
	Swimming Pool								
1	MOB/ PERMIT / MATERIAL / DIG	\$ 121,179.50	\$ 121,179.50			\$ 121,179.50	100%	\$ -	\$ 6,058.98
2	SHELL	\$ 545,307.75	\$ 272,653.88	\$ 202,653.87		\$ 475,307.75	87%	\$ 70,000.00	\$ 23,765.39
3	PLUMBING	\$ 121,179.50				\$ -	0%	\$ 121,179.50	\$ -
4	EQUIPMENT / TILE / COPING	\$ 302,948.75				\$ -	0%	\$ 302,948.75	\$ -
5	PLASTER	\$ 121,179.50				\$ -	0%	\$ 121,179.50	\$ -
	Interactive Water Feature (Splash Pad)								
1	MOB / PERMIT / MATERIAL / DIG	\$ 46,236.90	\$ 46,236.90			\$ 46,236.90	100%	\$ -	\$ 2,311.85
2	SHELL	\$ 161,829.15				\$ -	0%	\$ 161,829.15	\$ -
3	PLUMBING	\$ 46,236.90				\$ -	0%	\$ 46,236.90	\$ -
4	EQUIPMENT	\$ 161,829.15				\$ -	0%	\$ 161,829.15	\$ -
5	PLASTER	\$ 46,236.90				\$ -	0%	\$ 46,236.90	\$ -
6	CO #1 ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)				\$ -	0%	\$ (42,836.46)	\$ -
	TOTAL WORK	\$ 1,631,327.54	\$ 440,070.28	\$ 202,653.87	\$ -	\$ 642,724.15		\$ 988,603.39	\$ 32,136.21

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)	Y

Pool & Splash Pad

Swimming Pools



Lewis Petroleum Co.

P. O. Box 40763
 Jacksonville, FL 32203-0763
 (904) 356-0731
 (904) 356-6104 (Fax)
 www.lewispetroleum.com

Please Note:

- This is an original invoice.
- No others will be sent unless requested.
- Accounts not paid within 30 days are subject to a finance charge of 1.5% monthly.

Providing Petroleum Solutions

Bill To:

CARLTON CONSTRUCTION
 4615 US HIGHWAY 17 STE 1
 AP@CARLTONCONSTRUCTION.NET
 FLEMING ISLAND, FL 32003

Ship To:

CARLTON CONSTRUCTION
 12858 EVER RANGE PKWY
 JACKSONVILLE, FL 32256

Phone: 904-901-0988

Pay from Invoice as no statements will be sent.

Date	Customer ID	Invoice #	P.O. Number	BOL	Sales Person	Pay. Terms
10/03/2025	CARCON	365930	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	111.00	111.00	2.908140	322.80

202479

Date 10-3-2025

LEWIS PETROLEUM CO.

1432 CLEVELAND STREET
 JACKSONVILLE, FLORIDA 32209
 PHONE: (904) 356-0731

Sold to Carlton Construction

Address Ever Range

Phone No.

TRUCK NO.

DRIVER

PRODUCT	GALLONS	PRICE	AMOUNT
Dyed Diesel	111		
TAX			

Received
 Above Gallons

SIGNATURE OF CUSTOMER

Subtotal	322.80
.075000 Sls Tx DDsl	24.21
.027910 FL DDPolln	3.10
.011875 EnvImpactFee	1.32
TOTAL	351.43

Invoice Amount of \$ 351.43 due on 10/13/2025

Fuel and Lubricant Distribution, Environmental Services, Fleetcard Locations and Services, Petroleum Equipment Services

Pool & Splash Pad Swimming Pools



Lewis Petroleum Co.

P. O. Box 40763
Jacksonville, FL 32203-0763
(904) 356-0731
(904) 356-6104 (Fax)
www.lewispetroleum.com

Please Note:

- This is an original invoice.
- No others will be sent unless requested.
- Accounts not paid within 30 days are subject to a finance charge of 1.5% monthly.

Providing Petroleum Solutions

Bill To:

CARLTON CONSTRUCTION
4615 US HIGHWAY 17 STE 1
AP@CARLTONCONSTRUCTION.NET
FLEMING ISLAND, FL 32003

Ship To:

CARLTON CONSTRUCTION
EVER RANGE SITE
AP@CARLTONCONSTRUCTION.NET

Phone: 904-901-0988

Pay from Invoice as no statements will be sent.

Date	Customer ID	Invoice #	P.O. Number	BOL	Sales Person	Pay. Terms
10/10/2025	CARCON	366232	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	108.00	108.00	2.965580	320.28

202327

Date 10-10-2025

LEWIS PETROLEUM CO.

1432 CLEVELAND STREET
JACKSONVILLE, FLORIDA 32209
PHONE: (904) 356-0731

Sold to Carlton Construction

Address Ever Range Site

Phone No.

TRUCK NO. DRIVER

PRODUCT	GALLONS	PRICE	AMOUNT
Dyed Diesel	108		
TAX			

Received
Above Gallons

SIGNATURE OF CUSTOMER

FOR
CALL
24/HR
ENVIR
TRAN
THIS
NONT

	Subtotal	320.28
.075000	Sls Tx DDsl	24.02
.027910	FL DDPolln	3.02
.011875	EnvlmpactFee	1.28
	TOTAL	348.60

Recv AA 6 3 0 0 0 1 0 8 7
By AA 6 2 9 0 0 0 0 0 0

Invoice Amount of \$ 348.60 due on 10/20/2025

Fuel and Lubricant Distribution, Environmental Services, Fleetcard Locations and Services, Petroleum Equipment Services

Pool & Splash Pad Swimming Pools



Lewis Petroleum Co.

P. O. Box 40763
 Jacksonville, FL 32203-0763
 (904) 356-0731
 (904) 356-6104 (Fax)
 www.lewispetroleum.com

Please Note:

- This is an original invoice.
- No others will be sent unless requested.
- Accounts not paid within 30 days are subject to a finance charge of 1.5% monthly.

Providing Petroleum Solutions

Bill To:

CARLTON CONSTRUCTION
 4615 US HIGHWAY 17 STE 1
 AP@CARLTONCONSTRUCTION.NET
 FLEMING ISLAND, FL 32003

Ship To:

CARLTON CONSTRUCTION
 12858 EVER RANGE PKWY
 JACKSONVILLE, FL 32256

Phone: 904-901-0988

Pay from Invoice as no statements will be sent.

Date	Customer ID	Invoice #	P.O. Number	BOL	Sales Person	Pay. Terms
10/17/2025	CARCON	366518	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	127.00	127.00	2.784910	353.68

202067

Date 10-17 2025

LEWIS PETROLEUM CO.

1432 CLEVELAND STREET
 JACKSONVILLE, FLORIDA 32209
 PHONE: (904) 356-0731

Sold to Carlton Construction

Address Ever Range Site

Phone No.

TRUCK NO.

DRIVER

PRODUCT	GALLONS	PRICE	AMOUNT
<u>Dyed Diesel</u>	<u>127</u>		
TAX			

Received
 Above Gallons

SIGNATURE OF CUSTOMER

	Subtotal	353.68
.075000	Sls Tx DDsI	26.53
.027910	FL DDPolln	3.55
.011875	EnvImpactFee	1.51
	TOTAL	385.27

Invoice Amount of \$ 385.27 due on 10/27/2025

Fuel and Lubricant Distribution, Environmental Services, Fleetcard Locations and Services, Petroleum Equipment Services

Welcome Ctr + Lake side PAU.



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

Invoice Date

10/6/2025

Invoice Number

2100945

Always Refer To
Above Number

Page 1 of 2

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	9/27/2025	DUE UPON RECEIPT

Please Pay
This Amount: **\$1,448.25**

Description	Quantity	Units	Unit Price	Extension	Total
<u>Week Ending 09/06/2025</u>					
Senior Engineer, P.E.	0.20	HOUR	\$185.00		\$37.00
Senior Project Manager	0.55	HOUR	\$135.00		\$74.25
				Subtotal:	\$111.25
<u>Week Ending 09/13/2025</u>					
Senior Engineering Technician	2.00	HOUR	\$85.00		\$170.00
Sample Grout Prisms (Min 4)	4.00	EACH	\$18.00		\$72.00
Compressive Strength, Grout Prisms	5.00	EACH	\$18.00		\$90.00
				Subtotal:	\$332.00
<u>Week Ending 09/20/2025</u>					
Senior Engineer, P.E.	0.30	HOUR	\$185.00		\$55.50
Senior Project Manager	0.85	HOUR	\$135.00		\$114.75
Engineering Technician	4.50	HOUR	\$70.00		\$315.00
Sample Grout Prisms (Min 4)	4.00	EACH	\$18.00		\$72.00
Compressive Strength, Grout Prisms	4.00	EACH	\$18.00		\$72.00
				Subtotal:	\$629.25
<u>Week Ending 09/27/2025</u>					
Senior Engineer, P.E.	0.40	HOUR	\$185.00		\$74.00
Senior Project Manager	0.65	HOUR	\$135.00		\$87.75
Engineering Technician	1.00	HOUR	\$70.00		\$70.00
Sample Grout Prisms (Min 4)	4.00	EACH	\$18.00		\$72.00
Compressive Strength, Grout Prisms	4.00	EACH	\$18.00		\$72.00
				Subtotal:	\$375.75

Invoice Total - Please Remit =>

\$1,448.25



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

NOTE: New REMIT TO Address

Invoice Date

10/6/2025

Invoice Number

2100945

**Always Refer To
Above Number**

Page 2 of 2

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	9/27/2025	DUE UPON RECEIPT

**Please Pay
This Amount: \$1,448.25**

Description

Quantity

Units

Unit Price

Extension

Total

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:	\$4,723.90
Amt. This Invoice:	\$1,448.25
Amt. Remaining:	\$11,827.85

Welcome Ctr + Lake side PAV.

