

***COASTAL RIDGE***  
***Community Development District***

***FEBRUARY 3, 2026***

# *AGENDA*

**Coastal Ridge  
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.coastalridgecdd.com](http://www.coastalridgecdd.com)

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January 27, 2026

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, February 3, 2026 at 11:00 a.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the December 2, 2025 Meeting
- IV. Consideration of Agreements with Sun State Nursery and Landscaping for Phase 1 and Rustic Ridge
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
    1. Approval of Requisition Summary
    2. Ratification of Carlton Construction Change Order No. 3
  - C. District Manager
- VI. Financial Reports
  - A. Financial Statements as of December 31, 2025
  - B. Approval of Check Registers
    1. November
    2. December

VII. Supervisors' Requests and Audience Comments

VIII. Next Scheduled Meeting – March 3, 2026 at 11:00 a.m. at the Pablo Creek Regional Library

IX. Adjournment

# *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, December 2, 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
Chris Price	Supervisor
David Ray	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the December 2, 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 November 4, 2025 Meeting**

Mr. Oliver presented the minutes to the board. He asked for any questions, comments, or corrections.

Mr. Rudolph asked that under the fourth order of business, EvrDev, LLC be changed to Coastal Ridge CDD.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the November 4, 2025 Minutes were approved as revised.

**FOURTH ORDER OF BUSINESS**

**Ratification of Engagement Letter with AMTEC for Arbitrage Rebate Services**

Mr. Oliver stated that the District is subject to IRS audits if it over earns on the construction fund, so AMTEC will perform calculations each year to determine whether an arbitrage rebate would have to be paid.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the engagement letter with AMTEC was ratified.

**FIFTH ORDER OF BUSINESS**

**Ratification of Carlton Construction Change Order No. 2**

Mr. Foster stated that change order number two is a combination of three partial change orders. He noted the total tax savings is up to \$114,000.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, Carlton Construction Change Order number two was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion of Landscape Maintenance RFP**

Mr. Oliver stated if the Board wants to start the process of seeking proposals for landscape maintenance, a motion could be made to authorize the Chair to finalize the RFP documents with staff.

Mr. Foster asked if the Board should wait a year to go through the RFP process given there are a number of trees under warranty with the current vendor.

The Board’s consensus was to defer the landscape RFP process for another year.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Ratification of Requisition Nos. 29-42**

Copies of requisition numbers 29 through 42 were presented to the Board for their review.

On MOTION by Mr. Rudolph seconded by Mr. Price, with all in favor, requisition numbers 29-42 were ratified.

**C. District Manager**

Mr. Oliver stated that the Welcome Center will no longer be available for the board meetings.

Mr. Rudolph suggested using the Jacksonville library as the meeting location going forward.

**EIGHTH ORDER OF BUSINESS                      Financial Report**

**A. Financial Statements as of October 31, 2025**

Mr. Oliver presented the financial statements as of October 31, 2025, copies of which were included in the agenda package for the Board’s review.

**B. Consideration of Funding Request #8**

A copy of funding request number eight totaling \$13,696.79 was included in the agenda package for the Board’s review.

**NINTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINES                      Next Scheduled Meeting – January 6, 2026, at 11:00 a.m. at the eTown Welcome Center**

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

**CONTRACT AND SPECIFICATIONS  
FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE  
BY  
SUN STATE NURSERY & LANDSCAPING, INC.**

**Coastal Ridge Community Development District  
(Rustic Ridge)**

**This Agreement** is made and entered into this 23<sup>rd</sup> Day of January, by and between the following parties:

Coastal Ridge Community Development District and Sun State Nursery and Landscaping, Inc., whose address is 9362 Phillips Highway, Jacksonville, Florida 32256, hereafter referred to as “Contractor.”

1. **GENERAL INTRODUCTION:** It is the intent of these specifications to establish requirements and guidelines for the general purpose of providing landscape services for the above referenced site. Upon the execution of this agreement the Contractor agrees to furnish the services described herein and shall not deviate from any of the prescribed requirements listed without approval from Property Manager.
2. **CONTRACTOR REQUIREMENTS:** The Contractor shall supply qualified and experienced personnel to perform all work consistent with sound horticultural practice.

All equipment, tool, labor, chemicals, and vehicles used while performing this contract shall be supplied by and be the full responsibility of the Contractor.

**The Contractor shall be liable for any damages to Plant Material & Trees for as long as Sunstate Nursery and Landscaping is under a Maintenance service agreement with Coastal Ridge CDD.**

**The Contractor shall not be liable for any damages caused by Acts of God, Sever Freezes, Hurricanes, Vandalism, or any other instances which are beyond the Contractor’s reasonable control.**

It shall be the Contractor’s responsibility to thoroughly inspect and familiarize himself with the existing site conditions and to make the Property Manger aware of any existing deficiencies prior to assuming maintenance of the property. Should the Property Manager decide not to remedy the deficiencies when notified the Contractor shall not be held responsible for subsequent damages.

3. **SERVICE CONTRACT PERIOD AND RENEWAL:** The Contract will commence on **February 1, 2026**. The term of this landscape service contract shall be for One (3) years with a renewal option of one year, with a 3% increase each year upon mutual agreement of both parties.

Contract includes the option for either party to terminate any time after a written 30 day notice to cure any deficiencies, then if contractor hasn’t rectified said deficiencies, Customer will issue a certified written 30-day notice of Cancellation.

4. **PROJECT BOUNDARIES:** The project boundaries shall encompass all areas landscaped under the landscape installation contract. A project Map is included with this Contract.

5. **MOWING:** All lawn areas shall be mowed once a week (every seven days) during the growing season, herein defined as April 1 through October 31. During the remainder of the year mowing shall be completed at a minimum to maintain an even, finished appearance. All turf shall be mowed at its recommended height, typically between 2 to 5 inches depending on the species. The number of mowing visits will be 38 – 42 times per year based on the growth and seasonal conditions.
6. **EDGING:** Edging shall be done on a regular basis to coincide with the mowing schedule. Walkways and Curblines 21 times & all Bed lines 21 times.

All perimeter lawn areas including sidewalks, walkways, parking lots, curbing, landscape beds, where turf similar types of areas shall be edged with a mechanical edger.

Building edges, light posts, fences, and other similar areas inaccessible by mechanical edger's shall be edged with a "string" mechanical edger to maintain a neat and trimmed appearance. To prevent injury to trees this type of edger shall not be used to edge tree rings.

All plant beds, tree rings and annual beds shall be kept clean and well defined to prevent encroachment by lawn areas.

All sidewalk expansion joints, curbs, and pavement edges shall be kept free of weeds by spraying of approved EPA listed herbicide.

7. **WEEDING:** Weeding of all landscaped areas shall be done on a routine basis coinciding with the service schedule, to maintain a neat and orderly appearance.

Weeds shall be removed to maintain a healthy and neat environment for the plant material. Weed removal may be done manually or using post and pre-emergent chemicals.

8. **TRIMMING:** Ornamental shrubbery shall be neatly trimmed on an as-needed basis to maintain a natural, well-groomed appearance while allowing the shrubs to reach mature and intended size. Great care shall be taken when trimming the plant material to understand and preserve the original design's intent.

9. **PRUNING:** Plant pruning, shearing, and trimming shall be accomplished under the supervision of an experienced specialist to ensure this function is in accordance with recommended horticultural practices for properly allowing budding, blooming and growth habits to occur.

Frequency of pruning shall occur within the requirements of individual beds, species, or individual growth patterns. Inspection for pruning needs shall be noted upon each site visit for planning of a pruning schedule. Selective pruning shall be performed on all ornamental trees and plants to maintain the natural habit of the plant and ensure health and vigor.

Trees will be maintained to a height up to ten feet (10') above roadways and up to eight to ten feet (8 – 10') above pedestrian areas and walkways, such as sidewalks. Any tree trimming above these heights or when overhanging buildings will be a separate cost. Structural pruning or thinning will also be a separate cost.

10. **FERTILIZATION:** A soils analysis may be made to determine the fertilizer and soil amendment requirements for each individual species including turf.

Turf areas shall be fertilized up to four times a year using a fertilization formula adjusted for season and turf requirements. Fertilization shall maintain all turf areas in vigorous growing conditions and exhibiting good color during the growing season. Turf areas shall be kept free of weeds using Pre and Post emergent herbicides.

All plants, shrubs, groundcover, and trees shall be fertilized two (2) times per year with a fertilization formula adjusted for the season and growth conditions of the year. The fertilizer shall contain minor elements.

Feeding of all trees shall be accomplished by either the use of tree specific fertilizer or by application of organic fertilizer at the rate of one pound per caliper inch. Fertilization of annual beds shall be as often as needed to maintain a good bloom and color to minimize replacements.

11. **INSECT DISEASE AND CONTROL:** The Contractor shall be responsible for the treatment of insects and diseases affecting all turf, plants, groundcover, and trees within the project boundaries. Appropriate insecticides and fungicides shall be used in accordance with Local, State and Federal regulations.

Applications shall be made on an as needed basis. Care shall be taken to spray only when weather conditions are favorable. Contractor will use only EPA approved insecticides and fungicides. Material Safety Data Sheets can be made available for any material being sprayed per OSHA regulations.

A spraying program shall be developed to minimize infestations by insects. The program shall utilize integrated pest management practices.

12. **REMOVAL OF DEBRIS AND CLEAN-UP:** All turf and landscape beds shall be policed for litter and debris on each visit prior to mowing operations.

The Contractor shall incorporate litter pick-up in the normal course of carrying out landscape functions to maintain a neat and orderly appearance.

All sidewalks and curbs should be blown off following mowing, edging, trimming or other landscape duties to maintain a neat and orderly appearance.

Removing stakes and other support structures for trees that are already in the ground is not included.

13. **IRRIGATION INSPECTION:**

Any damage to the irrigation system caused by the Contractor's maintenance crew shall be repaired at his cost. Any repairs which are not the responsibility of the Contractor shall be brought to the attention of the Property Manager. Prior to repair, an estimate of the cost shall be given to the Property Manager for approval.

Monthly Inspections of system components will be reported to the Property Manager at their request. Minor head and nozzle adjustments to the system are included in this contract.

14. **HORTICULTURAL INSPECTION:** The Contractor shall have on staff a certified horticultural professional to oversee the general landscape program.

A monthly report detailing the month's activities and an evaluation of the property noting any problems which need to be rectified can be given to the Property Manager for their review.

15. **STATEMENT OF ETHICS:** The Contractor and Coastal Ridge CDD agree that the execution and content of this Contract will be subject to ethical standards including, but not limited to the following:

Contractor and District shall neither recruit nor hire personnel in the employ of either party during the term of this contract nor for a period of one year after the termination of this contract. Owner and District will not divulge the details of this agreement or any details of the business operations of either party to any outside source. It is understood that interaction between employees of Owner and District shall be conducted in a professional and pleasant manner whenever they occur.