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Concrete and Masonry Solutions, LLC
Project Name: EverRange Amenity
Payment Request No: 3 Subcontract No: SC-7505
Period: 1-Oct, 2025 TO 31-Oct, 2025 211-04087-October

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 845,358.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ - (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 845,358.00 (3)
4. Work Completed Previous Application	\$ 218,489.64 (4)	
5. Work Completed This Application	\$ 25,200.00 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 243,689.64 (6)
7. Total Prior Retainage	\$ 10,924.48 (7)	
8. Amount retained w/This Application	\$ 1,260.00 (8)	
9. Total Retainage to Date (7 + 8)		\$ 12,184.48 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 231,505.16 (10)
11. Less Previous Payments Received	\$ 207,565.16 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 23,940.00 (12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on October 21, 2025

Capital Concrete and Masonry Solutions, LLC
Company Name

Signature

Ian Van Leer, Project Manager
Printed Name and Title

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me this 21st date of October, 2025 by Ian Van Leer (name) as Project Manager (title) for Capital Concrete and Masonry Solutions Inc. (company name)

☒ Physical Presence

☒ Personally Known

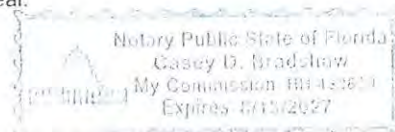
☐ Online Notarization

☐ Produced ID

Notary

My Commission Expires:

Notary Seal:



SWORN STATEMENT

UNPAID LABORERES, MATERIALMEN, SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS
WITH AMOUNTS DUE OR TO BECOME DUE

Name	Address	Amt Remaining Unpaid
N/A	N/A	N/A

5%

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	B	C	D	E	F	G	H	I	J
1	Building Concrete	\$ 109,340.00	\$ 109,340.00	\$ -	\$ -	\$ 109,340.00	100%	\$ -	\$ 5,467.00
2	Site Concrete	\$ 26,164.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 26,164.00	\$ -
3	4" and 6" sidewalks	\$ 92,857.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 92,857.00	\$ -
4	Building CMU	\$ 134,350.00	\$ 109,149.64	\$ 25,200.00	\$ -	\$ 134,349.64	100%	\$ 0.36	\$ 6,717.48
5	Site CMU	\$ 45,780.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 45,780.00	\$ -
6	Brick	\$ 29,855.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 29,855.00	\$ -
7	Building Stone	\$ 102,225.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 102,225.00	\$ -
8	Site Stone	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -
9	Play Ground Curb	\$ 12,240.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,240.00	\$ -
10	Grass Paver	\$ 13,720.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 13,720.00	\$ -
11	Pavers	\$ 266,827.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 266,827.00	\$ -
		\$ 845,358.00	\$ 218,489.64	\$ 25,200.00	\$ -	\$ 243,689.64	29%	\$ 601,668.36	\$ 12,184.48

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE
		\$ -

Welcome Ctr & Lake side PAV

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Division 5 Steel
Project Name: EverRange Amenity
Payment Request No: 1 Subcontract No: SC-7504
Period: 10/1, 2025 TO 10/31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	255,200.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(158,596.94)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	96,603.06	(3)
4. Work Completed Previous Application	\$	-	(4)
5. Work Completed This Application	\$	96,603.06	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	96,603.06	(6)
7. Total Prior Retainage	\$	91,772.91	(7)
8. Amount retained w/This Application	\$	4,830.15	(8)
9. Total Retainage to Date (7 + 8)	\$	96,603.06	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	91,772.91	(10)
11. Less Previous Payments Received	\$	-	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	91,772.91	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on October 15th, 2025

Division 5 Steel

Company Name

Signature

Printed Name and Title

Cody Veon Project Manager

State of FL County of Bradford

The foregoing instrument was acknowledged before me this 15 date of October, 2025
by Cody Veon (name) as PM (title) for
Division 5 Steel (company name)

☒ Personally Known

☐ Produced ID

Notary

Notary Seal:

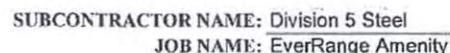
My Commission Expires:

ALINA WALTERS
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH194131
MY COMMISSION EXPIRES NOV. 02, 2025

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



APPLICATION NUMBER:

PERIOD FROM:

RETAINAGE %:

10/15/25

10/01/25

10/31/25

5%

[illegible]

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Fabricated Sturctural Steel & Taxes on Fabricated Steel	\$ (158,596.94)	Y



OPIFEX-SYNERGY

BY BUILDERS FOR BUILDERS

5919 COMMONWEALTH AVENUE
JACKSONVILLE, FL 32254
TEL: 904-712-5501

Remit To:

MAIL CODE 5640
P.O. BOX 71200
CHARLOTTE, NC 28272-1200

Customer: 3521
CARLTON CONSTRUCTION INC
4615 US HWY 17
STE. 1
FLEMING ISLAND, FL 32003

Job Site:
Everrange
14945 PHILLIPS HWY
JACKSONVILLE, FL 32256

RENTAL RETURN

Invoice #... 1264753-0001
Invoice date 10/07/25
Date out.... 9/26/25 8:00 AM
Date in..... 10/06/25 10:37 AM
Job Loc..... 14945 PHILLIPS HWY, JACKSONVILLE
Job No..... 01042552681
P.O. #..... EVERRANGE
Ordered By.. BRENT STOKES
Terms..... Net 30 Days
Sales Rep: APRIL HAYS
Written by.. BRADEN WHITTENBURG

Qty	Equipment #	Day	Week	4 Week
1	R/O ROLLER-VIB SMOOTH-SD-7-8T 54-56 300808 Make: BOMAG Model: BW145D-5 Ser #: 101586541109	472.00	1095.00	2740.00
	HR OUT1 1668.10 HR IN1 1675.10 TOTAL:		7.00	1095.00

SALES ITEMS:

Qty	Item number	Unit	Price	
3	FUEL	EA	8.000	24.00
	FUEL CHARGE			
1	ENV	EA	38.325	38.33
	ENVIRONMENTAL FEE			
	DELIVERY CHARGE			185.00
	PICKUP CHARGE			185.00

Sub-total: 1503.33
Fuel: 24.00
Tax: 86.80
Total: 1614.13

FINAL BILL: 9/26/25 08:00 AM THRU 10/06/25 10:37 AM.
Credit of 1 day & 2.60 hrs

The above Equipment has been received in good repair and operating condition.
**Customer acknowledges that this transaction is governed by the Company's terms and conditions which are set forth, in part, on the reverse side of this Agreement, and in full at www.synergyequip.com, which terms and conditions are incorporated by reference herein, and customer agrees that said terms and conditions shall be applicable to the exclusion of any other terms and conditions.

Signature: _____ Date: _____

Printed Name: _____

SYINV1

KEY DEPOSIT \$5.00

Initial: _____

A credit card surcharge of 3% will be applied to all credit card payments.

**IF EQUIPMENT DOES NOT WORK
PROPERLY NOTIFY OFFICE AT ONCE.**

Terms: Net due 30 days. 1.5% service charge per month after 30 days.

904-728-1415 BRENT

Welcome Ctr + Lakeside Pavilion
Rough Framing

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Framing, LLC
Project Name: EverRange Amenity
Payment Request No: 2 R2 Subcontract No: SC-7515
Period: October 1, 2025, 2025 TO October 31, 2025, 2025

+ Hardie Lap Siding

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 291,187.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ 7,168.43 (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 298,355.43 (3)
4. Work Completed Previous Application	\$ 30,345.00 (4)	
5. Work Completed This Application	\$ 144,201.71 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 174,546.71 (6)
7. Total Prior Retainage	\$ 1,517.25 (7)	
8. Amount retained w/This Application	\$ 7,210.09 (8)	
9. Total Retainage to Date (7 + 8)		\$ 8,727.34 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 165,819.37 (10)
11. Less Previous Payments Received	\$ 28,827.75 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 136,991.62 (12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on October 27, 2025, 2025

Capital Framing, LLC

Company Name

Signature

Printed Name and Title

State of FLORIDA County of ST. JOHNS

The foregoing instrument was acknowledged before me this 27th date of October, 2025 by Carolyn Sams (name) as Admin (title) for Capital Framing, LLC (company name)

☒ Personally Known

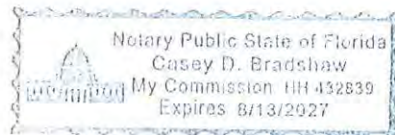
☐ Produced ID

Notary

Notary Seal:

My Commission Expires:

8/13/27



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



SCHEDULE OF VALUES

APPLICATION NUMBER:**APPLICATION DATE:****PERIOD FROM:**

TO:

RETAINAGE %:

2_R2

10/27/25

10/01/25

10/31/25

5%

CONTINUATION SHEET[illegible]

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Storefront Rear Wall - Modify Welcome Center and Lounge East Window wall per issued SK-1 detail	\$ 7,168.43	Y

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Southern Waterproofing Inc
 Project Name: EverRange Amenity
 Payment Request No: 1 Subcontract No: SC-7524
 Period: 10/1, 2025 TO 10-31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	50,525.00	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	-	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ 50,525.00 (3)
4. Work Completed Previous Application	\$	-	(4)	
5. Work Completed This Application	\$	21,200.00	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ 21,200.00 (6)
7. Total Prior Retainage	\$	-	(7)	
8. Amount retained w/This Application	\$	1,060.00	(8)	
9. Total Retainage to Date (7 + 8)				\$ 1,060.00 (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ 20,140.00 (10)
11. Less Previous Payments Received	\$	-	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ 20,140.00 (12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on 23-Oct, 2025

Southern Waterproofing Inc
 Company Name

Signature Greg Winkles

greg Winkles

Printed Name and Title

State of Florida County of Duval

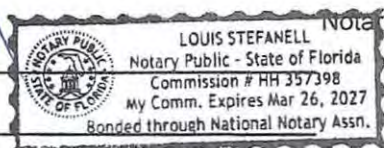
The foregoing instrument was acknowledged before me this 23RD date of OCTOBER, 2025 by GREG WINKLES (name) as PRESIDENT (title) for SOUTHERN WATERPROOFING, INC (company name)

☒ Personally Known

☐ Produced ID _____

Notary [Signature]

My Commission Expires:



Notary Seal:

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CONSTRUCTION

APPLICATION NUMBER:

1

SUBCONTRACTOR NAME: Soutehrn Waterproofing Inc

APPLICATION DATE:

10/23/25

JOB NAME: EverRange Amenity

PERIOD FROM:

10/01/25

TO:

10/31/25

RETAINAGE %:

5%

CONTINUATION SHEET**CHANGE ORDERS :**

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

Welcome Ctr + Lakeside Pavilion

Spray Foam Insulation



How doers
get more done

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

1324 00051 25141 10/24/25 09:27 AM
SALE SELF CHECKOUT

074985004803 GS WD 120Z <A>
GREAT STUFF WINDOW & DOOR 120Z
6@6.18 37.08
820909095569 CAULK GUN <A> 19.98
HUSKY 10 OZ HEAVY DUTY CAULK GUN

SUBTOTAL 57.06
TAX + PIF 3.99
TOTAL \$61.05

XXXXXXXXXXXX7239 HOME DEPOT
AUTH CODE 024608/4513853 USD\$ 61.05
TA

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read
AID A000000004999908400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT P0/JOB NAME: 202416

2025 PRO XTRA SPEND 10/23: \$36,341.00

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PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
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1324 10/24/25 09:27 AM



1324 51 25141 10/24/2025 9613

PIF NOTICE

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
ADDITION TO SALES TAX. THIS FEE BE
PART OF THE SALES PRICE AND IS SU
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID 11 DAYS 365 POLICY EXPIRES ON 10/24/2026

WHITE CAP®

White Cap, L.P.
PO Box 4944
Orlando, FL 32802-4944

BRANCH ADDRESS
557 - WC JACKSONVILLE FL (RT)
(904) 262-2903
6773 PHILLIPS INDUSTRIAL LANE
JACKSONVILLE FL 32256
DUVAL

INVOICE

INVOICE NUMBER
50033974859
INVOICE DATE
10/23/2025
CUSTOMER PO NUMBER
INSULATION

TO VIEW AND PAY ONLINE GO TO:
http://whitecap.billtrust.com
ENROLLMENT TOKEN:
XKB LHX VDX

ACCOUNT # 10000062867

TERRITORY:
SHIP TO: 10005122905

CARLTON CONSTRUCTION INC
4615 US HWY 17
SUITE 1
FLEMING ISLAND FL 32003

GYM RENOVATION - CORNER
2360 ST JOHNS BLUFF ROA
*** JACKSONVILLE CLASSI
JACKSONVILLE FL 32246

MAKE CHECKS PAYABLE TO:
White Cap, L.P. P.O. Box 4852 ORLANDO, FL 32802-4852

ORDER DATE		ORDER NO.	ORDERED BY	ACCOUNT MANAGER			TAKEN BY		
10/22/2025		69168092	BRENT STOKES	DEAN, BO SOMERS			CANNON, DAVE		
BRANCH		ACCT JOB NO.	TERMS	SHIP VIA / ROUTING				CUSTOMER JOB NO.	
557		10005122905	NET 30 DAYS	0. WILL CALL				CORNERSTONE	
LINE	PART NUMBER	DESCRIPTION		QTY ORD	UNIT PRICE	QTY BKO	QTY SHP	EXTENDED PRICE	TAX AMT
0	HDRDESC	***** DELIVERY TAG#: 37358813 *****		1	0	0	1	0.00	
1	63512031501	1-1/2"X4'X8' ST100 25PSI SCOREBOARD STYROFOAM DUPONT		4	43.99 SHT	0	4	175.96	13.20
2	279LN90310	100Z LIQUID NAILS LOW VOC CONSTRUCTION ADHESIVE MACCO LIQUID NAILS		4	7.69 EA	0	4	30.76	2.31

The White Cap Family of Brands includes All-Tex Waterproofing Solutions, Harmac, Kenseal, Marvel Building & Masonry Supply, MASONPRO, Williams Equipment & Supply, Valley Supply Co, and Diamond Tool. Learn more at About.WhiteCap.com

Pay your invoices online by visiting: <https://whitecap.billtrust.com>

Sales Tax Exemption Questions or Certificates: TaxExemptCredit@whitecap.com

THESE ITEMS ARE CONTROLLED BY THE U.S. GOVERNMENT AND AUTHORIZED FOR EXPORT ONLY TO THE COUNTRY OF ULTIMATE DESTINATION FOR USE BY THE ULTIMATE CONSIGNEE OR END-USER(S) HEREIN IDENTIFIED. THEY MAY NOT BE RESOLD, TRANSFERRED OR OTHERWISE DISPOSED OF TO ANY OTHER COUNTRY OR ANY PERSON OTHER THAN THE AUTHORIZED ULTIMATE CONSIGNEE OR END-USER(S), EITHER IN THEIR ORIGINAL FORM OR AFTER BEING INCORPORATED INTO OTHER ITEMS, WITHOUT FIRST OBTAINING APPROVAL FROM THE U.S. GOVERNMENT OR AS OTHERWISE AUTHORIZED BY U.S. LAW AND REGULATIONS.

For questions regarding this invoice please call (866) 604-0040

NO REFUNDS OR EXCHANGES ON NON STOCK MERCHANDISE
Visit <https://www.whitecap.com/terms/terms-conditions-of-sale-terms> to view complete terms and conditions.

RECEIVED BY: BRANSON

SIGNATURE COPY ON FILE

TOTAL GROSS	206.72
TOTAL TAX	15.51
TOTAL SHIPPING AND HANDLING	0.00
TOTAL INVOICE	222.23

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

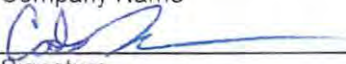
Subcontractor: Thorne Metal Systems, Inc.
 Project Name: EverRange Amenity
 Payment Request No: 1 Subcontract No: SC-7510
 Period: 10/1, 2025 TO 10/31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	220,047.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(59,568.02)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	160,478.98	(3)
4. Work Completed Previous Application	\$	-	(4)
5. Work Completed This Application	\$	40,196.04	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	40,196.04	(6)
7. Total Prior Retainage	\$	1,697.82	(7)
8. Amount retained w/This Application	\$	311.99	(8)
9. Total Retainage to Date (7 + 8)	\$	2,009.80	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	38,186.24	(10)
11. Less Previous Payments Received	\$	-	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	38,186.24	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on 27-Oct, 2025 Thorne Metal Systems, Inc.
 Company Name

 Signature
Cody Thorne - Treasurer
 Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this _____ date of _____, 20____
 by _____(name) as _____(title) for
 _____(company name)

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
None		

CARLTON

CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

1

APPLICATION DATE:

10/20/25

PERIOD FROM:

10/01/25

TO:

10/31/25

RETAINAGE %:

5%

CONTINUATION SHEET

SUBCONTRACTOR NAME: Thorne Metal Systems Inc.

JOB NAME: EverRange Amenity

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	B	C	D	E	F	G	H	I	J
1	Welcome Center Metal Roof Labor	\$ 31,604.00				\$ -	0%	\$ 31,604.00	\$ -
2	Welcome Center Metal Roof Mat'l	\$ 58,693.00			\$ 41,085.10	\$ 41,085.10	70%	\$ 17,607.90	\$ 2,054.26
3	Welcome Center Dry In Labor	\$ 4,031.00		\$ 4,031.00		\$ 4,031.00	100%	\$ -	\$ 201.55
4	Welcome Center Dry In Mat'l	\$ 7,643.00		\$ 6,878.70	\$ -	\$ 6,878.70	90%	\$ 764.30	\$ 343.94
5	WC Gutter & Downspout Mat'l	\$ 2,128.00				\$ -	0%	\$ 2,128.00	\$ -
6	WC Gutter & Downspout Labor	\$ 4,749.00				\$ -	0%	\$ 4,749.00	\$ -
7	Lakeside Pavilion Metal Roof- Labor	\$ 26,755.00				\$ -	0%	\$ 26,755.00	\$ -
8	Lakeside Pavilion Metal Roof- Mat'l	\$ 49,687.00			\$ 34,780.90	\$ 34,780.90	70%	\$ 14,906.10	\$ 1,739.05
9	Lakeside Pavilion Dry-In- Labor	\$ 11,152.00				\$ -	0%	\$ 11,152.00	\$ -
10	Lakeside Pavilion Dry-in Mat'l	\$ 16,728.00				\$ -	0%	\$ 16,728.00	\$ -
11	LP Gutter & Downspout Labor	\$ 2,128.00				\$ -	0%	\$ 2,128.00	\$ -
12	LP Gutter & Downspout Mat'l	\$ 4,749.00				\$ -	0%	\$ 4,749.00	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
13	CO # ABC ODP	\$ (41,909.66)			\$ (41,909.66)	\$ (41,909.66)	100%	\$ -	\$ (2,095.48)
14	CO # CRS ODP	\$ (17,658.36)		\$ (4,670.00)	\$ -	\$ (4,670.00)	26%	\$ (12,988.36)	\$ (233.50)
	TOTAL WORK	\$ 160,478.98	\$ -	\$ 6,239.70	\$ 33,956.34	\$ 40,196.04		\$ 120,282.94	\$ 2,009.80

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	ABC ODP	\$ (41,909.66)	Y
2	CRS ODP	\$ (17,658.36)	Y

Subcontractor: C.W. Wood Plumbing, Inc.
 Project Name: EverRange Amenity
 Payment Request No: 3 Subcontract No: SC-7511
 Period: 10/01, 2025 TO 10/31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	161,000.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	-	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	161,000.00	(3)
4. Work Completed Previous Application	\$	50,688.00	(4)
5. Work Completed This Application	\$	19,008.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	69,696.00	(6)
7. Total Prior Retainage	\$	2,534.40	(7)
8. Amount retained w/This Application	\$	950.40	(8)
9. Total Retainage to Date (7 + 8)	\$	3,484.80	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	66,211.20	(10)
11. Less Previous Payments Received	\$	48,153.60	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	18,057.60	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and **Carlton Construction, Inc.** relating to the above-referenced project.

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below. I further certify that I have complied with all Federal, State and Local tax laws, including Social Security laws, Unemployment Compensation laws and Workers' Compensation laws insofar as applicable to the performance of this Contract; and I have full power and authority to execute this instrument on behalf of the Subcontractor.

Dated on October 21, 2025

C.W. Wood Plumbing, Inc.

Company Name

Signature

W. Scott Wood, President

Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 21st date of October, 2025 by W. Scott Wood (name) as President (title) for C.W. Wood Plumbing Inc (company name)

☒ Personally Known

☐ Produced ID

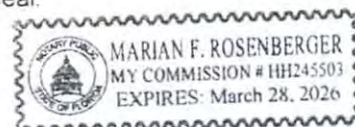
Notary

Marian F. Rosenberger

Notary Seal:

My Commission Expires:

March 28, 2026



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
<u>na</u>		

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu 1010 spectrophotometer.

Wood Plumbing, Inc.