**16. SUMMARY OF SERVICES TO BE PROVIDED:**

- A. **Mowing:** Weekly, April 1 through October 31  
Bi-weekly or as needed November 1 through March 31  
38 - 42 Service visits per year based on growth and seasonal conditions
- B. **Edging:** To concur with mowing cycle: Hard surfaces – biweekly, soft edges-biweekly
- C. **Weeding:** every service, 1 time per month, 12 times per year
- D. **Trash Clean-up:** Every service
- E. **Turf Applications:** **INCLUDED**  
Fertilization: If included, up to four times a year as described in the specifications.  
Spraying: if included, on an as needed basis as per the specifications.
- F. **Mulching:** **Included 80cy Pine Bark - 1 time per Year**
- G. **Trimming & Pruning:** **1 time per Month, 12 times per year**
- H. **Irrigation Inspection:** **1 time per Month, 12 times per year**
- I. **Annual replacement:** **N/A**
- J. **Palm Tree Pruning:** **Included 2 x Per Year**

11 Sabal Palm Trees

**17. COMPENSATION FOR SERVICES:**

**Monthly: \$2,185.00**

**Yearly: \$26,220.00**

**See Attached Summary Schedule for Property Details**

**See Attached Map for a depiction of all Properties to be Maintained**

Payment shall be paid for services rendered as described in the specifications. Payment is due in full within 30 days of billing. Interest will be charged at 18% or the maximum allowed by law which ever is greater for overdue bills. Service may be discontinued, and the contract canceled if overdue bills are not paid within 30 days.

As the assigned representative for the Coastal Ridge CDD, I hereby, enter into contract for the above-described services as stated in the specifications with Sun State Nursery & Landscaping, Inc. and hereby agree to pay the sum of **\$26,220.00** per year as presented in Section 17 for compensation of services, and agree to the terms as outlined in section 17 with respect to services provided.

Contractor:

Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy.  
Jacksonville, Florida 32256

Coastal Ridge Community Development District:

\_\_\_\_\_  
Todd Murphy  
Chief Operating Officer

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Title:

Date: \_\_\_\_\_

**CONTRACT AND SPECIFICATIONS  
FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE  
BY  
SUN STATE NURSERY & LANDSCAPING, INC.**

**Coastal Ridge Community Development District – Phase 1**

**This Agreement** is made and entered into this 1<sup>st</sup> Day of October, by and between the following parties:

The Parc Group and Sun State Nursery and Landscaping, Inc., whose address is 9362 Phillips Highway, Jacksonville, Florida 32256, hereafter referred to as “Contractor.”

1. **GENERAL INTRODUCTION:** It is the intent of these specifications to establish requirements and guidelines for the general purpose of providing landscape services for the above referenced site. Upon the execution of this agreement the Contractor agrees to furnish the services described herein and shall not deviate from any of the prescribed requirements listed without approval from Property Manager.
2. **CONTRACTOR REQUIREMENTS:** The Contractor shall supply qualified and experienced personnel to perform all work consistent with sound horticultural practice.

All equipment, tool, labor, chemicals, and vehicles used while performing this contract shall be supplied by and be the full responsibility of the Contractor.

**The Contractor shall be liable for any damages to Plant Material & Trees for as long as Sunstate Nursery and Landscaping is under a Maintenance service agreement with Coastal Ridge CDD.**

**The Contractor shall not be liable for any damages caused by Acts of God, Sever Freezes, Hurricanes, Vandalism, or any other instances which are beyond the Contractor’s reasonable control.**

It shall be the Contractor’s responsibility to thoroughly inspect and familiarize himself with the existing site conditions and to make the Property Manger aware of any existing deficiencies prior to assuming maintenance of the property. Should the Property Manager decide not to remedy the deficiencies when notified the Contractor shall not be held responsible for subsequent damages.

3. **SERVICE CONTRACT PERIOD AND RENEWAL:** The Contract will commence on **January 1, 2026**. The term of this landscape service contract shall be for Three (3) years with a renewal option of one year, with a 5% increase each year upon mutual agreement of both parties.

Contract includes the option for either party to terminate any time after a written 30 day notice to cure any deficiencies, then if contractor hasn’t rectified said deficiencies, Customer will issue a certified written 30-day notice of Cancelation.

4. **PROJECT BOUNDARIES:** The project boundaries shall encompass all areas landscaped under the landscape installation contract. A project Map is included with this Contract.
5. **MOWING:** All lawn areas shall be mowed once a week (every seven days) during the growing season, herein defined as April 1 through October 31. During the remainder of the year mowing shall be completed at a minimum to maintain an even, finished appearance. All turf shall be mowed at its

recommended height, typically between 2 to 5 inches depending on the species. The number of mowing visits will be 38 – 42 times per year based on the growth and seasonal conditions.

6. **EDGING:** Edging shall be done on a regular basis to coincide with the mowing schedule. Walkways and Curblines 21times & all Bed lines 21 times.

All perimeter lawn areas including sidewalks, walkways, parking lots, curbing, landscape beds, where turf similar types of areas shall be edged with a mechanical edger.

Building edges, light posts, fences, and other similar areas inaccessible by mechanical edger's shall be edged with a "string" mechanical edger to maintain a neat and trimmed appearance. To prevent injury to trees this type of edger shall not be used to edge tree rings.

All plant beds, tree rings and annual beds shall be kept clean and well defined to prevent encroachment by lawn areas.

All sidewalk expansion joints, curbs, and pavement edges shall be kept free of weeds by spraying of approved EPA listed herbicide.

7. **WEEDING:** Weeding of all landscaped areas shall be done on a routine basis coinciding with the service schedule, to maintain a neat and orderly appearance.

Weeds shall be removed to maintain a healthy and neat environment for the plant material. Weed removal may be done manually or using post and pre-emergent chemicals.

8. **TRIMMING:** Ornamental shrubbery shall be neatly trimmed on an as-needed basis to maintain a natural, well-groomed appearance while allowing the shrubs to reach mature and intended size. Great care shall be taken when trimming the plant material to understand and preserve the original design's intent.

9. **PRUNING:** Plant pruning, shearing, and trimming shall be accomplished under the supervision of an experienced specialist to ensure this function is in accordance with recommended horticultural practices for properly allowing budding, blooming and growth habits to occur.

Frequency of pruning shall occur within the requirements of individual beds, species, or individual growth patterns. Inspection for pruning needs shall be noted upon each site visit for planning of a pruning schedule. Selective pruning shall be performed on all ornamental trees and plants to maintain the natural habit of the plant and ensure health and vigor.

Trees will be maintained to a height up to ten feet (10') above roadways and up to eight to ten feet (8 – 10') above pedestrian areas and walkways, such as sidewalks. Any tree trimming above these heights or when overhanging buildings will be a separate cost. Structural pruning or thinning will also be a separate cost.

10. **FERTILIZATION:** A soils analysis may be made to determine the fertilizer and soil amendment requirements for each individual species including turf.

Turf areas shall be fertilized up to four times a year using a fertilization formula adjusted for season and turf requirements. Fertilization shall maintain all turf areas in vigorous growing conditions and exhibiting good color during the growing season. Turf areas shall be kept free of weeds using Pre and Post emergent herbicides.

All plants, shrubs, groundcover, and trees shall be fertilized two (2) times per year with a fertilization formula adjusted for the season and growth conditions of the year. The fertilizer shall contain minor elements.

Feeding of all trees shall be accomplished by either the use of tree specific fertilizer or by application of organic fertilizer at the rate of one pound per caliper inch. Fertilization of annual beds shall be as often as needed to maintain a good bloom and color to minimize replacements.

11. **INSECT DISEASE AND CONTROL:** The Contractor shall be responsible for the treatment of insects and diseases affecting all turf, plants, groundcover, and trees within the project boundaries. Appropriate insecticides and fungicides shall be used in accordance with Local, State and Federal regulations.

Applications shall be made on an as needed basis. Care shall be taken to spray only when weather conditions are favorable. Contractor will use only EPA approved insecticides and fungicides. Material Safety Data Sheets can be made available for any material being sprayed per OSHA regulations.

A spraying program shall be developed to minimize infestations by insects. The program shall utilize integrated pest management practices.

12. **REMOVAL OF DEBRIS AND CLEAN-UP:** All turf and landscape beds shall be policed for litter and debris on each visit prior to mowing operations.

The Contractor shall incorporate litter pick-up in the normal course of carrying out landscape functions to maintain a neat and orderly appearance.

All sidewalks and curbs should be blown off following mowing, edging, trimming or other landscape duties to maintain a neat and orderly appearance.

Removing stakes and other support structures for trees that are already in the ground is not included.

13. **IRRIGATION INSPECTION:**

Any damage to the irrigation system caused by the Contractor's maintenance crew shall be repaired at his cost. Any repairs which are not the responsibility of the Contractor shall be brought to the attention of the Property Manager. Prior to repair, an estimate of the cost shall be given to the Property Manager for approval.

Monthly Inspections of system components will be reported to the Property Manager at their request. Minor head and nozzle adjustments to the system are included in this contract.

14. **HORTICULTURAL INSPECTION:** The Contractor shall have on staff a certified horticultural professional to oversee the general landscape program.

A monthly report detailing the month's activities and an evaluation of the property noting any problems which need to be rectified can be given to the Property Manager for their review.

15. **STATEMENT OF ETHICS:** The Contractor and The Parc Group agree that the execution and content of this

Contract will be subject to ethical standards including, but not limited to the following:

Contractor and District shall neither recruit nor hire personnel in the employ of either party during the term of this contract nor for a period of one year after the termination of this contract. Owner and District will not divulge the details of this agreement or any details of the business operations of either party to any outside source. It is understood that interaction between employees of

Owner and District shall be conducted in a professional and pleasant manner whenever they occur.