3

JOB NAME: EverRange Amenity

[illegible][illegible]

Name	Address	Amt Remaining Unpaid

CARLTON**SCHEDULE OF VALUES****APPLICATION NUMBER:****3****APPLICATION DATE:****10/20/25****SUBCONTRACTOR NAME:** Commerical Specialties, LLC**PERIOD FROM:****JOB NAME:** Everrange Amenity**TO:****10/31/25****CONTINUATION SHEET****RETAINAGE %:****10%**

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	B	C	D	E	F	G	H	I	J
	Site, Pool, Pickle, Temp Electric					\$ -	#DIV/0!	\$ -	\$ -
	Welcome Ctr/Lakeside Pvn Elect					\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
1	Permite & Temp Power	\$ 18,000.00	\$ 18,000.00			\$ 18,000.00	100%	\$ -	\$ 1,800.00
2	Slab	\$ 22,000.00	\$ 22,000.00			\$ 22,000.00	100%	\$ -	\$ 2,200.00
3	Pool	\$ 35,000.00				\$ -	0%	\$ 35,000.00	\$ -
4	Underground	\$ 200,000.00	\$ 20,000.00			\$ 20,000.00	10%	\$ 180,000.00	\$ 2,000.00
5	Rough-in Buildings	\$ 190,000.00	\$ 15,000.00	\$ 50,000.00		\$ 65,000.00	34%	\$ 125,000.00	\$ 6,500.00
6	Service	\$ 70,000.00				\$ -	0%	\$ 70,000.00	\$ -
7	Gear	\$ 40,000.00				\$ -	0%	\$ 40,000.00	\$ -
8	Lighting	\$ 350,000.00				\$ -	0%	\$ 350,000.00	\$ -
9	Trim out	\$ 31,000.00				\$ -	0%	\$ 31,000.00	\$ -
10	Fire alarm	\$ 20,000.00	\$ 8,000.00			\$ 8,000.00	40%	\$ 12,000.00	\$ 800.00
11	CO 1 - Owner Direct purchase	\$ (359,892.00)				\$ -	0%	\$ (359,892.00)	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 616,108.00	\$ 83,000.00	\$ 50,000.00	\$ -	\$ 133,000.00		\$ 483,108.00	\$ 13,300.00

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N
1	Owner Direct Purchase	\$ (359,892.00)	Y

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: \$ 790,177.74
Through Date: 10/31/2025
Owner: Coastal Ridge Community Development District

The undersigned company has provided labor, services, materials or equipment for the above-listed project at the property listed above. The undersigned company does hereby waive and release all bond claims, liens, or claims of right of lien, statutory or otherwise against the above-listed property, 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 above-listed payment amount is drawn.

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: 11/6/2025

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

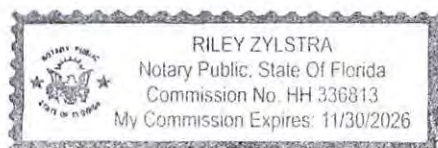
Personally appeared before me, this 6th day of November, 2025,
Anthony Cantu, who being duly sworn on oath says that he/she is
Project Manager of Carlton Construction, Inc. and that he hereby
acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature: 

Printed Name: Riley Zylstra

NOTARY PUBLIC – STATE OF: FL

NOTARY STAMP



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: **#37**

(B) Name of Payee: **VAK PAK**
P.O. Box 3264
Jacksonville, FL 32206

(C) **Amount Payable: \$108,923.29**

Invoice # 25-01747 - \$61,190.38
SO25-01408 - \$47,732.91

(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):

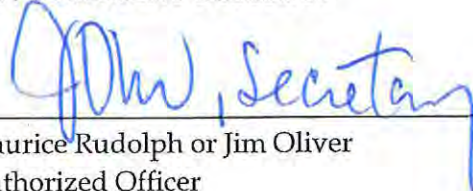
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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 Officer

**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, PE
Consulting Engineer



1824 Phoenix Avenue
Jacksonville, FL 32206

PLEASE REMIT CHECK PAYMENTS TO:
P.O. BOX 3264
JACKSONVILLE, FL 32206

INVOICE

DATE	INVOICE #
11/6/2025	25-01747

BILL TO	SHIP TO
COASTAL RIDGE CDD 475 W TOWN PL STE 114 ST. AUGUSTINE, FL 32092	EVERRANGE AMMENITY IWF 12858 EVERRANGE PARKWAY JACKSONVILLE FL

PO NUMBER	TERMS	REP	SHIPPED VIA	TRACKING / PRO #
		JC		

ITEM CODE	DESCRIPTION	QTY	PRICE EACH	U/M	AMOUNT
DEPOSITS	DEPOSIT: CS200IWF-11CVP2-FL, CB1422 ABOVE GRADE SPLASH PAD EQUIPMENT CABINET SYSTEM, REMOTE CT2000 TANK, 3 PHASE 208-230V POWER <i>Approved B. Costen 11.7.25</i>	0.5	122,380.75		61,190.38

INTUIT PAYMENT LINK EMAIL WILL FOLLOW. PLEASE SUBMIT DEPOSIT PAYMENT UTILIZING THE PAYMENT LINK.	TOTAL	\$61,190.38
PLEASE NOTE: DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% PROCESSING FEE.	PAYMENTS	\$0.00
	BALANCE	\$61,190.38



1824 Phoenix Avenue
Jacksonville, FL 32206

DEPOSIT CUSTOMER

DATE	S.O. #
11/6/2025	SO25-01408

CUSTOMER NAME & ADDRESS
COASTAL RIDGE CDD 475 W TOWN PL STE 114 ST. AUGUSTINE, FL 32092

SHIP TO
EVERANGE POOL 12858 EVERANGE PKWY JACKSONVILLE FL

APPROVED FOR PAYMENT

Ashlee Correia

11/07/25

PROJECT	P.O. NUMBER	REP	ESTIMATE #
EVERRANGE		JC	54235

ITEM	DESCRIPTION	QANTITY	ESTIMATE TOT...	DEPOSIT DUE
DEPOSITS	DEPOSIT: CHR4296: 3PH/208V. CB1020. RECIRC FLOW 850 GPM @ 75 TDH. FEATURE FLOW 60 GPM @ 50 TDH . BELL & GOSSETT PUMP, BECS 5 & 170DM5 SEE DETAIL SHEET	0.5	95,465.82	47,732.91
INTUIT PAYMENT LINK EMAIL WILL FOLLOW. PLEASE SUBMIT DEPOSIT PAYMENT UTILIZING THE PAYMENT LINK.			TOTAL	\$47,732.91
BALANCE DUE				\$47,732.91

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
FORM OF REQUISITION

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(A) Requisition Number: **#38**

(B) Name of Payee: **Neptune-Benson**
 334 Knight Street,
 Suite 3100
 Warwick, RI 02886-1286

(C) **Amount Payable: \$25,885.05**

Proforma No. 1000074066 – 50% due \$25,885.05

(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):

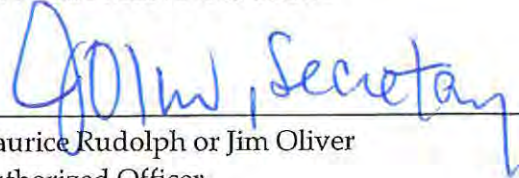
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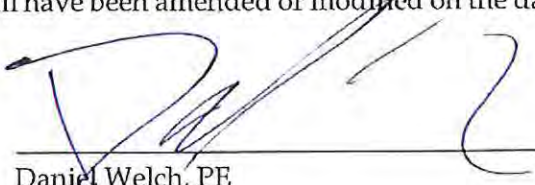
**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



Maurice Rudolph or Jim Oliver
Authorized Officer

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

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Daniel Welch, PE
Consulting Engineer

Proforma Invoice

Sales Office:

Neptune Benson
334 Knight Street, Suite 3100
Warwick, RI 02886-1286
US

Sold-to address:

COASTAL RIDGE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649
USA

Proforma Date:

11/10/2025

Proforma No.:

1000074066

Customer No.:

100492927

Customer PO No.:

EVERR018EVERRAN
GECDD

Incoterms (part 1):

FCA Free Carrier

Incoterms (part 2):

Shipping Point

Payment Terms:

100% before shipment

Sales Rep:

NEPTUNE BENSON
GENERIC SALES REP

Contact Person:

Kari Banning-Golla

Phone Number:

800-832-8002

Requested Shipping date: 02/01/2026

Line Item	Material Description	Origin	Qty./UOM	Unit Price	Total Price Currency USD
100	1000-1287 Filter System - Sand		1 EA		

Est. Shipping Date : 02/01/2026

For domestic shipments the following applies:

These commodities are sold for domestic consumption. Any export of these commodities must be made in accordance with applicable US laws.

For export shipments from the US the following applies:

These commodities, technology or software (items) were exported from the United States in accordance with the Export Administration Regulations Diversion contrary to US law is prohibited. These items are not to be used directly or indirectly in prohibited nuclear chemical/biological or missile weapons activities.

Applicable taxes to be added at time of invoicing

Shipping & Handling: 3000.00 USD

Net Total 51,770.09 USD

50% Now Due \$25,885.05 USD

Ship-to address

PROJECT - EVERRANGE CDD
12858 EVERRANGE PARKWAY
JACKSONVILLE FL 32256
USA

Bill-to Party

COASTAL RIDGE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649
USA

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
FORM OF REQUISITION

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(A) Requisition Number: # 39

(B) Name of Payee: **Manning Building Supplies**
P.O. Box 931899
Atlanta, GA 31193-1899

(C) **Amount Payable: \$6,673.41**

Invoice # 1413988-065 - \$2,367.81	Order# 7209665
Invoice # 1419152-065 - \$2,978.40	Order# 7236440
Invoice # 1419756-065 - \$1,327.20	Order# 7240255

(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:

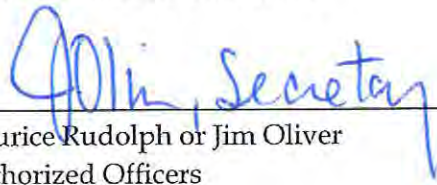
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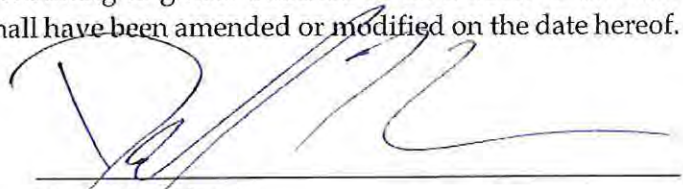
**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



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



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1413988-065
Invoice Date	10/14/2025
Due Date	11/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7209665
Order Date	10/10/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE:

\$2,367.81

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact	
PO 29727-8		Andrew Price	Jared Lusk		
Quantity	U/M	Description	Price U/M	Price	Amount
90.00	ea	405 - 2x6x16' 2 MCA PT SYP	ea	11.83	1064.70
3.00	ea	433 - 2x8x12' 2 MCA PT SYP	ea	15.69	47.07
27.00	ea	432 - 2x8x10' 2 MCA PT SYP	ea	13.79	372.33
20.00	ea	452 - 2x10x10' 2 MCA PT SYP	ea	19.95	399.00
12.00	ea	453 - 2x10x12' 2 MCA PT SYP	ea	23.68	284.16
7.00	ea	454 - 2x10x14' 2 MCA PT SYP	ea	28.65	200.55

Capital Framing received all materials.
Approved 10/17/25_cps

B. Costen
10-17-25
AM

This document is subject to, and governed by US LBM, LLC Terms and Conditions, which are available for review at <https://uslbm.com/termsandconditionsofsales> (the "Terms and Conditions"), and the Terms and Conditions are incorporated by reference into this document. The Terms and Conditions are subject to change, with the updated versions being available at the foregoing link, and you agree and intend to be bound by the Terms and Conditions. If you cannot access the link or prefer to receive the Terms and Conditions in another format, please contact assist@uslbm.com.

MERCHANDISE	2,367.81
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	2,367.81



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1419152-065
Invoice Date	11/03/2025
Due Date	12/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7236440
Order Date	10/31/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$2,978.40

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact		
PO 29727-15		Andrew Price	Jared Lusk			
Quantity	U/M	Description	Price U/M	Price	Amount	
70.00	ea	2690 - 4X8x7/16 ZIP WALL BOARD	ea	28.63	2004.10	
30.00	ea	863 - 2X6X12' 2 SYP	ea	5.21	156.30	
25.00	ea	2722 - 4X8x23/32 RATED SHEATHING	ea	32.72	818.00	

Capital Framing received all materials.
Approved 11/10/25_cps

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MERCHANDISE	2,978.40
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	2,978.40



US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

INVOICE

Account Number	COARI001-065
Invoice Number	1419756-065
Invoice Date	11/04/2025
Due Date	12/10/2025
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7240255
Order Date	11/04/2025

BILL TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE, Florida 32092

AMOUNT DUE: \$1,327.20

SHIP TO:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-268-7000 or credit@mbs-corp.com

Customer P.O. #		Sales Rep	Taken By	Contact		
CDX		Andrew Price	Jared Lusk			
Quantity	U/M	Description		Price U/M	Price	Amount
60.00	ea	2714 - 4X8x19/32 RATED SHEATHING		ea	22.12	1327.20

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Approved 11/10/25_ cps

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MERCHANDISE	1,327.20
OTHER	
FREIGHT	0.00
TAX	0.00
TOTAL	1,327.20

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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(A) Requisition Number: #40 **Revision #1**

(B) Name of Payee: **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. 3579368

Client Matter No. 58523-3

Notification Email: eftgroup@kutakrock.com

(C) **Amount Payable: \$13,727.54**

Client No. 58523-3 Invoice No. 3579368 – \$3,178.50

Client No. 58523-4 Invoice No. 3626185 – **\$6,322.54**Client No. 58523-3 Invoice No. 3626412 – **\$4,226.50**

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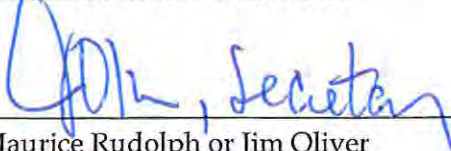
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and construction of the 2025 Project and each represents a Cost of the 2025 Project, and has not previously been paid OR this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



Maurice Rudolph or Jim Oliver
Authorized Officer

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Daniel Welch, PE
Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 5, 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. 3579368

Client Matter No. 58523-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3579368

58523-3

Re: Construction

For Professional Legal Services Rendered

03/12/25	J. Gillis	0.90	162.00	Draft construction funding agreement and deed for amenity center; confer with staff regarding same
03/14/25	M. VanSickle	0.80	320.00	Attention to construction contract for assignment; draft addendum
03/18/25	J. Gillis	0.10	18.00	Confer with staff regarding assignment of construction contract and acquisition of completed improvements for EverRange Amenity Center
03/18/25	M. VanSickle	1.80	720.00	Draft assignment, addendum, and ancillary documents
03/20/25	K. Haber	0.90	243.00	Prepare acquisition agreement package; revise construction funding agreement
03/21/25	K. Buchanan	0.80	292.00	Confer with developer regarding amenity contract
03/24/25	K. Buchanan	0.90	328.50	Continue to research matters relating to builders risk coverage for amenity center contract

KUTAK ROCK LLP

Coastal Ridge CDD

June 5, 2025

Client Matter No. 58523-3

Invoice No. 3579368

Page 2

03/28/25	K. Buchanan	3.00	1,095.00	Prepare assignment of construction contract; prepare special warranty deed for amenity center; prepare audit RFP package; prepare construction funding agreement
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TOTAL HOURS	9.20
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TOTAL FOR SERVICES RENDERED	\$3,178.50
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TOTAL CURRENT AMOUNT DUE	<u>\$3,178.50</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 17, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3626185

Client Matter No. 58523-4

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3626185
58523-4

Re: Bond Validation

For Professional Legal Services Rendered

01/07/25	K. Haber	0.90	243.00	Prepare bond validation complaint
02/17/25	K. Buchanan	1.00	365.00	Prepare validation complaint
03/03/25	J. Gillis	0.50	90.00	Review and revise complaint for validation
03/04/25	J. Gillis	0.30	54.00	Receive and review exhibits for validation complaint; begin compiling same
03/05/25	K. Buchanan	1.40	511.00	Prepare validation complaint
03/06/25	J. Gillis	1.10	198.00	Finalize validation complaint and exhibits; coordinate filing of same; receive and review State's answer and acknowledgment; confer with staff regarding same; follow up on Judge assignment
03/07/25	K. Buchanan	0.50	182.50	Confer with financing team regarding validation timeline

KUTAK ROCK LLP

Coastal Ridge CDD
September 17, 2025
Client Matter No. 58523-4
Invoice No. 3626185
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03/07/25	J. Gillis	1.60	288.00	Follow up on Judge assignment; confer with staff, JA and ASA regarding hearing availability; coordinate scheduling of hearing; draft notice and order to show cause; confer with ASA regarding same; draft cover letter to Judge Daniel regarding notice and order to show cause; coordinate filing of same
03/10/25	J. Gillis	0.80	144.00	Receive and review executed notice and order to show cause; coordinate publication of same; coordinate booking of court reporter; draft trustee certificate
03/11/25	J. Gillis	0.30	54.00	Finalize trustee certificate; coordinate execution of same
03/17/25	J. Gillis	0.10	18.00	Confer with Jacksonville Daily Record regarding publication of notice and order to show cause
03/20/25	J. Gillis	0.20	36.00	Follow up with Jacksonville Daily Record regarding publication of notice and order to show cause
03/26/25	J. Gillis	0.80	144.00	Draft proposed final judgment; begin drafting prehearing memorandum of law
03/27/25	J. Gillis	1.90	342.00	Continue drafting prehearing memorandum of law; draft joint stipulation and exhibit certificates; begin compiling exhibits for joint stipulation; follow up with Jacksonville Daily Record regarding affidavit of publication of notice and order to show cause
04/01/25	J. Gillis	0.10	18.00	Confer with staff regarding joint stipulation, prehearing memorandum of law and proposed final judgment
04/03/25	J. Gillis	0.30	54.00	Review and revise joint stipulation and exhibit certificates; confer with staff regarding same

KUTAK ROCK LLP

Coastal Ridge CDD
September 17, 2025
Client Matter No. 58523-4
Invoice No. 3626185
Page 3

04/04/25	J. Gillis	0.60	108.00	Receive and review executed certificates for joint stipulation exhibits; finalize joint stipulation and proposed final judgment; confer with ASA regarding same
04/08/25	K. Buchanan	0.40	146.00	Coordinate validation hearing date and update working group
04/09/25	K. Buchanan	0.80	292.00	Review validation pre-hearing memorandum of law
04/09/25	J. Gillis	2.80	504.00	Confer with ASA regarding joint stipulation and proposed final judgment; draft notice of appearance; confer with staff regarding prehearing memorandum of law and notice of appearance; finalize and coordinate filing of prehearing memorandum of law and notice of appearance; compile case law for prehearing memorandum of law; confer with JA regarding hearing materials; draft hearing outline; confer with staff regarding same; begin preparing hearing notebook and compiling exhibits for same; draft cover letter to Judge Daniel regarding proposed final judgment
04/10/25	J. Gillis	0.50	90.00	Finalize joint stipulation and coordinate filing of same; confer with staff regarding the ASA's comments to the final judgment and prehearing memorandum of law
04/15/25	K. Buchanan	1.00	365.00	Prepare for validation hearing
04/15/25	R. Dugan	1.00	265.00	Prepare for hearing; conference regarding same
04/15/25	J. Gillis	0.90	162.00	Finalize hearing outline and notebook; confer with witnesses regarding testimony and joint stipulation; follow up with Huseby regarding court reporter for validation hearing; confer with staff regarding same

KUTAK ROCK LLP

Coastal Ridge CDD
September 17, 2025
Client Matter No. 58523-4
Invoice No. 3626185
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04/16/25	R. Dugan	1.00	265.00	Prepare for and attend validation hearing; follow up correspondence regarding same
04/16/25	J. Gillis	0.30	54.00	Follow up from validation hearing; finalize letter to Judge Daniel regarding proposed final judgment; coordinate filing of proposed final judgment
04/17/25	J. Gillis	0.20	36.00	Receive and review executed final judgment; calendar appeal period
05/16/25	J. Gillis	0.20	36.00	Confer with Duval County clerk regarding certificate of no appeal
05/19/25	J. Gillis	0.20	36.00	Receive and review executed certificate of no appeal; confer with staff regarding same

TOTAL HOURS 21.70

TOTAL FOR SERVICES RENDERED \$5,100.50

DISBURSEMENTS

Filing and Court Fees	415.04	
Miscellaneous	527.00	VENDOR: JACKSONVILLE DAILY RECORD; INVOICE#: 25-01437D; DATE: 3/20/2025 - Notice and Order to Show Cause
Miscellaneous	280.00	VENDOR: HUSEBY GLOBAL LITIGATION; INVOICE#: 90119490; DATE: 4/17/2025 - Transcript of Hearing Held on April 16, 2025