16. **SUMMARY OF SERVICES TO BE PROVIDED:**

- A. **Mowing:**  
Weekly, April 1 through October 31  
Bi-weekly or as needed November 1 through March 31  
St Augustine Turf 38 - 42 Service Visits per year based on growth and seasonal conditions  
Bahia Turf (Roadsides) 36-38 Service Visits per year based on growth and seasonal conditions
- B. **Edging:** To concur with mowing cycle: Hard surfaces – biweekly, soft edges-biweekly
- C. **Weeding:** every service, 1 time per month, 12 times per year
- D. **Trash Clean-up:** Every service
- E. **Turf Applications: INCLUDED**  
Fertilization: St Augustine Turf, four times a year as described in the specifications.  
Bahia Turf, one time a year as described in the specifications.  
Turf Weed Treatment: on an as needed basis as per the specifications.  
Premergent Treatment two times per year described in specification  
Pesticide Treatment (Areana) Blanket application one time per year
- F. **Mulching: *Included 635cy Pine Bark - 1 time per Year***
- G. **Trimming & Pruning: *1 time per Month, 12 times per year***
- H. **Irrigation Inspection: *1 time per Month, 12 times per year***
- I. **Annual replacement: N/A**
- J. **Palm Tree Pruning: *Included 2 x Per Year***  
  
96 Sabal Palm Trees  
9 Medjool Palm Trees
- K. **Pond Mowing: *Included 14 Times***  
  
Ponds 1- 4 (See Map)

17. **COMPENSATION FOR SERVICES:**

**Monthly: \$14,207.00                      Yearly:170,484.00**

**See Attached Summary Schedule for Property Details  
See Attached Map for a depiction of all Properties to be Maintained**

Payment shall be paid for services rendered as described in the specifications. Payment is due in full within 30 days of billing. Interest will be charged at 18% or the maximum allowed by law which ever is greater

for overdue bills. Service may be discontinued, and the contract canceled if overdue bills are not paid within 30 days.

As the assigned representative for the Coastal Ridge CDD, I hereby, enter into contract for the above-described services as stated in the specifications with Sun State Nursery & Landscaping, Inc. and hereby agree to pay the sum of **\$170,484.00** per year as presented in Section 17 for compensation of services, and agree to the terms as outlined in section 17 with respect to services provided.

Contractor:

Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy.  
Jacksonville, Florida 32256

Coastal Ridge Community Development District:

\_\_\_\_\_  
Paul J. Kassab, President

\_\_\_\_\_  
Signature:

Date:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Date:



*FIFTH ORDER OF BUSINESS*

*B.*

*1.*

**Coastal Ridge CDD  
CDD Requisition Summary  
2025 Acquisition and Construction Account**

Requisition Number	Payee	Reference	Requisition Amount
43	Stan Weaver & Company	The Grove at EverRange - HVAC - Roof Supplies	\$ 10,015.00
44	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 6	\$ 943,443.74
45	England-Thims & Miller (ETM)	Work Authorization #1 - General Services	\$ 4,020.00
46	Fortiline Waterworks Inc.	Underground water, sewer and storm utility supplies	\$ 115,890.23
47	Stan Weaver & Company	The Grove at EverRange - HVAC - Roof Supplies	\$ 4,975.00
48	Manning Building Supplies	Panel, Trim & Sheathing Supplies	\$ 2,440.30
49	City Electric Supply (C.E.S.)	Electrical supplies (wire, cable, conduit, ducts, fuses)	\$ 20,752.00
50	Prime Recreational Solutions	Henderson Playground Equipment	\$ 219,144.75
51	Division 5 Steel	Structural Steel for EverRange Amenity Center	\$ 149,549.00
52	Vallencourt Construction	Ranger Station Phase 1 & US-1 Widening Contractor - Pay Application No. 6	\$ 2,581,715.29
53	Vallencourt Construction	Ranger Station Phase 2 & 3 (Sta 523-651) Contractor - Pay Application No. 6	\$ 806,067.68
54	Manning Building Supplies	Savannah Smooth special order, zip tape	\$ 38,222.80
55	Trane USA, Inc.	HVAC supplies and services	\$ 364.60
56	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 7	\$ 502,782.64
57	Trane USA, Inc.	HVAC supplies and services - Service Valve, Rubber-in-sheer isolators	\$ 217.33
58	Lamp Sales Unlimited	Ceiling Fans, extension tubes & mounting kits, aluminum poles	\$ 100,280.00
59	England-Thims & Miller (ETM)	Work Authorization #1 - General Services	\$ 3,903.75
			<b>\$ 5,503,784.11</b>

2.



# Change Order

Order#: 003

Order Date: 12/18/2025

License: CGC 1508883

**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 017 - Added Transformer and Disconnects for Pool Equipment	\$0.00
PCO 018 - Added Restroom Stall Light Fixtures per RFI 63	\$0.00
PCO 019 - Owner Direct Purchases	\$(114,560.38)
PCO 020 - Budget Reconciliation - \$0 change order to balance budget	\$0.00

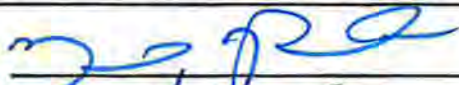
### Notes

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

**Approved Amount of Change**

**-114,560.38**

The original Contract Sum was .....	12,209,201.77
Net change by previous change Orders .....	-1,908,197.10
The Contract Sum prior to this Change Order .....	10,301,004.67
The Contract Sum would be changed by this Change Order .....	-114,560.38
The new Contract Sum including this Change Order will be .....	10,186,444.29
The Contract Time will be changed by .....	

Owner 

Date 12/29/25

Contractor 

Date 12/18/25

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 #017: Added Transformer and Disconnects for Pool Equipment**

<b>TO:</b>	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	<b>FROM:</b>	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
<b>PCO NUMBER/REVISION:</b>	017 / 0	<b>CONTRACT:</b>	202416 - EverRange Amenity
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Anthony Cantu (Carlton Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/17/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$0.00

**POTENTIAL CHANGE ORDER TITLE:** Added Transformer and Disconnects for Pool Equipment

**CHANGE REASON:** Design/VE Change

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*  
Furnish and install additional transformer and disconnects per revised drawings.

**ATTACHMENTS:**

[CHANGE ORDER ^N 06 without MPZ panel .xls](#)

#	Budget Code	Description	Amount
1	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Add Transformer for Pool and Revised Disconnect Type per RFI #36	\$12,300.00
2	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contractor Contingency Used to Cover Added Electrical Scope	\$(12,300.00)
		<b>Subtotal:</b>	<b>\$0.00</b>
		P&P Bond (0.79% ):	\$0.00
		Liability Insurance (1.10% ):	\$0.00
		CM Fee (5.00% ):	\$0.00
		<b>Grand Total:</b>	<b>\$0.00</b>

**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

 12-26-2025  
SIGNATURE DATE

  
SIGNATURE DATE

 12/18/25  
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. #06

Date: 10/8/2025

To: Anthony

Of (company): Carlton

City, State, Zip:

Good until:

Project name: The Grove Ever Range

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

Provide a 480v step down transformer

panel MPZ REMOVED FROM THIS QUOTE

Add 100a fused disconnect

Add 150a fused disconnect

\* A 36"X36" x 4" concrete pad is not in this quote \* ( transformer sits on this )

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: TELEVE thousand three hundred Dollars \$ 12,300

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 #36: Pool Equipment Power

<b>Revision</b>	0	<b>Status</b>	Closed on 09/26/25
<b>To</b>	Darren Beans (Connelly & Wicker LLC( Prime AE Group Inc)) <i>(Response Required)</i> Steve Perrott (Prosser, Inc.) Gary Wingo (Prosser, Inc.)	<b>From</b>	Brent Stokes (Carlton Construction, Inc.) 4615 U.S. Highway 17, Suite 1 Fleming Island, Florida 32003
<b>Date Initiated</b>	Sep 10, 2025	<b>Due Date</b>	Sep 17, 2025
<b>Location</b>	Pool Equipment Yard	<b>Project Stage</b>	Course of Construction
<b>Cost Impact</b>	Yes (Unknown)	<b>Schedule Impact</b>	Yes (Unknown)
<b>Spec Section</b>		<b>Cost Code</b>	
<b>Drawing Number</b>		<b>Reference</b>	
<b>Linked Drawings</b>			
<b>Received From</b>	Keith Dease (KAD Electric Co., Inc.)	<b>Sub Job</b>	Construction
<b>Copies To</b>	Dave Brogan (Crown Pools, Inc.), Branson Messer (Carlton Construction, Inc.), Brent Stokes (Carlton Construction, Inc.)		

### Activity

#### Question

**Question from Brent Stokes Carlton Construction, Inc. on Wednesday, Sep 10, 2025 at 02:00 PM EDT**

- The approved Vak-Pak systems runs off of 115/208V (see attached). Crown Pools and KAD Electric suggest adding a step down transformer at the pool equipment yard that feeds the entire pool equipment area (See marked up one line diagram for reference). Electrical Engineer, can the electrical design be revised to accept a 480V to 208V transformer to feed the entire pool equipment area? If so, may the electrical drawings be revised to reflect this change?

The pool equipment order is currently on hold with a 12-16 week lead time, this needs to be addressed ASAP.

#### Attachments

E-600\_ ONE-LINE DIAGRAM Rev.4 markup.pdf, 53446-CHR4296-S-T-F-V-B5-1\_A1 (1).pdf

#### Official Response

**Response from Darren Beans Connelly & Wicker LLC( Prime AE Group Inc) on Friday, Sep 26, 2025 at 08:50 AM EDT**

Design reworked to add step down transformer for changed 208V loads. This impacts sheets E-103 and E-600. Added light switching to pool equipment area.

#### Attachments

RFI Response\_EverRange 36.pdf

#### Official Response

**Response from Steve Perrott Prosser, Inc. on Tuesday, Sep 23, 2025 at 08:55 AM EDT**

Refer to Electrical Engineer forthcoming Response

#### Official Response

**Response from Gary Wingo Prosser, Inc. on Wednesday, Sep 10, 2025 at 08:54 PM EDT**

Forwarded this one to Electrical team for their forthcoming response. -GW

**All Replies**

**Response from Darren Beans Connelly & Wicker LLC( Prime AE Group Inc) on Friday, Sep 26, 2025 at 08:50 AM EDT**

Design reworked to add step down transformer for changed 208V loads. This impacts sheets E-103 and E-600. Added light switching to pool equipment area.

**Attachments**

RFI Response\_EverRange 36.pdf

**Response from Steve Perrott Prosser, Inc. on Tuesday, Sep 23, 2025 at 08:55 AM EDT**

Refer to Electrical Engineer forthcoming Response

**Response from Gary Wingo Prosser, Inc. on Wednesday, Sep 10, 2025 at 08:54 PM EDT**

Forwarded this one to Electrical team for their forthcoming response. -GW





EC-0001925

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

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

CHANGE ORDER
C.O. # 013

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 RECESS CAN LIGHTS TO THE BATHROOMS

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: SEVEN THOUSAND SIX HUNDRED Dollars \$ 7,600

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 #63: Future Light Call out in Restroom 11 & 12.