TOTAL DISBURSEMENTS 1,222.04

TOTAL CURRENT AMOUNT DUE \$6,322.54

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

A/C # 24690470

Reference: Invoice No. 3626412

Client Matter No. 58523-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3626412

58523-3

Re: Construction

For Professional Legal Services Rendered

06/20/24	K. Buchanan	0.80	272.00	Confer with Foster; prepare public notices
06/24/24	K. Buchanan	0.80	272.00	Coordinate publication of RFQ for developer project
06/24/24	J. Gillis	0.30	52.50	Coordinate publication of RFP for pre-construction and construction management services with Jacksonville Daily Record
04/11/25	K. Buchanan	0.40	146.00	Prepare deed of dedication for amenity center site
04/11/25	J. Gillis	0.30	54.00	Confer with staff regarding deed for amenity center parcel; review and revise same
04/15/25	J. Gillis	0.30	54.00	Receive and review executed deed for amenity center parcel; coordinate recording of same
04/21/25	J. Gillis	0.10	18.00	Follow up on recording of special warranty deed for amenity center parcel

KUTAK ROCK LLP

Coastal Ridge CDD
September 18, 2025
Client Matter No. 58523-3
Invoice No. 3626412
Page 2

04/22/25	K. Buchanan	1.70	620.50	Revise assignment and addendum to construction agreement; confer with developer representative regarding same
04/24/25	K. Buchanan	1.40	511.00	Attend conference call to builder counsel; review amenity center contract terms
04/28/25	K. Buchanan	1.00	365.00	Prepare correspondence to Carlton regarding assignment of construction contract; perform meeting follow up and identify open items
04/30/25	K. Buchanan	1.50	547.50	Finalize amenity construction contract
05/30/25	K. Buchanan	0.90	328.50	Confer with chair and developer regarding contract assignment process; review same
06/17/25	K. Buchanan	0.70	255.50	Review proposed contract assignments
06/25/25	K. Buchanan	1.20	438.00	Finalize acquisition package; prepare requisition for funding
06/27/25	K. Buchanan	0.80	292.00	Confer with district engineer regarding requisition process

TOTAL HOURS 12.20

TOTAL FOR SERVICES RENDERED \$4,226.50

TOTAL CURRENT AMOUNT DUE \$4,226.50

UNPAID INVOICES:

June 5, 2025 Invoice No. 3579368 3,178.50

TOTAL DUE \$7,405.00

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: # 41

(B) Name of Payee: **Coastal Ridge CDD**
475 West Town Place
Suite 114
St. Augustine, FL 32092

(C) Amount Payable: \$442.98

Duval County Clerk of Court - Revocable Permit - \$318.26

Duval County Clerk of Court - Revocable Permit Fees (Signage) - \$124.72

(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):

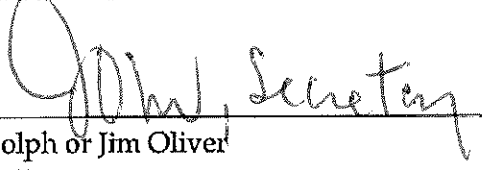
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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

CHECK REQUEST

Date 11.17.2025

Company Coastal Ridge CDD

Pay to the Order of Rick Foster

Project Ever Range Pkwy - 032040

Description Reimbursement for

Vendor # _____

payment of revocable permit

Code 145000 Amount \$318.26

fees for Ever Range Pkwy Phase

3 - signage, LS, IRRIG., in COJ ROW.

Return to Rick Foster

ASAP ☒ Pay and Hold _____ Mail _____

Total \$318.26

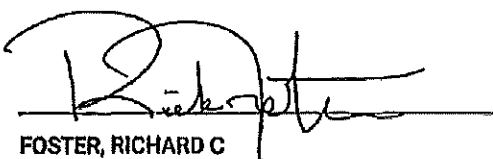
Pay Date _____

Approval _____

Duval County Clerk of Court

Payment from: FOSTER, RICHARD C
On behalf of: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Payment date: 11/14/2025 02:53:08 PM EST
Transaction ID: 1970248171
Authorization Number: 875436
Payment Method: Card ending in 3006
Court/Agency: Duval County Clerk of the Circuit and County Courts

Case/Account	Description	Amount
Court Card Payment	5385329	\$307.50
	Transaction fee:	\$10.76
	Total payment amount:	\$318.26



FOSTER, RICHARD C

By signing above, you authorize CitePayUSA on behalf of the Duval County Clerk of the Court to debit your account for the payment amount.

You may be responsible for fees and administrative costs related to payments you dispute and imposed by the governmental authority and/or CitePayUSA. All or any of these obligations remain your sole responsibility.

The Terms and Conditions of the CitePayUSA payment service are available for review online at <https://www.citepayusa.com>.



JODY PHILLIPS
Clerk of the Circuit Court
501 W Adams
Jacksonville, FL 32202
Tel. (904) 255-2000
<http://www.duvalclerk.gov/>
<http://oncore.duvalclerk.com/>

Receipt #:

5166288

Trans #: 5385329
Cashier Date: 11/14/2025 2:53:11PM

CUSTOMER INFORMATION

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

TRANSACTION INFORMATION

Date Received: 11/14/2025 2:45:26PM
Location: EDBALL
Return Code: OVER THE COUNTER
Trans Type: Recording
Cashier: SmykowskiRX

PAYMENT SUMMARY

Total Fees: \$307.50
Total Payments: \$307.50
Balance Due: \$0.00

Cash Tendered:
Change: \$0.00

Payment

Credit

\$307.50

Official Record

AGREEMENT

BK/PG: 21689/266 DOC #: 2025262543 Pages: 36 Date: 11/14/2025 2:53:11PM Grantor: JACKSONVILLE CITY OF/Grantee: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Recording \$10 1st page, \$8.50 each add'l - 36

\$307.50

CHECK REQUEST

Date 11.17.2025

Company Coastal Ridge CDD

Pay to the Order of Rick Foster

Project Ever Range Pkwy 032040

Description Reimbursement for

Vendor # _____

payment of revocable permit
fees for signage (temp) in the
COJ ROW.

Code 145000 Amount \$124.72

Return to Rick Foster

ASAP ☒ Pay and Hold _____ Mail _____

Total \$124.72

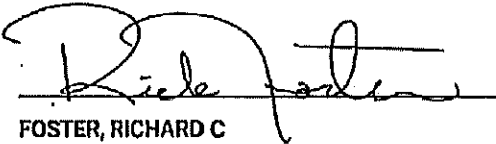
Pay Date _____

Approval _____

Duval County Clerk of Court

Payment from: FOSTER, RICHARD C
On behalf of: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Payment date: 11/14/2025 03:02:01 PM EST
Transaction ID: 1970356628
Authorization Number: 893299
Payment Method: Card ending in 3006
Court/Agency: Duval County Clerk of the Circuit and County Courts

Case/Account	Description	Amount
Court Card Payment	5385346	\$120.50
	Transaction fee:	\$4.22
	Total payment amount:	\$124.72



FOSTER, RICHARD C

By signing above, you authorize CitePayUSA on behalf of the Duval County Clerk of the Court to debit your account for the payment amount.

You may be responsible for fees and administrative costs related to payments you dispute and imposed by the governmental authority and/or CitePayUSA. All or any of these obligations remain your sole responsibility.

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JODY PHILLIPS
Clerk of the Circuit Court
501 W Adams
Jacksonville, FL 32202
Tel. (904) 255-2000
<http://www.duvalclerk.gov/>
<http://oncoro.duvalclerk.com/>

Receipt #:

5166311

Trans #: 5385346
Cashier Date: 11/14/2025 3:02:04PM

CUSTOMER INFORMATION

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

TRANSACTION INFORMATION

Date Received: 11/14/2025 2:54:51PM
Location: EDBALL
Return Code: OVER THE COUNTER
Trans Type: Recording
Cashier: SmykowskiRX

PAYMENT SUMMARY

Total Fees: \$120.50
Total Payments: \$120.50
Balance Due: \$0.00

Cash Tendered:
Change: \$0.00

Payment

Credit

\$120.50

Official Record

AGREEMENT

BK/PG: 21689/385 DOC #: 2025262564 Pages: 14 Date: 11/14/2025 3:02:04PM Grantor: JACKSONVILLE CITY OF/Grantee: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Recording \$10 1st page, \$8.50 each add'l - 14

\$120.50

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: #42

(B) Name of Payee: **PRIME Recreational Solutions, LLC**
1075 Oakleaf Plantation Pkwy,
Suite 304 #397
Orange Park, FL 32065

(C) **Amount Payable: \$43,790.22**

RFQ-4233-1-EQP – 50% deposit due \$43,790.22

(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):

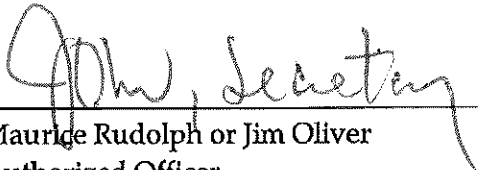
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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 Officer

**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, PE
Consulting Engineer

EIGHTH ORDER OF BUSINESS

A.

Coastal Ridge
Community Development District

Unaudited Financial Reporting
October 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4-5	<u>Month to Month</u>
6	<u>Developer Contributions</u>
7	<u>Debt Service Fund Series 2025</u>
8	<u>Capital Project 2025</u>
9	<u>Construction Report</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>
12	<u>Check Register</u>

Coastal Ridge
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 265,406	\$ -	\$ -	\$ 265,406
Due from Developer	18,697	-	-	18,697
Due from Capital Projects	-	-	-	-
Investments:				
Series 2025				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	27,777	-	27,777
Interest	-	716,437	-	716,437
Construction	-	-	\$ 18,551,005	18,551,005
COI	-	-	5,570	5,570
Prepaid Expenses	-	-	-	-
Total Assets	\$ 284,103	\$ 2,903,588	\$ 18,556,575	\$ 21,744,266
Liabilities:				
Accounts Payable	\$ 13,830	\$ -	\$ -	\$ 13,830
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Federal Withholding Payable	-	-	-	-
Due to General Fund	-	-	1,779	1,779
Due to Debt Service	5,000	-	-	5,000
Total Liabilities	\$ 18,830	\$ -	\$ 1,779	\$ 20,609
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,903,588	-	2,903,588.33
Capital Project	-	-	18,554,796	18,554,796
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	265,273	-	-	265,273
Total Fund Balances	\$ 265,273	\$ 2,903,588	\$ 18,554,796	\$ 21,723,658
Total Liabilities & Fund Balance	\$ 284,103	\$ 2,903,588	\$ 18,556,575	\$ 21,744,266

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Direct	\$ 1,231,684	\$ 269,979	\$ 269,979	\$ -
Developer Contributions	-	-	-	-
Interest	-	-	-	-
Total Revenues	\$ 1,231,684	\$ 269,979	\$ 269,979	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -
FICA Expense	918	-	-	-
Engineering	9,500	-	-	-
Annual Audit	5,100	-	-	-
Attorney	13,000	-	-	-
Arbitrage	450	38	-	38
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	3,750	3,750	-
Information Technology	1,500	125	125	-
Website Administration	1,500	125	125	-
Website Creation/ADA Compliance	960	80	-	80
Dissemination Agent	3,000	250	250	-
Telephone	500	42	-	42
Postage	1,500	125	184	(59)
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	208	213	(4)
Legal Advertising	5,000	417	214	203
Other Current Charges	500	42	61	(19)
Office Supplies	600	50	0	50
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,163	\$ 20,761	\$ 17,596	\$ 3,165
Operations & Maintenance:				
<u>Ground Maintenance</u>				
Lake Maintenance	\$ 6,000	\$ -	\$ -	\$ -
Landscape Maintenance	477,228	-	-	-
Landscape Contingency	15,000	-	-	-
Pump Maintenance	4,500	-	-	-
Water & Sewer	42,500	-	-	-
JEA Reuse Station - Bulk Pond Refill	14,500	-	-	-
Irrigation Repairs	12,500	-	-	-
Pest Control	2,400	-	-	-
Environmental Permit/Monitoring	20,000	-	-	-
Other Repairs and Maintenance	5,000	-	-	-
Monument Sign Pressure Washing	2,500	-	-	-
Street Sign Maintenance & Replacement	6,800	-	-	-
Total Ground Maintenance	\$ 608,928	\$ -	\$ -	\$ -

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Amenity Expenditures</u>				
Insurance	\$ 67,815	\$ -	\$ -	\$ -
Amenity Manager	70,000	-	-	-
Pool Maintenance	11,189	-	-	-
Pool Chemicals	18,863	-	-	-
Facility Attendant	50,000	-	-	-
Janitorial Services	14,673	-	-	-
Refuse	3,300	-	-	-
Security and Gate Maintenance	20,000	-	-	-
Security Patrol	10,000	-	-	-
Facility Maintenance	5,000	-	-	-
Electric	28,050	-	-	-
Cable and Internet	11,220	-	-	-
Licenses and Permits	1,100	-	-	-
Repairs & Maintenance	15,000	-	-	-
Special Events	38,500	-	-	-
Holiday Decorations	1,650	-	-	-
Reserve for Amenities	25,000	-	-	-
Mobile Application	9,900	-	-	-
Other Current Charges	1,500	-	-	-
Total Amenity Expenditures	\$ 402,760	\$ -	\$ -	\$ -
<u>Operational Reserve Funding</u>				
Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,231,684	\$ 20,761	\$ 17,596	\$ 3,165
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 249,218	\$ 252,382	\$ (3,165)
Net Change in Fund Balance	\$ -	\$ 249,218	\$ 252,382	\$ (3,165)
Fund Balance - Beginning	\$ -		\$ 12,891	
Fund Balance - Ending	\$ -		\$ 265,273	

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Direct	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	269,979
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	269,979
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	3,750	-	-	-	-	-	-	-	-	-	-	-	3,750
Information Technology	125	-	-	-	-	-	-	-	-	-	-	-	125
Website Administration	125	-	-	-	-	-	-	-	-	-	-	-	125
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	-	-	-	-	-	-	-	-	-	-	-	250
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	184	-	-	-	-	-	-	-	-	-	-	-	184
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Builder's Risk Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	213	-	-	-	-	-	-	-	-	-	-	-	213
Legal Advertising	214	-	-	-	-	-	-	-	-	-	-	-	214
Other Current Charges	61	-	-	-	-	-	-	-	-	-	-	-	61
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,596
Operations & Maintenance													
Grounds Maintenance													
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
JEA 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 Ground Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Expenditures</u>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Manager	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable and Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for Amenities	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Application	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ 252,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	252,382
Net Change in Fund Balance	\$ 252,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	252,382

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

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY25	Total Funding Request FY26	Capital (Due to Developer)	Over and (short) Balance 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	10/15/25	\$ 22,556.26	\$ 17,556.26	\$ 5,000.00	\$ -	\$ -
8	11/19/25			\$ 18,696.79	\$ (5,000.00)	\$ -	\$ (13,696.79)
Due from Developer			\$ 95,809.99	\$ 109,506.78	\$ -	\$ -	\$ (13,696.79)
Total Developer Contributions				\$ 109,506.78	\$ -		

Coastal Ridge
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 2,159,277	\$ -	\$ -	\$ -
Interest Income	-	-	11,704	11,704
Total Revenues	\$ 2,159,277	\$ -	\$ 11,704	\$ 11,704
Expenditures:				
Interest - 11/01	\$ 707,338	\$ -	\$ -	\$ -
Interest - 5/01	878,075	-	-	-
Principal - 5/01	410,000	-	-	-
Total Expenditures	\$ 1,995,413	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 163,864		\$ 11,704	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 163,864	\$ -	\$ 11,704	\$ -
Fund Balance - Beginning	\$ 707,338		\$ 2,891,884	
Fund Balance - Ending	\$ 871,202		\$ 2,903,588	

Coastal Ridge
Community Development District
Capital Project Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 69,011	\$ 69,011
Total Revenues	\$ -	\$ -	\$ 69,011	\$ 69,011
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,070,729	\$ (2,070,729)
Total Expenditures	\$ -	\$ -	\$ 2,070,729	\$ (2,070,729)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,001,717)	\$ (2,001,717)
Other Financing Sources/(Uses):				
Bonds Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (2,001,717)	\$ (2,001,717)
Fund Balance - Beginning	\$ -		\$ 20,556,514	
Fund Balance - Ending	\$ -		\$ 18,554,796	

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
9/10/25	12	Vallencourt Construction Co, Inc	Phase 1-Pay App #3 Ranger Station Phase 1 & US Widening	1,106,409.75
9/10/25	13	Vallencourt Construction Co, Inc	Phase 2-Pay App #3 EverRange Phase 2 (Sta 523-651)	953,049.82
9/10/25	14	Carlton Construction Inc	EverRange Amenity Pay App #3	525,637.22
9/11/25	15	England Thims & Miller	Invoice #221680 Work Authorization #1	1,647.50
9/22/25	16	Coastal Ridge CDD	COJ Revocable Permit Recording Fees	1,778.65
10/22/25	17	Vallencourt Construction Co, Inc	Phase 1-Pay App #4 Ranger Station Phase 1 & US Widening	898,693.12
10/15/25	18	Vallencourt Construction Co, Inc	Phase 2-Pay App #4 EverRange Phase 2 (Sta 523-651)	315,867.45
10/22/25	19	Carlton Construction Inc	EverRange Amenity Pay App #4	688,322.86
10/23/25	20	England Thims & Miller	Invoice #222386 Work Authorization #1	412.50
10/23/25	21	ABC Supply Co	Invoice #2002504412-001 Metal Roof	39,460.32
10/23/25	22	CRS, Inc.	Invoice #08-0011436799-003	4,670.00
10/23/25	23	Manning Building Supplies	Everrange Amenity Ctr Invoice #1412972-065	326.10
10/23/25	24	Lamp Sales Unlimited	Invoice #0309446 Aluminum Pole	10,514.00
10/23/25	25	Core & Main	Everrange Amenity Ctr Invoice #X21074	364.98
10/23/25	26	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413265-065-#1413306-65	20,677.48
10/31/25	27	Smyrna Ready Mix Concrete, LLC	Everrange Amenity Ctr Invoice #11010858081, #1010858334, #1010861538	56,640.00
10/31/25	28	Lamp Sales Unlimited	Invoice #0309961 Amenity LED Fixture Lighting Install	34,780.00
	29	Manning Building Supplies	Everrange Amenity Ctr Invoice #1415195-065-#1416283-65	10,260.68
	30	Vallencourt Construction Co, Inc	Phase 1-Pay App #5 Ranger Station Phase 1 & US Widening	891,740.02
	31	Vallencourt Construction Co, Inc	Phase 2-Pay App #5 EverRange Phase 2 (Sta 523-651)	170,628.30
	32	Aldora Aluminum and Glass Products Inc.	Invoice #23-SI113205DM	11,296.74
	33	England Thims & Miller	Invoice #222764 Work Authorization #1	2,162.50
	34	CRS, Inc.	Invoice #08-0011445762-001	11,520.34
	35	Manning Building Supplies	Everrange Amenity Ctr Invoice #1417569-065, #1417576-06,-#1417184-65	9,375.81
	36	Carlton Construction Inc	EverRange Amenity Pay App #4	790,177.74
	37	VAK PAK	Invoice #25-01747/S025-01408	108,923.29
	38	Neptune-Benson	Proforma No. 1000074066 - 50% Deposit - Filter Sys-Sand	25,885.05
	39	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413988-065,-#1419152-065, #1419756-65	6,673.41
	40	Kutak Rock	Project Construction Invoice #3579368, #3626185, #3626412	13,727.54
TOTAL				\$ 10,510,538.53
Project (Construction) Fund at 5/21/25				\$ 26,696,634.31
Interest Earned and Transfer thru 10/31/25				312,538.01
Transfer from COI				-
Transfer from Debt Service				-
Outstanding Requisitions				2,052,371.42
Requisition Paid thru 10/31/25				(10,510,538.53)
Remaining Project (Construction) Fund				\$ 18,551,005.21

Coastal Ridge
Community Development District
Long Term Debt Report

Series 2025 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	4.4% - 6.0%
Maturity Date:	5/1/2055
Reserve Fund Definition	
Reserve Fund Requirement	\$2,159,375
Reserve Fund Balance	\$2,159,375
BONDS OUTSTANDING - 1/1/2025	\$30,365,000
Current Bonds Outstanding	\$30,365,000

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2025 DEBT ASSESSED	FY26 O&M ASSESSED	TOTAL ASSESSED
EVREDEV LLC	825.00	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BULDER GROUP LLC	54.00	121,073.60	64,356.88	185,430.48
TDC LB EVERRANGE LLC	132.00	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	90.00	130,498.49	87,412.50	217,910.99
TOTAL DIRECT INVOICES (1)(2)	1,101.00	2,159,375.00	1,231,683.76	3,391,058.76
ASSESSED REVENUE TAX ROLL	0.00	-	-	-
TOTAL ASSESSED	1,101.00	2,159,375.00	1,231,683.76	3,391,058.76

DUE/RECEIVED	BALANCE DUE	SERIES 2025 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
EVREDEV LLC	2,342,370.50	-	232,654.84	232,654.84
MASTERCRAFT BULDER GROUP LLC	185,430.48	-	-	-
TDC LB EVERRANGE LLC	375,368.20	-	37,323.75	37,323.75
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	217,910.99	-	-	-
TOTAL DIRECT RECEIVED	3,121,080.17	-	269,978.59	269,978.59
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	3,121,080.17	-	269,978.59	269,978.59

(1) D/S Direct Assessments are due: 60% 4/1/26 and 40% 9/30/26.