<b>Revision</b>	0	<b>Status</b>	Closed on 11/24/25
<b>To</b>	Gary Wingo (Prosser, Inc.) Darren Beans (Connelly & Wicker LLC( Prime AE Group Inc))	<b>From</b>	Anthony Cantu (Carlton Construction, Inc.) 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
<b>Date Initiated</b>	Oct 31, 2025	<b>Due Date</b>	Nov 11, 2025
<b>Location</b>		<b>Project Stage</b>	
<b>Cost Impact</b>	TBD	<b>Schedule Impact</b>	Yes (Unknown)
<b>Spec Section</b>		<b>Cost Code</b>	
<b>Drawing Number</b>		<b>Reference</b>	
<b>Linked Drawings</b>			
<b>Received From</b>	Justin Bowden (KAD Electric Co., Inc.)	<b>Sub Job</b>	
<b>Copies To</b>	Branson Messer (Carlton Construction, Inc.), Brent Stokes (Carlton Construction, Inc.)		

### Activity

<b>Question</b>	<p><b>Question from Anthony Cantu Carlton Construction, Inc. on Friday, Oct 31, 2025 at 02:02 PM EDT</b> Arch, please verify no lights are needed under the partition wall bulkhead at restrooms 11 &amp; 12.</p> <p><b>Attachments</b> E-201_ WELCOME CENTER - LIGHTING PLAN Rev.2 markup.pdf</p>
<b>Official Response</b>	<p><b>Response from Darren Beans Connelly &amp; Wicker LLC( Prime AE Group Inc) on Friday, Nov 21, 2025 at 02:04 PM EST</b> The proposed Westinghouse fixture is approved.</p>
<b>Official Response</b>	<p><b>Response from Gary Wingo Prosser, Inc. on Friday, Nov 21, 2025 at 11:36 AM EST</b> We spoke directly with Darren Beans (design team Electrical) and he advised he will be answering this RFI this afternoon. Thank you! -GW</p>
<b>Official Response</b>	<p><b>Response from Anthony Cantu Carlton Construction, Inc. on Wednesday, Nov 19, 2025 at 05:36 PM EST</b> The specified light fixtures have a longer lead time and will not arrive prior to cover up, additionally they are less cost effective.</p> <p>Eng. the electrician is proposing the following be used in lieu, Westinghouse Item 5202200. See attached cut sheet for review and approval.</p> <p><b>Attachments</b> 5202200_spec.pdf, ROUGH-HB.pdf</p>
<b>Official Response</b>	<p><b>Response from Gary Wingo Prosser, Inc. on Thursday, Nov 13, 2025 at 09:12 AM EST</b> Concur with Darren Bean's response posted Nov 12 to Procure - GW</p>

## Official Response

**Response from Darren Beans Connelly & Wicker LLC( Prime AE Group Inc) on Wednesday, Nov 12, 2025 at 03:06 PM EST**

Prime agrees with the proposed solution of placing cost effective can light over each stall. The can lights that are specified for other locations within the building (LDN6-AL03-SWW1-L06-WR-LSS-MVOLT-UGZ) are acceptable for use in this area, as they are damp location rated, if there is enough space within the bulkhead to mount the fixture. Match color temperature and tie switching in with the other overhead lights in the space.

**Attachments**

RFI Response Form\_EverRange 63.pdf

## Official Response

**Response from Anthony Cantu Carlton Construction, Inc. on Monday, Nov 10, 2025 at 10:24 AM EST**

Per OAC meeting on 11/5/25. Rick F. requested that a small, cost effective can light be installed over each stall. Elec. Engineer/ Arch. please provide revised drawings and spec that shows the owners lighting request.

## All Replies

**Response from Darren Beans Connelly & Wicker LLC( Prime AE Group Inc) on Friday, Nov 21, 2025 at 02:04 PM EST**

The proposed Westinghouse fixture is approved.

**Response from Gary Wingo Prosser, Inc. on Friday, Nov 21, 2025 at 11:36 AM EST**

We spoke directly with Darren Beans (design team Electrical) and he advised he will be answering this RFI this afternoon. Thank you! -GW

**Response from Anthony Cantu Carlton Construction, Inc. on Wednesday, Nov 19, 2025 at 05:36 PM EST**

The specified light fixtures have a longer lead time and will not arrive prior to cover up, additionally they are less cost effective.

Eng. the electrician is proposing the following be used in lieu, Westinghouse Item 5202200. See attached cut sheet for review and approval.

**Attachments**

5202200\_spec.pdf, ROUGH-HB.pdf

**Response from Gary Wingo Prosser, Inc. on Thursday, Nov 13, 2025 at 09:12 AM EST**

Concur with Darren Bean's response posted Nov 12 to Procure - GW

**Response from Darren Beans Connelly & Wicker LLC( Prime AE Group Inc) on Wednesday, Nov 12, 2025 at 03:06 PM EST**

Prime agrees with the proposed solution of placing cost effective can light over each stall. The can lights that are specified for other locations within the building (LDN6-AL03-SWW1-L06-WR-LSS-MVOLT-UGZ) are acceptable for use in this area, as they are damp location rated, if there is enough space within the bulkhead to mount the fixture. Match color temperature and tie switching in with the other overhead lights in the space.

**Attachments**

RFI Response Form\_EverRange 63.pdf

**Response from Anthony Cantu Carlton Construction, Inc. on Monday, Nov 10, 2025 at 10:24 AM EST**

Per OAC meeting on 11/5/25. Rick F. requested that a small, cost effective can light be installed over each stall. Elec. Engineer/ Arch. please provide revised drawings and spec that shows the owners lighting request.



**PCO #019**

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 #019: Owner Direct Purchases**

<b>TO:</b>	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	<b>FROM:</b>	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
<b>PCO NUMBER/REVISION:</b>	019 / 0	<b>CONTRACT:</b>	202416 - EverRange Amenity
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Anthony Cantu (Carlton Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/17/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$114,560.38)

**POTENTIAL CHANGE ORDER TITLE:** Owner Direct Purchases

**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-013 Cemex.pdf Signed by Owner.pdf , \_EVERR-026 - PRIME Rec. signed - Fully EXECUTED.pdf

#	Budget Code	Description	Amount
1	40.2000-2840.000.Subcontract Construction.Bike Rack.Subcontract	Site Amenities Bike Rack	\$(16,125.69)
2	40.12000-12760.000.Subcontract Construction.Trash Receptacles.Subcontract	Site Amen. Trash Recept.	\$(26,373.17)
3	40.12000-12770.000.Subcontract Construction.Benches.Subcontract	Site Amenities Benches	\$(51,370.84)
4	40.7000-7300.000.Subcontract Construction.Roofing.Subcontract	Credit for ODP Mat'l - Iso	\$430.00
5	40.7000-7300.000.Subcontract Construction.Roofing.Subcontract	Credit for ODP Mat'l Peterson	\$6.72
6	40.2000-2863.000.Subcontract Construction.Pickleball Courts.Subcontract	Cemex Aggregate	\$(21,127.40)
<b>Subtotal:</b>			<b>\$(114,560.38)</b>
P&P Bond (0.00% ):			\$0.00
Liability Insurance (0.00% ):			\$0.00
CM Fee (0.00% ):			\$0.00
<b>Grand Total:</b>			<b>\$(114,560.38)</b>

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

  
SIGNATURE      12-26-2025  
DATE

Carlton Construction, Inc.

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

  
SIGNATURE      DATE

Page 2 of 2

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

 12/18/25  
SIGNATURE      DATE

Printed On: 12/18/2025 11:44 AM EST

### PURCHASE ORDER - EverRange Amenity Center

DATE:	11.19.25	EVERR PO #:	EVERR-026
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	TBD
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</a>
		CC:	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a> <a href="mailto:ap@carltonconstruction.net">ap@carltonconstruction.net</a>
CONTRACTOR:	Carlton Construction, Inc.	CONTRACTOR PH. #:	(706)-669-0177
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Phillip Hill
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE:	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Prime Recreationl Solutions	SUBCONTRACTOR PH. #:	904-716-7789
SUB PROJECT #:		CONTACT PERSON:	
ADDRESS:	1075 Oakleaf Plantation Pkwy	DELIVERY DATE:	TBD
CITY, STATE:	Orange Park, FL 320656	FAX #:	
VENDOR/SUPPLIER:	Prime Recreationl Solutions	VENDOR PHONE #:	904-716-7789
PROJECT #:		CONTACT PERSON:	
ADDRESS:	1075 Oakleaf Plantation Pkwy	DELIVERY DATE:	TBD
CITY, STATE:	Orange Park, FL 320656	FAX #:	

**Special Instruction:** Please see attached Quote # RFQ-4233-1 EQP dated 11.10.25 All furnishing should be Silver/Black Text

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
Various	Site Amenities Equipment			\$ 87,580.45
				\$ -
				\$ -

PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)	<b>PO AMOUNT \$ 87,580.45</b>
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TAX SAVINGS THIS P.O.	FL Sales Tax \$ 6,289.25
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**IMPORTANT NOTE:** It is imperative in the interest of prompt payment that all invoices be emailed to [joliver@gmsnf.com](mailto:joliver@gmsnf.com) and cc: [ap@carltonconstruction.net](mailto:ap@carltonconstruction.net). Please reference EVERR PO # and Project name

Purchaser Name: Coastal Ridge Community Development District	
Vendor Acceptance: <i>William H. Johnson IV</i>	Date: 11/20/2025
Approved by: <i>John Secretary</i>	Date: 11/19/2025

**PURCHASE ORDER - EverRange Amenity Center**

DATE:	09.10.25	EVERR PO #:	EVERR-013
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 30 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	TBD
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</a>
CONTRACTOR:	Carlton Construction, Inc.	CC:	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a> <a href="mailto:ap@carltonconstruction.net">ap@carltonconstruction.net</a>
CONTRACTOR PROJECT #:	202330	CONTRACTOR PH. #:	904-728-1415
ADDRESS:	4615 US Hwy. 17, Suite 1	SITE CONTACT PERSON:	Brent Stokes
CITY, STATE	Fleming Island, FL 32003	DELIVERY DATE:	
SUBCONTRACTOR:	The Nidy Sports Construction Co Inc	SITE CONTACT #:	
SUB PROJECT #:		SUBCONTRACTOR PH. #:	407-988-7934
ADDRESS:	751 General Hutchison Pkwy	CONTACT PERSON:	Drew King
CITY, STATE	Longwood, FL 32750	DELIVERY DATE:	TBD
VENDOR/SUPPLIER:	Cemex	FAX #:	
PROJECT #:		VENDOR PHONE #:	904-219-8763
ADDRESS:	13088 Telecom Drive, Ste 300	CONTACT PERSON:	Joseph Geiger
CITY, STATE	Tampa, FL 33637	DELIVERY DATE:	TBD
		FAX #:	

Special Instruction: Please see attached QUO-1425215-B5G5H8 0 dated 9/3/2025

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
1331895	GAB Base -LBR 200+	525	\$ 37.63	\$ 19,755.75
	Env Fee North Quarries	525	\$ 0.20	\$ 105.00
	Fuel Surcharge		Unknown	

PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF) **PO AMOUNT \$ 19,860.75**

TAX SAVINGS THIS P.O.	FL Sales Tax	\$ 1,266.65
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**IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com) and cc: [ap@carltonconstruction.net](mailto:ap@carltonconstruction.net). Please reference EVERR PO # and Project name**

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: *John, Secretary* Date: 9/10/2025

**GENERAL INFORMATION**

Date 9/3/2025 2:05 PM

Account: NIDY SPORTS CONSTRUCTION CO INC  
 Account number: 3023375  
 Contact: Drew King  
 E-mail: dking@nidycorpany.com  
 Phone: 4079687934

Account Manager: Joseph Geiger  
 E-mail: JOSEPH.GEIGER@cemex.com  
 Phone Number: 904-218-8783

Customer Service:

Project: EverRange Amenity  
 Project Address:

Quote Expiration: 10/3/2025  
 Price Valid: From 9/3/2025 To 12/31/2025

**MATERIAL PRICING**

Material Number	Description	Plant	Quantity	Unit	FOB Price	Freight	Delivered Price	Truck Type	Notes
1331886	GAB Base - LBR 200+	1342 - Aggregate-Demos Point Terminal	525.00	TON	\$32.00	\$5.63	\$37.63	MINI	freight includes 25% tax but could fluctuate based on cost of diesel

**CLAUSES**

Category	Item	Unit	Value	Unit	Comments
Pricing Escalation	Escalator	USD/ton			Escalator will apply effective:
Surcharges and Fees	Fuel Surcharge Truck	USD/ton			Delivered materials will incur a variable fuel surcharge to the delivered trucking freight cost. Materials from all rail terminal locations will incur a variable fuel surcharge.
	Fuel Surcharge Railroad	USD/ton			
	Environmental Fee South Quarries & Terminals	USD/ton	\$0.05		Environmental Fee
	Environmental Fee North Quarries	USD/ton	\$0.20		Environmental Fee
Additional Products and Services	Environmental Fee Sand Mines	USD/ton	\$0.30		Environmental Fee
	Other Services				

STANDARD TERMS & CONDITIONS - Prices quoted are subject to CEMEX Standard Terms & Conditions. Applicable Sales Tax Not Included.

PAYMENT TERMS - Terms, Due 15th, Net 30

Prices quoted are based on availability of raw material and transportation.

FSC TRUCK - Variable fuel surcharge will be updated monthly.

FSC RAILROAD - Variable fuel surcharge will be updated bi-monthly.

CEMEX Con Mat Florida, LLC  
 Quoted By:  
 Joseph Geiger

NIDY SPORTS CONSTRUCTION CO INC  
 Accepted By:  
 Drew King

## Standard Terms and Condition

1. These Standard Terms and Conditions of CEMEX Con Mat Florida, LLC and its affiliates ("Seller"), Buyer's Credit Application, and Seller's Quotation, if any, (collectively, "Agreement") govern any and all purchases made by Buyer from Seller and are incorporated herein by reference. This Agreement, and any other documents prepared by Seller for Buyer in connection with Buyer's purchase of materials contain the entire understanding between the parties concerning the subject matter hereof, and there are no other agreements or understandings except as set forth herein. Any different or additional terms or conditions contained in any writing or instrument of Buyer, whether by purchase order or otherwise, are hereby objected to by Seller and shall have no effect on, and not become part of, this Agreement.
2. Technical Assistance. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice by Seller is for Buyer's guidance only and Buyer agrees to rely solely on its own architects, engineers or other technical experts.
3. Prices and Price Increases. Prices for the materials are (i) subject to material availability at the time of delivery, (ii) shall remain firm until the date set forth on the Seller's Quotation, if any, or if no such date is given, for a period of thirty (30) days after the date the order was accepted by Seller, the price was quoted by Seller or such shorter period as set forth in the Seller's quote; thereafter prices are subject to change by Seller; and (iii) do not include Saturday, Sunday holiday, off-hour or overtime shipments, all of which are subject to additional charges. Prices are applicable only to the job quoted or orders accepted by Seller and are available only to the specific Buyer referred to therein, are for a standard mix design, if applicable, and are only for the quantities requested by Buyer at the time the prices were quoted. Seller reserves the right to (i) increase prices on any quote or accepted orders without notice to reflect any raw material cost increases or surcharges incurred by Seller and (ii) defer or cancel any quote or accepted orders in the event Seller becomes delayed or prevented from performing due to shortages or allocation of raw materials. In the event of a delay or cancellation resulting from shortages or allocations of raw materials, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or cancellation.
4. Surcharges and Fees. Prices quoted may not include additional charges Buyer may be responsible for. Such additional charges include, but are not limited to, charges for additives, accelerators, winterizers/summersets, water (hot or chilled), ice and stand-by, waiting time and delivery charges due to loads in amounts less than a full truckload. Such prices shall be charged at the rate of Seller's then-current price list for additional charges, which is incorporated into these Terms and Conditions by reference as if fully set forth herein and which is available to Buyer upon request. Buyer acknowledges that surcharges and fees are to recoup Seller's costs and achieve a return on investment.
5. Tests. Seller reserves the right to levy an additional charge on Buyer for any nonstandard tests that Buyer may require to be performed on the materials sold to Buyer. Failure of Buyer to witness any tests shall be deemed a waiver by Buyer of its right to do so and of any right to require repetition of such tests, and Buyer shall be deemed to have accepted any such test results as sufficient to meet its specifications.
6. Payment and Interest. Buyer shall make all payments due hereunder in accordance with the terms of this Agreement and as stated on Seller's invoices or other notices of terms, without any right of setoff or retention and without regard to any agreement Buyer may have with other parties. If Buyer fails to pay in full the invoice amount when due, Buyer agrees to pay interest on the unpaid balance from the date when due until paid in full at the rate selected by Seller, not to exceed the lesser of 18% per annum or the highest lawful rate, specifically including post judgment. Buyer agrees to pay any and all costs and expenses incurred by Seller in collecting from Buyer any past due amounts, including but not limited to reasonable attorney fees, court costs and collection agency fees. Seller may suspend pending deliveries during any period when Buyer has overdue balances or evidence of a changed financial condition.
7. Liens. Buyer agrees to timely provide in writing to Seller information regarding bonding companies, general contractors or owners for the purpose of filing preliminary notices and claims on payment bonds or mechanic's and material supplier's liens.
8. Delivery. Seller's responsibility for delivery shall cease FOB shipping point or, if Seller agrees to deliver FOB delivery site, at the curbside or frontage of the address for delivery. Where delivery of products is to an unattended site, Seller will not be liable for any loss or damage to products, property or for unsigned delivery tickets. In absence of a specific delivery date on the Quotation, Seller will commence delivery of the materials on a date and at a rate mutually agreed upon by both Seller and Buyer.
9. Default. If Buyer is in default under this Agreement or any of its contracts or obligations with Seller, Seller may at its option and without notice: (i) declare the entire unpaid balance owed by Buyer due and payable; (ii) postpone further deliveries until such default is remedied; (iii) terminate any and all obligations under any contract; and (iv) refuse further performance without any liability to Buyer.
10. Limited Warranty and Liability Disclaimer. Seller warrants that the materials sold under this Agreement meet solely the description and specifications for the same set forth in the applicable Quotation, if any, and shall be free from defects in material and workmanship for a period of one (1) year from the date of delivery thereof. No other express warranties are made with respect to said materials. Acceptance by Buyer of the materials shall constitute confirmation by Buyer that the materials meet the description and specifications, if any, set forth in such applicable Quotation. The foregoing warranty is subject to standard manufacturing and color variations, efflorescence, tolerances and classifications or naturally occurring substances. Seller is not responsible for installation or defective conditions caused by installation. Buyer's exclusive remedy for breach of this warranty shall be to require Seller, at Seller's option, to refund the purchase price for the materials failing to comply, to repair or to provide Buyer with conforming replacements for any nonconforming materials. Seller shall not be responsible for any removal or installation costs. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WRITTEN OR ORAL WARRANTIES OR CONTRACTUAL AGREEMENTS, WHETHER EXPRESS OR IMPLIED BY LAW OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR HABITABILITY. Buyer agrees that in specific consideration for receiving this warranty, it will indemnify and hold harmless Seller from any and all damages in connection with any statutory, contractual or warranty breach, negligence, strict liability, or other tortious conduct by Seller. This Agreement may not be modified or amended except by a writing signed by both parties.
11. Delays. If Seller is unable to complete delivery of any part of an order, Buyer shall accept such part of the order as Seller is able to deliver and Buyer shall pay for the part delivered pro rata at the same rate as the whole of the order agreed to be sold and on the same terms of payment. In the event Seller shall be delayed in or prevented from the performance of any act required under this Agreement, or it shall become commercially unreasonable to perform by reason of governmental allocations, priorities, restrictions or regulations now or hereafter in effect, storm, flood, fire, earthquake or other Acts of God, war, terrorism, riot, insurrection or other civil disturbance, strikes, lockouts, shortages of materials, labor, raw materials, fuel, power or production facilities, breakdown of equipment, transportation shortages, changes in market conditions or other contingencies beyond Seller's reasonable control whether of a similar or dissimilar nature to the foregoing, Seller shall not be liable to Buyer for any damages incurred by Buyer as a result of any such delay or failure.
12. Claims. Buyer agrees that all claims against Seller are waived unless presented to Seller in writing within one week from the date of delivery of the materials. Seller shall have thirty days from receipt to inspect and correct a defect if such claim is allowed. Buyer further agrees that in the event that Buyer disagrees with Seller's decision about whether to allow the claim that the Buyer's remedy is to formally adjudicate the claim, but the Buyer further agrees that Seller's invoices for all materials supplied shall be paid in the interim. No claim shall be allowed after the materials purchased hereunder are incorporated, modified or processed by Buyer in any manner. SELLER'S LIABILITY ON ANY CLAIM FOR LOSS OR DAMAGE SHALL NOT EXCEED THE PRICE OF THE MATERIALS ACTUALLY RECEIVED FROM BUYER BY SELLER WITH REGARD TO WHICH SUCH CLAIM FOR LOSS OR DAMAGE IS MADE.
13. Waiver. Seller may, at its option, permit Buyer to remedy any default under this Agreement without waiving the default so remedied or any other default by Buyer. Buyer waives notice of default of this Agreement and waives presentment, demand, protest, and notice of dishonor as to any instrument issued or delivered to Seller.
14. Venue. This Agreement will be governed by the applicable state and federal laws without giving effect to conflict of laws principles. The Buyer agrees that any legal actions and proceedings brought for the breach or the enforcement of this Agreement will lie in the state and county in this state of delivery. Buyer consents and submits to the jurisdiction and venue of any state, county or federal court located within that county. As a material inducement to Seller to enter into this Agreement, Buyer waives the right to trial by jury in any proceeding arising out of or prior related to this Agreement.
15. Notice. Any notice sent to Seller shall be in writing and sent by Certified Mail, postage prepaid, to the 10100 Katy Freeway, Suite 300, Houston, TX 77043, Attn: CEMEX Customer Care.
16. Severability. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated. The parties agree that each term and provision of this Agreement shall be construed according to its fair meaning and not strictly for or against any Party.
17. Offset and/or Setoff. Seller may exercise the right of set-off under this Agreement as to any sums owed by Buyer and/or its affiliates under any other contract or agreement with Seller and/or its affiliates.
18. Remedies Cumulative. The duties and obligations imposed by this Agreement and the rights and remedies available under this Agreement are to be in addition to, and not a limitation of rights and remedies at law or in equity.
19. Miscellaneous. Time is of the essence. Buyer consents to Seller sending information to Buyer regarding Seller's products and prices at any time by fax to any fax number provided by Buyer, other electronic means or otherwise. A facsimile copy or electronic transmission will be treated as an original. Buyer shall not assign the Agreement or any interest herein without the prior written consent of Seller, and any attempted assignment, whether by operation of law or otherwise, shall be void without such prior written consent.
20. Authorization for Credit Review. Buyer consents to Seller's use of a non-business consumer credit report on the Buyer in order to further evaluate the credit worthiness of the Buyer in connection with the extension of business credit as contemplated hereby. Buyer authorizes Seller to utilize a consumer credit report from time to time in connection with the extension or continuation of business credit. Buyer hereby knowingly consents to the use of such credit report consistent with the Federal Fair Credit Reporting Act as contained in 15 USC @ 1681 et seq.
21. Representations. Buyer represents to Seller that it is solvent and that any financial information provided reflects the present financial condition of the Buyer. If Buyer is not a corporation or limited liability entity, Buyer acknowledges that Seller is relying on the credit worthiness and financial ability of the owner(s) of Buyer. Each owner shall be joint and severally liable for all indebtedness of Buyer to Seller under the Agreement. Buyer warrants that all information supplied to Seller is accurate and complete. Each representation and the information contained in a Credit Application, if any, is material and given to induce Seller to provide credit. Buyer will notify Seller by certified mail, within forty-eight (48) hours after any material change in Buyer's financial or ownership status.

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 #020: Budget Reconciliation - \$0 change order to balance budget**

<b>TO:</b>	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	<b>FROM:</b>	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
<b>PCO NUMBER/REVISION:</b>	020 / 0	<b>CONTRACT:</b>	202416 - EverRange Amenity
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Anthony Cantu (Carlton Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/18/2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$0.00

**POTENTIAL CHANGE ORDER TITLE:** Budget Reconciliation - \$0 change order to balance budget

**CHANGE REASON:** Buyout

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

CCI does not anticipate utilizing the complete balance remaining in Performance Bond. CCI request moving budget from Performance Pond to cover Over Billing on Permits.

Value increased by \$250 to cover future Monument Sign Permit.

**ATTACHMENTS:**

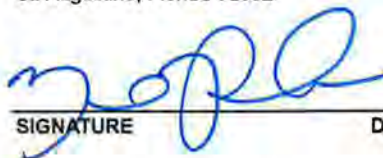
#	Budget Code	Description	Amount
1	40.1000-1310.000.Other Construction.Permits.Other	610 Bond to 1310 Permits - Budget Reconciliation	\$3,324.24
2	40.1000-610.000.Other Construction.Performance Bond.Other	610 Bond to 1310 Permits - Budget Reconciliation	\$(3,324.24)
		<b>Subtotal:</b>	<b>\$0.00</b>
		P&P Bond (0.79%):	\$0.00
		Liability Insurance (1.10%):	\$0.00
		CM Fee (5.00%):	\$0.00
		<b>Grand Total:</b>	<b>\$0.00</b>

**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

 12-26-2025  
SIGNATURE DATE

  
SIGNATURE DATE

 12/18/25  
SIGNATURE DATE

*SIXTH ORDER OF BUSINESS*

*A.*

***Coastal Ridge***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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**Coastal Ridge**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account - Truist	\$ 227,920	\$ -	\$ -	\$ 227,920
Due from Developer	18,697	-	-	18,697
Due from Capital Projects	7,710	-	-	7,710
<b>Investments:</b>				
<b>Series 2025</b>				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	41,558	-	41,558
Interest	-	11,594	-	11,594
Construction	-	-	\$ 11,713,603	11,713,603
COI	-	-	5,466	5,466
Prepaid Expenses	313	-	-	313
<b>Total Assets</b>	<b>\$ 254,639</b>	<b>\$ 2,212,527</b>	<b>\$ 11,719,068</b>	<b>\$ 14,186,235</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,642	\$ -	\$ -	\$ 3,642
Accrued Expenses	-	-	-	-
FICA Payable	92	-	-	92
Federal Withholding Payable	-	-	-	-
Due to General Fund	-	-	7,710	7,710
Due to Developer	5,000	-	-	5,000
<b>Total Liabilities</b>	<b>\$ 8,734</b>	<b>\$ -</b>	<b>\$ 7,710</b>	<b>\$ 16,444</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 313	\$ -	\$ -	\$ 313
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,212,527	-	2,212,527.08
Capital Project	-	-	11,711,358	11,711,358
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	245,593	-	-	245,593
<b>Total Fund Balances</b>	<b>\$ 245,906</b>	<b>\$ 2,212,527</b>	<b>\$ 11,711,358</b>	<b>\$ 14,169,791</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 254,639</b>	<b>\$ 2,212,527</b>	<b>\$ 11,719,068</b>	<b>\$ 14,186,235</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 1,231,684	\$ 269,979	\$ 269,979	\$ -
Developer Contributions	-	-	-	-
Interest	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,231,684</b>	<b>\$ 269,979</b>	<b>\$ 269,979</b>	<b>\$ -</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,400	\$ 1,600
FICA Expense	918	230	107	122
Engineering	9,500	-	-	-
Annual Audit	5,100	-	-	-
Attorney	13,000	3,250	1,076	2,175
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	11,250	11,250	-
Information Technology	1,500	375	375	-
Website Administration	1,500	375	375	-
Website Creation/ADA Compliance	960	240	-	240
Dissemination Agent	3,000	750	750	-
Trustee Fees	4,500	1,125	938	188
Telephone	500	125	11	115
Postage	1,500	375	396	(21)
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	625	693	(68)
Legal Advertising	5,000	1,250	407	843
Other Current Charges	500	125	61	64
Office Supplies	600	150	1	149
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 123,163</b>	<b>\$ 38,380</b>	<b>\$ 30,514</b>	<b>\$ 7,866</b>

**Operations & Maintenance:**

**Ground Maintenance**

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	-	-	-
<b>Total Ground Maintenance</b>	<b>\$ 608,928</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><i>Amenity Expenditures</i></b>				
Insurance	\$ 67,815	\$ -	\$ -	\$ -
Amenity Manager	70,000	5,000	5,000	-
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	1,450	1,450	-
Other Current Charges	1,500	-	-	-
<b>Total Amenity Expenditures</b>	<b>\$ 402,760</b>	<b>\$ 6,450</b>	<b>\$ 6,450</b>	<b>\$ -</b>
<b><i>Operational Reserve Funding</i></b>				
Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
<b>Total Operational Reserve Funding</b>	<b>\$ 96,833</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,231,684</b>	<b>\$ 44,830</b>	<b>\$ 36,964</b>	<b>\$ 7,866</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 225,149</b>	<b>\$ 233,015</b>	<b>\$ (7,866)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 225,149</b>	<b>\$ 233,015</b>	<b>\$ (7,866)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 12,891</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 245,906</b>	

**Coastal Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Direct	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	269,979
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 269,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>269,979</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
FICA Expense	-	61	46	-	-	-	-	-	-	-	-	-	107
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	230	846	-	-	-	-	-	-	-	-	-	-	1,076
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	3,750	3,750	3,750	-	-	-	-	-	-	-	-	-	11,250
Information Technology	125	125	125	-	-	-	-	-	-	-	-	-	375
Website Administration	125	125	125	-	-	-	-	-	-	-	-	-	375
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	-	-	-	-	-	-	-	-	-	750
Trustee Fees	-	-	938	-	-	-	-	-	-	-	-	-	938
Telephone	-	11	-	-	-	-	-	-	-	-	-	-	11
Postage	184	12	200	-	-	-	-	-	-	-	-	-	396
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Builder's Risk Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	213	208	272	-	-	-	-	-	-	-	-	-	693
Legal Advertising	214	97	97	-	-	-	-	-	-	-	-	-	407
Other Current Charges	61	-	-	-	-	-	-	-	-	-	-	-	61
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 17,826</b>	<b>\$ 6,285</b>	<b>\$ 6,403</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>30,514</b>
<b>Operations &amp; Maintenance</b>													
<b>Grounds Maintenance</b>													
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	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Ground Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>

**Coastal Ridge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Amenity Expenditures</i></b>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Manager	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000.00
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	-	-	1,450	-	-	-	-	-	-	-	-	-	1,450.00
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,450</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 252,152</b>	<b>\$ (6,285)</b>	<b>\$ (12,853)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 233,015</b>
<b>Net Change in Fund Balance</b>	<b>\$ 252,152</b>	<b>\$ (6,285)</b>	<b>\$ (12,853)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 233,015</b>

**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	1/14/26		\$ 18,696.79	\$ (5,000.00)	\$ -	\$ (13,696.79)
<b>Due from Developer</b>			\$ 95,809.99	\$ 109,506.78	\$ -	\$ -	\$ (13,696.79)
<b>Total Developer Contributions</b>				\$ 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 December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Direct Bill	\$ 2,159,277	\$ -	\$ -	\$ -
Interest Income	-	-	27,981	27,981
<b>Total Revenues</b>	<b>\$ 2,159,277</b>	<b>\$ -</b>	<b>\$ 27,981</b>	<b>\$ 27,981</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 707,338	\$ 707,338	\$ 707,338	\$ -
Interest - 5/01	878,075	-	-	-
Principal - 5/01	410,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,995,413</b>	<b>\$ 707,338</b>	<b>\$ 707,338</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 163,864</b>		<b>\$ (679,357)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 163,864</b>	<b>\$ -</b>	<b>\$ (679,357)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 707,338</b>		<b>\$ 2,891,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ 871,202</b>		<b>\$ 2,212,527</b>	

# Coastal Ridge

## Community Development District

### Capital Project Fund Series 2025

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

For The Period Ending December 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 186,093	\$ 186,093
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 186,093</b>	<b>\$ 186,093</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 9,033,026	\$ (9,033,026)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,033,026</b>	<b>\$ (9,033,026)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,846,934)</b>	<b>\$ (8,846,934)</b>
<b>Other Financing Sources/(Uses):</b>				
Bonds Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,846,934)</b>	<b>\$ (8,846,934)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,558,292</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,711,358</b>	

## 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
11/4/25	29	Manning Building Supplies	Everrange Amenity Ctr Invoice #1415195-065-#1416283-65	10,260.68
11/13/25	30	Vallencourt Construction Co, Inc	Phase 1-Pay App #5 Ranger Station Phase 1 & US Widening	891,710.02
11/12/25	31	Vallencourt Construction Co, Inc	Phase 2-Pay App #5 EverRange Phase 2 (Sta 523-651)	170,628.30
11/12/25	32	Aldora Aluminum and Glass Products Inc.	Invoice #23-S1113205DM	11,296.74
11/12/25	33	England Thims & Miller	Invoice #222764 Work Authorization #1	2,162.50
11/12/25	34	Commercial Roofing Specialties, Inc	Invoice #08-0011445762-001	11,520.34
11/12/25	35	Manning Building Supplies	Everrange Amenity Ctr Invoice #1417569-065, #1417576-06, #1417184-65	9,375.81
11/13/25	36	Carlton Construction Inc	EverRange Amenity Pay App #4	790,177.74
11/24/25	37	VAK PAK	Invoice #25-01747/S025-01408	108,923.29
11/19/25	38	Neptune-Benson	Proforma No. 1000074066 - 50% Deposit - Filter Sys-Sand	25,885.05
11/18/25	39	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413988-065, #1419152-065, #1419756-65	6,673.41
11/19/25	40	Kutak Rock	Project Construction Invoice #3579368, #3626185, #3626412	13,727.54
11/24/25	41	Coastal Ridge CDD	Permits paid by Rick Foster	442.98
11/24/25	42	Prime Recreational Solutions	50% Equipment Deposit Inv #RFQ-4233-1-EQP	43,790.22
12/10/25	43	Stan Weaver & Company	Amenity work Inv #45958, #45455, #452694, #453054	10,015.00
12/8/25	44	Carlton Construction Inc	EverRange Amenity Pay App #6	943,443.74
12/9/25	45	England Thims & Miller	Invoice #223340 Work Authorization #1	4,020.00
12/18/25	46	Fortline Inc	Amenity work Varios Invoices	115,890.23
12/17/25	47	Stan Weaver & Company	Amenity work Inv #45958, #456743	4,975.00
12/24/25	48	Manning Building Supplies	Everrange Amenity Ctr Invoice #142222-065-#1429472-65 with credit	2,440.30
12/23/25	49	City Electric Supply	Amenity Electric Work Various Invoices	20,752.00
12/29/25	50	Prime Recreational Solutions	Playground Equipment #NV-2044	219,144.75
12/29/25	51	Division 5 Steel	Amenity Center - Structural Steel Materials and Fabrications	149,549.00
12/29/25	52	Vallencourt Construction Co, Inc	Phase 1-Pay App #6 Ranger Station Phase 1 & US Widening	2,581,715.29
12/26/25	53	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #6 EverRange Phase 2 (Sta 523-651)	806,067.68
<b>TOTAL</b>				<b>\$ 15,412,754.72</b>

Project (Construction) Fund at 5/21/25	\$ 26,696,634.31
Interest Earned and Transfer thru 12/31/25	429,723.05
Transfer from COI	-
Transfer from Debt Service	-
Outstanding Requisitions	-
Requisitons Paid thru 12/31/25	(15,412,754.72)

Remaining Project (Construction) Fund	\$ 11,713,602.64
---------------------------------------	------------------

**Coastal Ridge**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2025 Special Assessment Refunding and Revenue Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$30,365,000</b>

**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	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BULDER GROUP LLC	54	121,073.60	64,356.88	185,430.48
TDC LB EVERRANGE LLC	132	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	90	130,498.49	87,412.50	217,910.99
<b>TOTAL DIRECT INVOICES (1)(2)</b>	<b>1,101</b>	<b>2,159,375.00</b>	<b>1,231,683.76</b>	<b>3,391,058.76</b>
<b>ASSESSED REVENUE TAX ROLL</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>1,101</b>	<b>2,159,375.00</b>	<b>1,231,683.76</b>	<b>3,391,058.76</b>

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	-	-	-
<b>TOTAL DIRECT RECEIVED</b>	<b>3,121,080.17</b>	<b>-</b>	<b>269,978.59</b>	<b>269,978.59</b>
<b>TAX ROLL DUE / RECEIVED</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DUE / RECEIVED</b>	<b>3,121,080.17</b>	<b>-</b>	<b>269,978.59</b>	<b>269,978.59</b>

(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.

*B.*

*1.*

**Coastal Ridge**  
**Community Development District**  
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	11/12/25	24	\$4,481.44
	11/13/25	25-29	13,428.50
	11/18/25	30-32	844.48
<b>Total General Fund Checks</b>			<b>\$18,754.42</b>
<b>Total Paid Checks</b>			<b>\$18,754.42</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/12/25	00001	11/01/25	11	202511	310-51300-34000		NOV MANAGEMENT FEES	*	3,750.00		
11/01/25	11	202511	310-51300-35300			NOV WEBSITE ADMIN	*	125.00			
11/01/25	11	202511	310-51300-35100			NOV INFORMATION TECH	*	125.00			
11/01/25	11	202511	310-51300-31200			NOV DISSEMINATION SVCS	*	250.00			
11/01/25	11	202511	310-51300-51000			OFFICE SUPPLIES	*	.21			
11/01/25	11	202511	310-51300-42000			POSTAGE	*	12.38			
11/01/25	11	202511	310-51300-42500			COPIES	*	208.35			
11/01/25	11	202511	310-51300-41000			TELEPHONE	*	10.50			
GOVERNMENTAL MANAGEMENT SERVICES										4,481.44	000024
11/13/25	00008	6/05/25	3579358	202503	310-51300-31500		MAR GENERAL COUNSEL	*	3,851.62		
KUTAK ROCK LLP										3,851.62	000025
11/13/25	00008	7/09/25	3595025	202505	310-51300-31500		MAY GENERAL COUNSEL	*	4,458.34		
KUTAK ROCK LLP										4,458.34	000026
11/13/25	00008	9/18/25	3626411	202506	310-51300-31500		JUN GENERAL COUNSEL	*	2,512.04		
KUTAK ROCK LLP										2,512.04	000027
11/13/25	00008	9/25/25	3627288	202507	310-51300-31500		JUL GENERAL COUNSEL	*	1,590.50		
KUTAK ROCK LLP										1,590.50	000028
11/13/25	00008	10/31/25	3644772	202509	310-51300-31500		SEP GENERAL COUNSEL	*	1,016.00		
KUTAK ROCK LLP										1,016.00	000029
11/18/25	00008	11/12/25	3655534	202509	310-51300-31500		SEP GENERAL COUNSEL	*	401.50		
KUTAK ROCK LLP										401.50	000030
11/18/25	00006	11/17/25	11172025	202511	300-13100-10000		REMIB.PRMT FEE-PH3 SIGNS	*	318.26		
RICK FOSTER										318.26	000031
COAS COASTAL RIDGE TLEE											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/25	00006	11/17/25 11172025	202511 300-13100-10000	REMIB.PRMT FEE-SIGNAGE	*	124.72	
							124.72 000032
-----							
						TOTAL FOR BANK A	18,754.42
						TOTAL FOR REGISTER	18,754.42

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 11  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**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 - November 2025		3,750.00	3,750.00
Website Administration - November 2025		125.00	125.00
Information Technology - November 2025		125.00	125.00
Dissemination Agent Services - November 2025		250.00	250.00
Office Supplies		0.21	0.21
Postage		12.38	12.38
Copies		208.35	208.35
Telephone		10.50	10.50

**Total** \$4,481.44

**Payments/Credits** \$0.00

**Balance Due** \$4,481.44

**RECEIVED**

*By Tara Lee at 11:25 am, Nov 06, 2025*

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

June 5, 2025



**RECEIVED**  
**By Tara Lee at 1:37 pm, Nov 12, 2025**

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

DISBURSEMENTS

Filing and Court Fees 56.95

Meals 22.41

Travel Expenses 224.76

TOTAL DISBURSEMENTS 304.12

TOTAL CURRENT AMOUNT DUE \$3,851.62

**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



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

**RECEIVED**  
*By Tara Lee at 1:31 pm, Nov 12, 2025*

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

DISBURSEMENTS

Filing and Court Fees 49.15

Meals 12.57

Travel Expenses 69.12

TOTAL DISBURSEMENTS 130.84

TOTAL CURRENT AMOUNT DUE \$4,458.34

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

September 18, 2025



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

**RECEIVED**  
**By Tara Lee at 8:32 am, Nov 13, 2025**

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
<b>TOTAL HOURS</b>		<b>6.40</b>		

**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

DISBURSEMENTS

Meals	15.54
Travel Expenses	255.50

TOTAL DISBURSEMENTS 271.04

TOTAL CURRENT AMOUNT DUE \$2,512.04

UNPAID INVOICES:

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

TOTAL DUE \$10,822.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

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

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

Federal ID 47-0597598

September 25, 2025



**RECEIVED**  
**By Tara Lee at 8:38 am, Nov 13, 2025**

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



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

**RECEIVED**

**By Tara Lee at 8:35 am, Nov 13, 2025**

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		<u>\$13,428.50</u>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

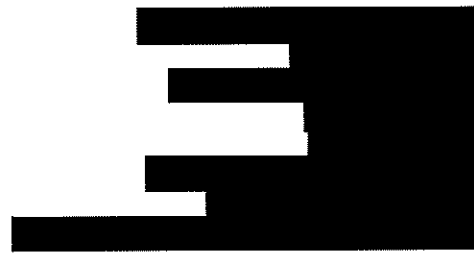
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 12, 2025

Check Remit To:  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157



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

**RECEIVED**  
*By Tara Lee at 9:23 am, Nov 17, 2025*

Invoice No. 3655534  
58523-1

Re: General Counsel

For Professional Legal Services Rendered

09/19/25	K. Buchanan	0.30	109.50	Review open items
09/23/25	K. Buchanan	0.80	292.00	Prepare for and attend board meeting

TOTAL HOURS 1.10

TOTAL FOR SERVICES RENDERED \$401.50

TOTAL CURRENT AMOUNT DUE \$401.50

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
September 25, 2025	Invoice No. 3627288	1,590.50
October 31, 2025	Invoice No. 3644772	1,016.00

TOTAL DUE \$13,830.00

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 Ever Range Pkwy Phase  
3 - signage, LS, IRRIG., in COJ ROW.

Code 145000 Amount \$318.26

Return to Rick Foster

ASAP  Pay and Hold \_\_\_\_\_ Mail \_\_\_\_\_

Total \$318.26

Pay Date \_\_\_\_\_

Approval \_\_\_\_\_

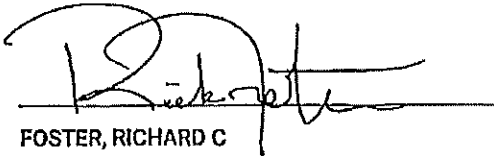
**RECEIVED**

**By Tara Lee at 10:54 am, Nov 18, 2025**

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:	<u>\$318.26</u>



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**

<u>CUSTOMER INFORMATION</u>	<u>TRANSACTION INFORMATION</u>	<u>PAYMENT SUMMARY</u>
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT	Date Received: 11/14/2025 2:45:26PM Location: EDBALL Return Code: OVER THE COUNTER Trans Type: Recording Cashier: SmykowskiRX	Total Fees: \$307.50 Total Payments: \$307.50 Balance Due: \$0.00 Cash Tendered: Change: \$0.00

Payment	
<u>Credit</u>	\$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 \_\_\_\_\_

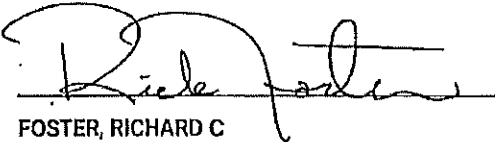
Approval \_\_\_\_\_

**RECEIVED**  
By Tara Lee at 10:54 am, Nov 18, 2025

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:	<u>\$124.72</u>



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 #: **5166311**

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

<u>CUSTOMER INFORMATION</u>	<u>TRANSACTION INFORMATION</u>	<u>PAYMENT SUMMARY</u>
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT	Date Received: 11/14/2025 2:54:51PM Location: EDBALL Return Code: OVER THE COUNTER Trans Type: Recording Cashier: SmykowskiRX	Total Fees: \$120.50 Total Payments: \$120.50 Balance Due: \$0.00 Cash Tendered: Change: \$0.00

<b>Payment</b>	
<u>Credit</u>	\$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

2.

**Coastal Ridge**  
**Community Development District**  
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	12/9/25	33-36	\$10,049.41
	12/23/25	37	7,710.00
<b>Total General Fund Checks</b>			<b>\$17,759.41</b>
<b>Total Paid Checks</b>			<b>\$17,759.41</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/25	00001	12/01/25	12	202512	310	51300	34000		DEC MANAGEMENT FEES	*	3,750.00		
12/01/25		12	202512	310	51300	35300		DEC WEBSITE ADMIN	*	125.00			
12/01/25		12	202512	310	51300	35100		DEC INFORMATION TECH	*	125.00			
12/01/25		12	202512	310	51300	31200		DEC DISSEMINATION SVCS	*	250.00			
12/01/25		12	202512	310	51300	51000		OFFICE SUPPLIES	*	.36			
12/01/25		12	202512	310	51300	42000		POSTAGE	*	200.15			
12/01/25		12	202512	310	51300	42500		COPIES	*	272.40			
GOVERNMENTAL MANAGEMENT SERVICES											4,722.91	000033	
12/09/25	00005	11/20/25	25-06959	202511	310	51300	48000		NOTICE OF MEETING-12/2/25	*	96.50		
JACKSONVILLE DAILY RECORD											96.50	000034	
12/09/25	00008	12/04/25	3669519	202510	310	51300	31500		OCT GENERAL COUNSEL	*	230.00		
KUTAK ROCK LLP											230.00	000035	
12/09/25	00009	12/01/25	429582	202512	330	53800	34100		AMENITY MGMT SERVICES-DEC	*	5,000.00		
VESTA PROPERTY SERVICES INC											5,000.00	000036	
12/23/25	00010	12/19/25	86275	202512	300	13100	10000		50%DEP-FUR PICKUP/STORAGE	*	7,710.00		
OFFICE IMAGES - OES LLC											7,710.00	000037	
TOTAL FOR BANK A											17,759.41		
TOTAL FOR REGISTER											17,759.41		

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 12  
Invoice Date: 12/1/25  
Due Date: 12/1/25  
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 - December 2025		3,750.00	3,750.00
Website Administration - December 2025		125.00	125.00
Information Technology - December 2025		125.00	125.00
Dissemination Agent Services - December 2025		250.00	250.00
Office Supplies		0.36	0.36
Postage		200.15	200.15
Copies		272.40	272.40

**Total** \$4,722.91

**Payments/Credits** \$0.00

**Balance Due** \$4,722.91

**RECEIVED**

*By Tara Lee at 10:27 am, Dec 04, 2025*

# Jacksonville Daily Record

*A Division of*  
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177  
Jacksonville, FL 32203  
(904) 356-2466

## INVOICE

November 20, 2025

Date

Attn: Courtney Hogge  
GMS, LLC  
475 West Town Place, Ste 114  
Saint Augustine FL 32092

---

Serial #	25-06959D	PO/File #		\$96.50
	Notice of Meeting of the Board of Supervisors			<b>Payment Due</b>
	Coastal Ridge Community Development District			\$96.50
				<b>Publication Fee</b>
Case Number				<b>Amount Paid</b>
Publication Dates	11/20			
County	Duval			

*Payment is due before  
the Proof of Publication  
is released.*

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
Serial # 25-06959D on your  
check or remittance advice.

**RECEIVED**

By Tara Lee at 10:38 am, Nov 30, 2025

Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.

**Preliminary Proof Of Legal Notice**  
*(This is not a proof of publication.)*

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**COASTAL RIDGE  
COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF MEETING  
OF THE BOARD OF  
SUPERVISORS**

Notice is hereby given that the Coastal Ridge Community Development District ("District") will be hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, December 2, 2025 at 11:00 a.m. at the Town Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it. Copies of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

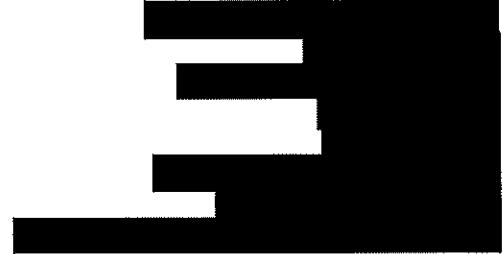
Jim Oliver  
District Manager  
Nov. 20 00 (25-06959D)

**KUTAK ROCK LLP**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600  
Facsimile 404-222-4654

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

Federal ID 47-0597598

December 4, 2025



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

**RECEIVED**  
*By Tara Lee at 8:19 am, Dec 09, 2025*

Invoice No. 3669519  
58523-1

Re: General Counsel

For Professional Legal Services Rendered

10/09/25	J. Gillis	0.10	18.00	Receive and review Florida DEO special district update form
10/09/25	H. Hurley	0.80	212.00	Prepare disclosure of public financing for 2025 series bonds
TOTAL HOURS		0.90		
TOTAL FOR SERVICES RENDERED				\$230.00
TOTAL CURRENT AMOUNT DUE				<u>\$230.00</u>



*Invoice*

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 429582  
Date 12/01/2025  
  
Terms  
Due Date 12/31/2025  
  
Memo

**Bill To**  
James Oliver  
Coastal Ridge CDD  
c/o GMS LLC  
475 West Town Place, Ste 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Consulting services	1	5,000.00	5,000.00

Total 5,000.00

**RECEIVED**  
*By Tara Lee at 8:38 am, Dec 03, 2025*



Office Images - OES, LLC  
 1524 San Marco Blvd.  
 Jacksonville, FL 32207  
 Phone: (904) 398-9761  
 www.officeimagesinc.com

CUSTOMER PO

INVOICE 86275

I N V O I C E

DATE: 12/19/25  
 PROPOSAL: ETOWNSTG

S O L D T O :

I N S T A L L A T :

COASTAL RIDGE COMMUNITY DEVELOPMENT  
 STE 114  
 475 W TOWN PL  
 JACKSONVILLE FL 32224

DISTRICT ETOWN WELCOME CENTER  
 ATTN: RICK FOSTER  
 11003 ETOWN PKWY  
 JACKSONVILLE FLORIDA 32256

CLIENT: 5329

SALESPERSON: BROOKE GAY  
 PROJECT #: 70-11  
 TERMS: NET ON RECEIPT

ITEM	QTY	PRODUCT	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1	1.00	LABOR	LABOR - NORMAL BUSINESS HOURS  *Pack up and move Items from ETown Welcome Center and take to storage  *Store product through May 29th, 2026  *Pickup product from warehouse and redeliver to EverRange Welcome Center  RF01 (2) Lounge Chairs RF02 (1) Accent table RF03 (2) Chair w/Ottoman RF04 (1) Accent table RF05 (1) Counter height table RF06 (6) Barstools RF07 (1) Live edge conference table RF08 (4) Barstools RF09 (2) Live edge bars RF10 (1) Sofa RF11 (1) Coffee table RF12 (1) Side table RF13 (2) Side table RF14 (1) Off White Rug RF15 (2) Task chair RF16 (2) Shelf unit RF17 (1) Bluetooth radio RF18 (2) Table lamp  CONTINUED...	11,470.00	11,470.00



WORKSPACES THAT  
WORK FOR YOU.

Office Images - OES, LLC  
1524 San Marco Blvd.  
Jacksonville, FL 32207  
Phone: (904) 398-9761  
www.officeimagesinc.com

CUSTOMER PO

INVOICE 86275

I N V O I C E

DATE: 12/19/25  
PROPOSAL: ETOWNSTG

S O L D T O :

I N S T A L L A T :

COASTAL RIDGE COMMUNITY DEVELOPMENT  
  
STE 114  
475 W TOWN PL  
JACKSONVILLE FL 32224

DISTRICT ETOWN WELCOME CENTER  
ATTN: RICK FOSTER  
  
11003 ETOWN PKWY  
JACKSONVILLE FLORIDA 32256

CLIENT: 5329

SALESPERSON: BROOKE GAY  
PROJECT #: 70-11  
TERMS: NET ON RECEIPT

ITEM	QTY	PRODUCT	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
2	1.00	STORAGE	RF19 (3) Artwork RF20 (2) Linear steel table RF21 (4) Linear steel benches RF22 (1) Pillow RF23 (1) Presentation case RF24 (1) Sofa w/5 pillows  STORAGE OF PRODUCT THROUGH MAY 29TH (5 MONTHS) PALLETIZING, HANDLING, STORAGE, MATERIALS	3,950.00	3,950.00
			SUBTOTAL....:		3,950.00
			LABOR/SVCS..:		11,470.00
					=====
			FINAL TOTAL.:		15,420.00
			DUE NOW		7,710.00