(2) O&M is due 25% by 10/15/25, 1/1/26, 4/1/26, and 7/1/26.

Coastal Ridge
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
10/7/25	16	\$117.50	
10/16/25	17-22	30,512.88	
10/28/25	23	96.50	
Total General Fund Checks			\$30,726.88
Total Paid Checks			\$30,726.88

B.

Coastal Ridge

Community Development District

FY 25 Funding Request #8

November 19, 2025

PAYEE		GENERAL FUND
1	EGIS FY26 Insurance Renewal Invoice #28932	\$ (5,000.00)
2	Governmental Management Services LLC Invoice #8 Management Fees September 2025	4,268.29
3	Kutak Rock LLP Invoice #3579358 Feb - Mar 2025 General Counsel Invoice #3595025 Feb - Apr 2025 General Counsel Invoice #3626411 Jun 2025 General Counsel Invoice #3627288 Jul 2025 General Counsel Invoice #3644772 Aug - Sept 2025 General Counsel	3,851.62 4,458.34 2,512.04 1,590.50 1,016.00
4	Supervisor Fees 9/24 Meeting	1,000.00
TOTAL		\$ 13,696.79

Please make check payable to:

Coastal Ridge Community Development District
475 West Town Place Ste 114
St Augustine FL 32092

Governmental Management Services, LLC

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

Invoice

Invoice #: 8
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		3,750.00	3,750.00
Website Administration - September 2025		100.00	100.00
Information Technology - September 2025		150.00	150.00
Dissemination Agent Services - September 2025		250.00	250.00
Office Supplies		0.09	0.09
Postage		2.22	2.22
Copies		6.75	6.75
Telephone		9.23	9.23
Total			\$4,268.29
Payments/Credits			\$0.00
Balance Due			\$4,268.29

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 5, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3579358

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. 3579358
58523-1

Re: General Counsel

For Professional Legal Services Rendered

02/06/25	K. Haber	1.80	486.00	Correspond with Oliver and Laughlin regarding organizational meeting agenda; prepare organizational meeting documents
02/14/25	K. Buchanan	0.70	255.50	Coordinate organizational meeting; prepare for same
02/17/25	K. Buchanan	0.40	146.00	Continue to coordinate organizational meeting
02/25/25	K. Haber	0.80	216.00	Prepare district counsel retention agreement; prepare interim engineering agreement; correspond with Hogge regarding organizational meeting
02/26/25	K. Haber	0.20	54.00	Correspond with Welch regarding interim engineering agreement
02/27/25	K. Haber	0.80	216.00	Prepare district counsel fee agreement, budget funding agreement, and rules of procedure; correspond with Hogge regarding same

KUTAK ROCK LLP

Coastal Ridge CDD

June 5, 2025

Client Matter No. 58523-1

Invoice No. 3579358

Page 2

02/28/25	K. Haber	0.50	135.00	Correspond with Welch and Wolterman regarding interim engineering agreement; prepare financing team funding agreement; correspond with Hogge regarding same
03/03/25	K. Buchanan	4.00	1,460.00	Prepare for and attend board meeting; confer with City staff regarding establishment ordinance; confer with chair regarding acquisition process
03/10/25	K. Buchanan	0.30	109.50	Review special district information request from Department of Commerce
03/10/25	J. Gillis	0.30	54.00	Finalize notice of establishment and coordinate recording of same
03/11/25	J. Gillis	0.10	18.00	Review and revise budget funding agreement and bond financing team funding agreement
03/12/25	J. Gillis	0.10	18.00	Follow up on recording of notice of establishment
03/20/25	K. Buchanan	0.30	109.50	Review tentative agenda and confer with district manager
03/25/25	K. Haber	0.60	162.00	Prepare audit request for proposal package and revise agreements for agenda package; correspond with Hogge regarding same
03/27/25	K. Haber	0.20	54.00	Correspond with Hogge regarding agenda items
03/28/25	K. Haber	0.20	54.00	Correspond with Hogge regarding agenda items
TOTAL HOURS		11.30		

KUTAK ROCK LLP

Coastal Ridge CDD

June 5, 2025

Client Matter No. 58523-1

Invoice No. 3579358

Page 3

TOTAL FOR SERVICES RENDERED	\$3,547.50
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DISBURSEMENTS

Filing and Court Fees	56.95
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Meals	22.41
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Travel Expenses	224.76
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TOTAL DISBURSEMENTS	<u>304.12</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,851.62</u>
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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

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 election documents; review same

KUTAK ROCK LLP

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
TOTAL HOURS		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
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DISBURSEMENTS

Filing and Court Fees	49.15
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Meals	12.57
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Travel Expenses	69.12
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TOTAL DISBURSEMENTS	<u>130.84</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$4,458.34</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3626411

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. 3626411

58523-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	K. Buchanan	1.00	365.00	Prepare for and attend board meeting
06/05/25	K. Haber	0.50	135.00	Prepare resolution for rescheduled hearing date; revise resolution adopting budget; correspond with Hogge regarding same
06/06/25	K. Buchanan	0.30	109.50	Perform meeting follow up
06/12/25	K. Buchanan	0.50	182.50	Review JEA license agreement for landscaping; confer with developer representative
06/25/25	K. Buchanan	2.30	839.50	Review meeting agenda package; prepare disclosure of public financing
06/30/25	K. Buchanan	1.30	474.50	Prepare for board meeting; confer with Rudolph
06/30/25	K. Haber	0.50	135.00	Prepare budget notices and resolutions; correspond with Hogge and Fulks regarding same
TOTAL HOURS		6.40		

KUTAK ROCK LLP

Coastal Ridge CDD
September 18, 2025
Client Matter No. 58523-1
Invoice No. 3626411
Page 2

TOTAL FOR SERVICES RENDERED	\$2,241.00
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DISBURSEMENTS

Meals	15.54
Travel Expenses	255.50

TOTAL DISBURSEMENTS	<u>271.04</u>
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TOTAL CURRENT AMOUNT DUE	\$2,512.04
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UNPAID INVOICES:

June 5, 2025	Invoice No. 3579358	3,851.62
July 9, 2025	Invoice No. 3595025	4,458.34

TOTAL DUE	<u>\$10,822.00</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 25, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3627288

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. 3627288
58523-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/25	K. Buchanan	1.00	365.00	Review agenda package; perform meeting follow up
07/01/25	W. Haber	0.60	219.00	Prepare for and participate in Board meeting
07/02/25	K. Buchanan	0.40	146.00	Confer with district manager regarding assessment notices
07/03/25	J. Gillis	0.60	108.00	Review assignment package for Phases 1-3 and US 1; receive and review executed signatures pages regarding same; begin compiling final package regarding same
07/09/25	W. Haber	0.20	73.00	Confer with Hogge regarding revisions to minutes
07/22/25	K. Haber	0.20	54.00	Correspond with Hogge regarding assessment resolution
07/25/25	K. Buchanan	0.70	255.50	Confer with chairman regarding budget and assessments; follow up on outstanding items
07/25/25	K. Haber	0.40	108.00	Prepare resolution authorizing direct purchases; correspond with Oliver,

KUTAK ROCK LLP

Coastal Ridge CDD
September 25, 2025
Client Matter No. 58523-1
Invoice No. 3627288
Page 2

07/27/25	K. Buchanan	0.20	73.00	Hogge, and Brackett regarding same
07/28/25	K. Haber	0.70	189.00	Perform meeting follow up
				Prepare award letters for engineering
				services; correspond with Hogge
				regarding same; correspond with
				Pelkey regarding same

TOTAL HOURS 5.00

TOTAL FOR SERVICES RENDERED \$1,590.50

TOTAL CURRENT AMOUNT DUE \$1,590.50

UNPAID INVOICES:

June 5, 2025	Invoice No. 3579358	3,851.62
July 9, 2025	Invoice No. 3595025	4,458.34
September 18, 2025	Invoice No. 3626411	2,512.04

TOTAL DUE \$12,412.50

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3644772

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. 3644772
58523-1

Re: General Counsel

For Professional Legal Services Rendered

08/13/25	K. Buchanan	0.40	146.00	Review plat language
09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/09/25	K. Haber	0.90	243.00	Prepare professional engineering agreements and work authorizations; correspond with Hogge regarding same
09/10/25	K. Haber	0.50	135.00	Review proposed revisions to engineering agreement
09/16/25	K. Haber	0.60	162.00	Correspond with Hogge regarding rescheduling of budget adoption hearing; prepare resolution ratifying hearing
09/25/25	K. Haber	0.20	54.00	Correspond with Hogge regarding revisions to professional engineering services agreement
09/26/25	K. Haber	0.90	243.00	Revise professional engineering services agreement; correspond with

KUTAK ROCK LLP

Coastal Ridge CDD

October 31, 2025

Client Matter No. 58523-1

Invoice No. 3644772

Page 2

Hogge regarding same

TOTAL HOURS 3.60

TOTAL FOR SERVICES RENDERED \$1,016.00

TOTAL CURRENT AMOUNT DUE \$1,016.00

UNPAID INVOICES:

June 5, 2025	Invoice No. 3579358	3,851.62
July 9, 2025	Invoice No. 3595025	4,458.34
September 18, 2025	Invoice No. 3626411	2,512.04
September 25, 2025	Invoice No. 3627288	1,590.50

TOTAL DUE \$13,428.50

Attendance Sheet

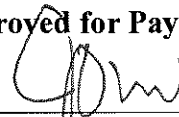
District Name: Coastal Ridge CDD

Board Meeting Date: September 23, 2025 Meeting

	Name	In Attendance	Fee
1	Mo Rudolph	☒	\$200
2	John Hewins (phone)	☒	\$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:


District Manager Signature

9/23/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN