

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

***MARCH 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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February 24, 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, March 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 February 3, 2026 Meeting
- IV. Consideration of Interlocal Agreement with the Duval County Property Appraiser and Tax Collector for Uniform Collection and Enforcement of Non-Ad Valorem Assessments
- V. Consideration of Carlton Construction Change Order No. 4
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Approval of Requisition Summary
  - C. District Manager
- VII. Financial Reports
  - A. Financial Statements as of January 31, 2026
  - B. Approval of Check Register
- VIII. Supervisors’ Requests and Audience Comments

IX. Next Scheduled Meeting – April 7, 2026 at 11:00 a.m. at the Pablo Creek Regional Library

X. Adjournment

*THIRD ORDER OF BUSINESS*

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, February 3, 2026, at 11:06 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

David Ray	Vice Chairman
Greg Barbour	Supervisor
John Hewins	Supervisor
Chris Price	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Welch <i>by phone</i>	District Engineer

The following is a summary of the discussions and actions taken at the February 3, 2026, meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 11:06 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 December 2,  
2025 Meeting**

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

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the December 2, 2025 Minutes were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with SunSate Nursery and Landscaping for Phase 1 and Rustic Ridge**

Mr. Oliver stated that the proposal for Rustic Ridge includes an annual cost of \$26,220. The proposal for Phase 1 includes an annual cost of \$170,484. The amounts combined are within the budgeted amount for landscape maintenance.

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the proposals from SunState Nursery and Landscaping for landscape and irrigation maintenance of Phase 1 and Rustic Ridge were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

**1. Approval of Requisition Summary**

A requisition summary including requisitions 49 through 53 was presented to the Board for their review.

Mr. Ray joined the meeting at this time.

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the requisition summary was approved.

**2. Ratification of Carlton Construction Change Order No. 3**

A copy of change order number three showing a reduction of \$114,000 was included in the agenda package for the Board’s review.

On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, Carlton Construction Change Order No. 3 was ratified.

**C. District Manager**

Mr. Oliver stated that staff will continue to look for a more convenient meeting location.

**SIXTH ORDER OF BUSINESS**

**Financial Report**

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

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

**B. Approval of Check Register**

- 1. November**
- 2. December**

Copies of the November check register totaling \$18,754.42 and December check register totaling \$17,759.41 were included in the agenda package for the Board’s review.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the November and December check registers were approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

*FOURTH ORDER OF BUSINESS*

Prepared by and return recorded original to:  
Harry M. Wilson, IV, Assistant General Counsel  
Office of General Counsel  
117 W. Duval Street, Suite 480  
Jacksonville, FL 32202

**INTERLOCAL AGREEMENT BY AND AMONG  
DUVAL COUNTY PROPERTY APPRAISER,  
DUVAL COUNTY TAX COLLECTOR, AND  
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT  
FOR UNIFORM COLLECTION AND ENFORCEMENT OF  
NON-AD VALOREM ASSESSMENT**

**THIS INTERLOCAL AGREEMENT** (the “Agreement”), made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and among the Duval County Property Appraiser, whose principal office is located at 231 E. Forsyth Street, Suite 270, Jacksonville, Florida 32202 (the “Property Appraiser”); the Duval County Tax Collector, whose principal office is located at 231 E. Forsyth Street, Suite 100, Jacksonville, Florida 32202 (the “Tax Collector”); and Coastal Ridge Community Development District, a local unit of special-purpose government established in accordance with Chapter 190, Florida Statutes and Chapter 92, Jacksonville Ordinance Code, whose principal address is c/o Kutak Rock, 107 West College Avenue, Tallahassee, Florida 32301 (the “District”).

**WITNESSETH:**

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the establishment of community development districts, which are local units of special-purpose government; and Chapter 190 further provides for the powers of community development districts including, among other things, the power to determine, order, levy, impose, collect, and enforce special assessments; and

**WHEREAS**, the District was established by City of Jacksonville Ordinance 2025-23-E; and

**WHEREAS**, pursuant to Sections 189.4065 and 190.011, Florida Statutes, the District may provide for the collection and enforcement of non-ad valorem assessments in accordance with Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18, Florida Administrative Code; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, those community development districts that elect to use the uniform method of collecting non-ad valorem assessments are both authorized and required to enter into an agreement with the Property Appraiser and Tax Collector for reimbursement of necessary administrative costs incurred by the Property Appraiser and Tax Collector in the levy, collection and enforcement of non-ad valorem assessments; and

**WHEREAS**, the District, in accordance with the requirements of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, adopted Resolution No. 2025-32 on April 17, 2025, expressing its intent to use the uniform method of levy, collection and enforcement; furthermore, the District agrees to perform all statutory requirements, and other applicable laws, rules and regulations, for utilizing the uniform method of levying and collecting non-ad valorem assessments; and

**WHEREAS**, Section 92.21, Jacksonville Ordinance Code, authorizes the Property Appraiser and Tax Collector to execute a contract in the form approved by the Office of General Counsel; and

**WHEREAS**, the Property Appraiser, the Tax Collector and the District now desire to set forth this Agreement regarding the preparation and submission of the District non-ad valorem assessment roll and the uniform collection and enforcement thereof;

**NOW THEREFORE**, in consideration of mutual promises and covenants contained herein, the sufficiency of the sums, covenants and other valuable consideration being hereby acknowledged by the parties, the absence of any of which this Agreement would not be executed, the Property Appraiser, the Tax Collector and the District agree as follows:

1. **Term.** The term of this Agreement shall commence upon execution, to be effective for the 2026 tax year, and, thereafter, to continue from year to year, for one-year periods, until any party provides thirty (30) days notice, in accordance with this Agreement, in writing to the other parties of its intent to terminate for future tax years, or until the District provides notice of its intent to discontinue using the uniform method of collecting the Assessment.

2. **Duties and Responsibilities of the District, the Property Appraiser and the Tax Collector.**

2.1 The District, by May 10 of the first year that the special assessment is to be collected, shall provide to the Property Appraiser and the Tax Collector by United States mail a copy of the District's resolution adopting the uniform method of collecting its non-ad valorem assessment (the "Assessment"), unless the parties agree to an extension of time in accordance with section 197.3632(3)(a), Florida Statutes. If the District intends to discontinue using the uniform method of collecting the Assessment in any subsequent tax year, the District shall notify the Property Appraiser, the Tax Collector, and the Department of Revenue in writing by January 10 of any subsequent year, in accordance with Section 197.3632(6), Florida Statutes, and Rule 12D-18.006(3), Florida Administrative Code.

2.2 The District, by May 1, shall provide to the Property Appraiser the legal description of the District's boundaries on which the Assessment is to be levied for that tax year, unless the parties agree to an extension of time in accordance with section 197.3632(3)(a), Florida Statutes. The District shall also identify those land areas within the District's geographical boundaries that are to be excluded from the Assessment based upon government ownership or other exemption.

2.3 The Property Appraiser, by June 1, shall provide to the District the names and addresses of the owners of all parcels within the District's boundaries, a brief legal description of the property, and the real estate or property identification number, using the uniform method pursuant to Section 197.3632(3)(b), Florida Statutes. The Property Appraiser is not required to provide any information that is not on the ad valorem roll submitted by the Property Appraiser to the Department of Revenue each year. If the District determines that the information supplied by the Property Appraiser is insufficient for the District's purposes, the District shall obtain additional information from any other source, at no expense to the Property Appraiser or the Tax Collector. The Property Appraiser is not responsible for incorporating any additional information into its assessment roll certified to the Tax Collector.

2.4 The District, by August 1, shall provide to the Property Appraiser, on a compatible electronic medium approved by the Property Appraiser, the official per-unit or per-parcel Assessment as adopted by the District. If the District is levying more than one Assessment per unit or parcel, the District must provide the Property Appraisal with one total amount per unit or parcel. The Property Appraiser is only responsible for certifying to the Tax Collector one total Assessment amount per unit or parcel located within the District.

2.5 The Property Appraiser, by October 30, shall prepare an assessment roll containing the District's Assessment and certify same to the Tax Collector.

2.6 The Tax Collector shall collect the Assessment in accordance with Sections 197.3632 and 197.3635, Florida Statutes.

3. **District's Payment for Administrative Costs.**

3.1 The District shall pay the Tax Collector two percent (2%) of the total Assessment collected for the Tax Collector's administrative costs and shall pay such additional amounts as may be authorized by statute, which shall be withheld from the Assessment collected by the Tax Collector prior to distribution to the District.

3.2 The District shall pay the Property Appraiser one and one-half percent (1.5%) of the total Assessment collected by the Tax Collector for the Property Appraiser's administrative costs and shall pay such additional amounts as may be authorized by statute, which shall be withheld from the Assessment collected by the Tax Collector prior to distribution to the District.

3.3 If the Assessment cannot be merged into a combined notice for ad valorem taxes and non-ad valorem assessments, as provided in Section 197.3632(7), the District shall be liable for all costs associated with separate notice, which costs shall be in addition to those payments to the Tax Collector and the Property Appraiser for administrative costs, as set forth above. The District shall reimburse the Tax Collector within ten (10) days of receipt of invoices for additional costs of separate notice or the

Tax Collector may withhold same from the Assessments collected prior to distribution to the District and provide the District with documentation of additional costs. Alternatively, the Tax Collector may direct the District to mail the separate notices. The District shall also be liable for all costs associated with any errors or omissions by the District that necessitate a correction to the roll.

3.4 If the District does not notify the Property Appraiser and the Tax Collector by January 10 of its intent to discontinue the uniform method of collecting the Assessment, the District shall pay the Property Appraiser and the Tax Collector for the cost of administration, up to the time of notification and termination of this Agreement, an amount as determined by the Property Appraiser and Tax Collector, but no greater than the amounts paid by the District to the Property Appraiser and the Tax Collector for the prior tax year.

4. **Notice.** Whenever written notice is required pursuant to this Agreement, such notice shall be in writing; delivered by one of the following methods: (1) in person with receipt confirmation, (2) by certified United States Mail, return receipt requested, or (3) by recognized courier service with receipt confirmation; and delivered to the following:

Property Appraiser: Joyce Morgan  
Duval County Property Appraiser  
231 E. Forsyth Street, Suite 270  
Jacksonville, FL 32202

Tax Collector: Jim Overton  
Duval County Tax Collector  
231 E. Forsyth Street, Suite 200  
Jacksonville, FL 32202

District: Kutak Rock  
Attn: Katie S. Buchanan  
107 West College Avenue  
Tallahassee, Florida 32301

Notice shall be effective when received at an address as specified above. Changes in the respective addresses to which such notice is directed may be made by written notice.

5. **Indemnification.** To the extent allowed by law, the District shall indemnify, defend and hold harmless the Property Appraiser and the Tax Collector and their respective officers, employees, and agents from claims, demands, suits, actions, costs and expenses on account of injury or damage to person or property arising out of the negligent acts or omissions of the District and its directors, officers, employees and agents in connection with or resulting from the performance or attempted performance of its duties and responsibilities under this Agreement. This indemnification is subject to and governed by the provisions and limitations of Section 768.28, Florida Statutes and shall not be considered a further waiver of the limited waiver of sovereign immunity contained therein.

6. **Entire Agreement and Amendment.** This Agreement constitutes the entire agreement between the parties hereto. No statement, representation, writing, understanding, agreement, course of action, or course of conduct, made by any party, or any representative of any party, which is not expressed herein shall be binding. No change, amendment, waiver or discharge to this Agreement, or any of the terms, provisions and conditions hereof, shall be valid and binding unless in writing and signed by an authorized officer or representative of the parties against whom such change, amendment, waiver or discharge is sought to be enforced.

7. **Preparation of Agreement.** The parties acknowledge that they have had meaningful input into the terms and conditions contained in this Agreement; therefore, any doubtful or ambiguous provisions contained herein shall not be construed against the party who physically prepared this Agreement.

8. **Governing Law and Venue.** This Agreement will be governed by and interpreted in accordance with the laws of the State of Florida. The venue of any legal action brought or filed relating to any matter arising under this Agreement will be exclusively in the federal and state courts sitting in Duval County, Florida, having jurisdiction.

9. **Severability.** In the event any provision of this Agreement conflicts with the law under which this Agreement is to be construed, or if any provision is held invalid by a court with jurisdiction over the parties, such provision shall be deemed to be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable laws. The remainder of this Agreement shall remain in full force and effect. Notwithstanding the foregoing, the provisions of this section will not prevent the entire Agreement from being void should a provision which is of the essence of the Agreement be determined to be void.

10. **Nonwaiver.** Failure by a party at any time to require strict performance by another party of any provisions hereof does not release that party from its obligations under the Agreement and does not affect the right of a party, thereafter, to enforce the same.

11. **Force Majeure.** “Force Majeure” means any event beyond the control of a party which results in the failure of some performance under this Agreement including, but not limited to: drought, flood, earthquake, storm, fire, lightning, epidemic, war, riot, civil disturbance, sabotage or strike. No party shall be considered to be in breach in respect of any obligation hereunder (other than the obligation to pay amounts due to another party under or pursuant to this Agreement) to the extent such failure of performance shall be due to a Force Majeure event. The party affected by a Force Majeure event shall give written notice to the other parties, within five (5) days of the commencement of non-performance due to a Force Majeure event, identifying the nature of the event, its anticipated duration and any action being taken to avoid or minimize its effect.

12. **No Third-Party Beneficiaries.** This Agreement is solely for the benefit of and shall be binding upon the Property Appraiser, the Tax Collector, and the District, and no right, privilege, claim or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party.

13. **Incorporation of Recitals.** The recitals set forth above and all applicable laws, rules and regulations are incorporated into and constitute a part of this Agreement.

14. **Section Headings.** Section headings appearing in this Agreement are inserted for convenience of reference only and shall not be construed as interpretation of text.

15. **Execution In Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, constitutes an original, and such counterparts together constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS WHEREOF**, the parties have executed this Agreement by their proper officers, duly authorized, as of the day and year first written above.

**COASTAL RIDGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ a duly authorized officer of and on behalf of COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, who is  personally known to me or  produced as identification \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**DUVAL COUNTY  
PROPERTY APPRAISER**

\_\_\_\_\_  
Joyce Morgan  
Property Appraiser

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by Joyce Morgan, Duval County Property Appraiser, who is personally known to me.

\_\_\_\_\_  
(Print name) \_\_\_\_\_  
Notary Public, State of Florida at Large

**DUVAL COUNTY TAX COLLECTOR**

\_\_\_\_\_  
Jim Overton  
Tax Collector

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by Jim Overton, Duval County Tax Collector, who is personally known to me.

\_\_\_\_\_  
(Print name) \_\_\_\_\_  
Notary Public, State of Florida at Large

Form Approved

\_\_\_\_\_  
Office of General Counsel

*FIFTH ORDER OF BUSINESS*



# Change Order

Order#: 004

Order Date: 2/20/2026

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 021 - Owner Direct Purchase	\$(417,496.03)
PCO 022 - Parking Lot Sign Changes	\$0.00
PCO 023 - Add 2nd Post for AcoustiBlock	\$0.00
PCO 024 - Cabinet and Countertop changes	\$0.00
PCO 025 - Door Hardware Changes	\$0.00
PCO 026 - Temp AC and Generator	\$0.00

### Notes

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

**Approved Amount of Change**

**-417,496.03**

The original Contract Sum was .....	12,209,201.77
Net change by previous change Orders .....	-2,022,757.48
The Contract Sum prior to this Change Order .....	10,186,444.29
The Contract Sum would be changed by this Change Order .....	-417,496.03
The new Contract Sum including this Change Order will be .....	9,768,948.26
The Contract Time will be changed by .....	

Owner \_\_\_\_\_

Date \_\_\_\_\_

Contractor J. Ambrose

Date 2/20/26

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 #021: Owner Direct Purchase**

<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>	021 / 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>	2/19/2026
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	#004 - PCO #021, #022, #023, #024, #025, #026
<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>	(\$417,496.03)

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

**CHANGE REASON:** No Change Reason

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

Include Corrections to Pavers and Neptune Benson Pool Equipment.

**ATTACHMENTS:**

[PCO #21.pdf](#)

#	Budget Code	Description	Amount
1	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	ODP Add - Gorman/Hajoca Pavers Reverse for Old Paver Selection	\$191,170.92
2	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	ODP Deduct - Gorman/Hajoca Pavers Revision for New Paver Selection	\$(161,487.56)
3	40.6000-6160.000.Subcontract Construction.Hardie Lap Siding.Subcontract	ODP Deduct - Siding Mat'l	\$(37,919.47)
4	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	ODP Deduct - Office Images Furniture	\$(346,807.71)
5	40.2000-2863.000.Subcontract Construction.Pickleball Courts.Subcontract	ODP Deduct - Acoustiblock	\$(25,038.73)
6	40.2000-2510.000.Subcontract Construction.Asphalt Paving.Subcontract	ODP Deduct - Preferred Mat'ls Asphalt	\$(45,125.00)
7	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	ODP Add - Neptune Benson Filter Old Order	\$54,951.30

#	Budget Code	Description	Amount
8	40.13000- 13152.000.Subcontract Construction.Swimming Pools.Subcontract	ODP Deduct - Neptune Benson Filter New Order	\$(47,239.78)
<b>Subtotal:</b>			<b>\$(417,496.03)</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>\$(417,496.03)</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

  
SIGNATURE                      03-02-2026  
DATE

\_\_\_\_\_  
SIGNATURE                      DATE

  
SIGNATURE                      2/20/26  
DATE

**Old Paver Selection**

**PURCHASE ORDER - EverRange Amenity Center**

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

Special Instruction: Material as per quote S021227171 dated 11.06.25

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
725051	12 x12 60MM White	13500	\$ 5.44	\$ 73,406.25
725052	8 x12 White Paver	1500	\$ 5.44	\$ 8,156.25
725052	8x8 White Paver	2500	\$ 5.44	\$ 13,593.75
725054	4x8 White Paver	360	\$ 5.44	\$ 1,957.50
558975	16x16 60MM White Paver	13300	\$ 5.44	\$ 72,318.75
390322	Ongoing Freight non Taxable	1	\$ 11,497.47	\$ 11,497.47
				<b>PO AMOUNT \$ 180,929.97</b>

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

TAX SAVINGS  
THIS P.O.

FL Sales Tax

10240.95

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

Purchaser Name: Coastal Ridge Community Development District

Vendor Acceptance:

Date: 11/10/25

Approved by:

Date: 11/10/2025



**Ever Range Quotation**


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

11/06/2025  
 S021227171

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

**Ship To:**  
 COASTAL RIDGE COMMUNITY DEVELOPMENT  
 DISTRICT  
 12858 EVER RANGE PARKWAY  
 JACKSONVILLE, FL 32256

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

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

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

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

**New Paver Selection**

**PURCHASE ORDER - EverRange Amenity Center**

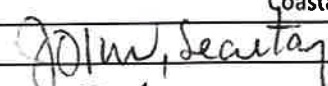

DATE:	01.19.26	EVERR PO #:	EVERR-024 Revised
PROJECT NAME:	EverRange Amenity Center	Payment Terms	Net 25 days
EVERR Ref/Project #:		SHIP TO ADDRESS:	12858 EverRange Parkway Jacksonville, FL 32256
Purchaser:	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	Send Bills To:	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</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. #:	904-728-1415
CONTRACTOR PROJECT #:	202330	SITE CONTACT PERSON:	Brent Stokes
ADDRESS:	4615 US Hwy. 17, Suite 1	DELIVERY DATE:	
CITY, STATE:	Fleming Island, FL 32003	SITE CONTACT #:	
SUBCONTRACTOR:	Cpaital Concrete & Masonry Solutions	SUBCONTRACTOR PH. #:	904-447-6072
SUB PROJECT #:		CONTACT PERSON:	Paul Rivers
ADDRESS:	7791 Belfort Road	DELIVERY DATE:	TBD
CITY, STATE:	Jacksonville, FL 33256	FAX #:	
VENDOR/SUPPLIER:	Gorman	VENDOR PHONE #:	402-677-0216
PROJECT #:		CONTACT PERSON:	Mitchell Brinkman
ADDRESS:	2380 Dobbs Road	DELIVERY DATE:	TBD
CITY, STATE:	St. Augustine, FL 32086	FAX #:	

Special Instruction: Material as per quote S021446891 dated 01.16.26 copy attached

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
519032	Pavers	13500	\$ 4.40	\$ 59,400.00
726386	Pavers	1500	\$ 4.40	\$ 6,600.00
696886	Pavers	2500	\$ 4.40	\$ 11,000.00
658949	Pavers	360	\$ 5.60	\$ 2,016.00
697285	Pavers	13300	\$ 4.40	\$ 58,520.00
390324	Palet Charge	190	\$ 14.50	\$ 2,755.00
390322	O Out going Freigh	1	\$ 11,985.00	\$ 11,985.00
PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)			<b>PO AMOUNT</b>	<b>\$ 152,276.00</b>

TAX SAVINGS THIS P.O.	FL Sales Tax	9,211.56
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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: 1/20/2026
Approved by:		Date: 1/20/26



**Ever Range Quote**


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

01/16/2026  
 S021446891

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

**Ship To:**  
 COASTAL RIDGE COMMUNITY DEVELOPMENT  
 DISTRICT  
 12858 EVER RANGE PARKWAY  
 JACKSONVILLE, FL 32256

<b>Customer#</b> 147208	<b>Custom Order #</b> EVER RANGE	<b>Release #</b>	<b>Sales Person</b> House 26399	
<b>Consultant</b> Mitchell Brinkman	<b>Ship Via</b> PK PICK UP NOW	<b>Terms</b> NET25P	<b>Expiration</b> 03/02/2026	<b>Freight</b> Not Included

PN	Description	Qty	Unit Price	Ext Price
519032	ARTISTIC PAVERS SLP112 12X12X15/8 IVORY SHELLLOCK ATLANTIC SERIES PAVER	13500	\$4.40	\$59,400.00
726386	ARTISTIC PAVER SLP1812 8X12 SHELLLOCK IVORY	1500	\$4.40	\$6,600.00
696886	ARTISTIC 8X8 IVORY PAVERS SLP18	2500	\$4.40	\$11,000.00
658949	ARTISTIC PAVERS SLPB148 SHELLLOCK IVORY 4X8X1-5/8" BORDER PAVER	360	\$5.60	\$2,016.00
697285	ARTISTIC PAVER SLP116 SHELLLOCK IVORY 16X16 PAVER	13300	\$4.40	\$58,520.00
390324	55203 PALLET CHARGES	190	\$14.50	\$2,755.00
390322	 55203 OUTGOING FREIGHT CHARGES	1	\$11,985.00	\$11,985.00

**Subtotal: \$152,276.00**  
**Sales Tax: \$0.00**  
**Freight: \$0.00**  
**Handling: \$0.00**  
**Total: \$152,276.00**

*John, Secretary*

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

Subcontractor: Capital Framing  
 Vendor: Manning  
 Material Description: Framing & Sheathing

Purchase Order Number: EVERR-017  
 PO Amount: \$ 87,976.77  
 Sales Tax: \$ 5,353.61  
 Contract Deduct: \$ 93,330.38

Invoice Date MM/DD/YYYY	Invoice Number	Amount	Vendor Invoices Including Tax	Balance	Comments
10.09.25	1412972-065	\$ 326.10	\$ 19.57		
10.14.25	1413988-065	\$ 2,367.91	\$ 142.07		
10.10.25	1413265-065	\$ 472.50	\$ 28.35		
10.10.25	1413297-065	\$ 1,584.60	\$ 95.08		
10.10.25	1413298-065	\$ 625.00	\$ 37.50		
10.10.25	1413299-065	\$ 336.66	\$ 20.20		
10.10.25	1413300-065	\$ 2,617.60	\$ 157.06		
10.10.25	1413301-065	\$ 89.50	\$ 5.37		
10.10.25	1413302-065	\$ 5,406.12	\$ 399.37		
10.10.25	1413303-065	\$ 346.20	\$ 20.77		
10.10.25	1413304-065	\$ 518.25	\$ 31.10		
10.10.25	1413305-065	\$ 1,545.60	\$ 92.74		
10.10.25	1413306-065	\$ 4,242.65	\$ 254.56		
10.10.25	1413296-065	\$ 2,892.80	\$ 173.57		
10.17.25	1415195-065	\$ 179.40	\$ 10.76		
10.20.25	1415415-065	\$ 236.60	\$ 14.20		
10.21.25	1415795-065	\$ 399.00	\$ 23.94		
10.22.25	1416276-065	\$ 5,601.76	\$ 336.11		
10.22.25	1416283-065	\$ 3,780.92	\$ 226.86		
10.23.25	1416512-065	\$ 63.00	\$ 3.78		
10.27.25	1417184-065	\$ 3,120.85	\$ 187.25		
10.28.25	1417576-065	\$ 5,235.20	\$ 314.11		
10.28.25	1417569-065	\$ 1,019.76	\$ 61.19		
11.03.25	1419152-065	\$ 2,978.40	\$ 178.70		
11.04.25	1419756-065	\$ 1,327.20	\$ 79.63		
11.10.25	118418-065	\$ (3,190.19)	\$ (191.41)		
11.13.25	1422228-065	\$ 2,130.58	\$ 127.83		
11.14.25	1422591-065	\$ 79.90	\$ 4.79		
11.17.25	1423309-065	\$ 299.30	\$ 17.96		
11.19.25	1423706-065	\$ 128.10	\$ 7.69		
11.24.25	1425062-065	\$ 199.75	\$ 11.99		
11.26.25	1425827-065	\$ 79.90	\$ 4.79		
12.04.25	1427467-065	\$ 517.05	\$ 31.02		
12.11.25	1429472-065	\$ 432.95	\$ 25.98		
12.08.25	1428364-065	\$ 2,042.70	\$ 122.56		
12.18.25	1431285-065	\$ 479.40	\$ 28.76		
12.18.25	1431327-065	\$ 15,000.00	\$ 900.00		
12.16.25	1430476-065	\$ 9,152.75	\$ 549.17		
12.19.25	1431647-065	\$ 7,500.00	\$ 450.00		
12.19.25	1431779-065	\$ 5,811.00	\$ 348.66		
01.15.26	1436804-065		\$ -		
02.03.26	1441486-065		\$ -		
Invoiced to Date		\$ 87,976.77	PO Balance	\$ -	
Tax Savings to Date		\$ 5,353.61			

Total \$ 93,330.38  
 previous ODP deduct \$ 55,410.91  
\$ 37,919.47

**PURCHASE ORDER - EverRange Amenity Center**

<b>DATE:</b>	01.19.26	<b>EVERR PO #:</b>	EVERR-027
<b>PROJECT NAME:</b>	EverRange Amenity Center	<b>Payment Terms</b>	Net 25 days
<b>EVERR Ref/Project #:</b>		<b>SHIP TO ADDRESS:</b>	12858 EverRange Parkway Jacksonville, FL 32256
<b>Purchaser:</b>	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	<b>Send Bills To:</b>	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</a>
		<b>CC:</b>	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a> <a href="mailto:ap@carltonconstruction.net">ap@carltonconstruction.net</a>
<b>CONTRACTOR:</b>	Carlton Construction, Inc.	<b>CONTRACTOR PH. #:</b>	904-728-1415
<b>CONTRACTOR PROJECT #:</b>	202330	<b>SITE CONTACT PERSON:</b>	Brent Stokes
<b>ADDRESS:</b>	4615 US Hwy. 17, Suite 1	<b>DELIVERY DATE:</b>	
<b>CITY, STATE</b>	Fleming Island, FL 32003	<b>SITE CONTACT #:</b>	
<b>SUBCONTRACTOR:</b>	Office Images Inc.	<b>SUBCONTRACTOR PH. #:</b>	904-398-9761
<b>SUB PROJECT #:</b>		<b>CONTACT PERSON:</b>	
<b>ADDRESS:</b>	1524 San Marco Blvd.	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE</b>	Jacksonville, FL 33207	<b>FAX #:</b>	
<b>VENDOR/SUPPLIER:</b>	Office Images Inc.	<b>VENDOR PHONE #:</b>	904-398-9761
<b>PROJECT #:</b>		<b>CONTACT PERSON:</b>	
<b>ADDRESS:</b>	1524 San Marco Blvd.	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE</b>	Jacksonville, FL 33207	<b>FAX #:</b>	
<b>Special Instruction: Material as per quote 15534 dated 1.15.26</b>			
<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT AMOUNT</b>
<b>Various</b>	Various		\$ 327,106.33
<b>PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)</b>			<b>PO AMOUNT \$ 327,106.33</b>
		<b>TAX SAVINGS THIS P.O.</b>	<b>FL Sales Tax 19,701.38</b>
<b>IMPORTANT NOTE: It is imperative in the interest of prompt payment that all invoices be emailed to <a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a> and cc: <a href="mailto:ap@carltonconstruction.net">ap@carltonconstruction.net</a>. Please reference EVERR PO # and Project name</b>			
<b>Purchaser Name:</b>	Coastal Ridge Community Development District		
<b>Vendor Acceptance:</b>		<b>Date:</b>	
<b>Approved by:</b>		<b>Date:</b>	



Office Images Inc.  
1524 San Marco Blvd  
Jacksonville FL 33207  
United States  
904-398-9761

officeimages

# Proforma Invoice

Date: 1/15/2026  
Proposal: 15534  
Project: 9618 EverRange  
Description: EverRange Furniture Only

**Sold To:**

Carlton Construction  
4615 US Highway 17  
Suite 1  
Fleming Island FL 32003  
United States

**Install At:**

EverRange  
12858 Ever Range Parkway  
Jacksonville FL 32256  
United States

**Payment Terms:** Due Upon Receipt

**External Memo:** EverRange Furniture

#	Quantity	Product	Product Description	Sell	Extended
1	1	LAMP	Rhodes Floor Lamp  <b>Tag:</b> ENTRY , NF.04	\$1,036.15	\$1,036.15
2	1	FREIGHT	LULU FREIGHT  <b>Tag:</b> ENTRY , NF.04	\$352.56	\$352.56
3	1	CUSTOM LOGO SIGNAGE	DESCRIPTION: Moss-filled signage with "EverRange" logo DIMENSIONS:8'-0" W, 4'-0" H  <b>Tag:</b> ENTRY , ART.01	\$10,384.62	\$10,384.62
4	2	100255278	Design with Reach- MUUTO Still Cafe Table, Black/Black, Round  <b>Tag:</b> BREAK AREA , NF.02	\$867.10	\$1,734.20
5	1	FREIGHT	Design within Reach-MUUTO FREIGHT  <b>Tag:</b> BREAK AREA , NF.02	\$266.71	\$266.71
6	1	H-4800	Stainless Steel Wire Shelving Unit - 72 x 24 x 72"  <b>Tag:</b> STORAGE KITCHENETTE , NF.05A	\$1,246.15	\$1,246.15
7	2	H-4798	STAINLESS STEEL WIRE SHELVING 48 x 24 x 72  <b>Tag:</b> STORAGE KITCHENETTE , NF.05B	\$858.97	\$1,717.94
8	1	FREIGHT	ULINE FREIGHT  <b>Tag:</b> STORAGE KITCHENETTE , NF.05AB	\$320.51	\$320.51
9	2	EVOLVE2-FM	Evolve Series Dual Monitor Arm w/DC & GM, Fixed + Motion Arms  BLK    Black <b>Tag:</b> SHARED OFFICE , NF.01	\$472.94	\$945.88



Office Images Inc.  
1524 San Marco Blvd  
Jacksonville FL 33207  
United States  
904-398-9761

officeimages

# Proforma Invoice

Date: 1/15/2026  
Proposal: 15534  
Project: 9618 EverRange  
Description: EverRange Furniture Only

#	Quantity	Product	Product Description	Sell	Extended
10	2	FCHHUB-ES	FlexCharge Power Hub for Sena, SenaEX (Not EX3), Edge, and Evolve Monitor Arms  BLK Black <b>Tag:</b> SHARED OFFICE , NF.01	\$145.15	\$290.30
11	2	NETTA-48	Mesh Wire Management Channel, 48W  BLK Black <b>Tag:</b> SHARED OFFICE , NF.01	\$102.46	\$204.92
12	1	FREIGHT	FELLOWES FREIGHT  <b>Tag:</b> SHARED OFFICE , NF.01	\$44.87	\$44.87
13	2	NAC0248SUR	ACCESSORIES,48W,UNDERSURFACE SUPPORT RAIL,BLACK  <b>Tag:</b> SHARED OFFICE , NF.01	\$135.90	\$271.80
14	2	WW2315PMBF2L	WAVEWORKS,23DX15W,PEDESTAL,MOBILE,BOX/FILE,HPL  87MB, KRB, KN, KN BEAM,CINDER, RANDOM CORE,INSTALLED,BLACK, KONA, KONA <b>Tag:</b> SHARED OFFICE , NF.01	\$677.25	\$1,354.50
15	2	WW2315PUBBFL	WAVEWORKS,23DX15W,PEDESTAL,BOX/BOX/FILE,UNDERSURFACE,LAM  87MB, X, KRB, KN, KN BEAM,CINDER, NO GROMMET, RANDOM CORE,INSTALLED,BLACK, KONA, KONA <b>Tag:</b> SHARED OFFICE , NF.01	\$488.70	\$977.40
16	2	WW2436WSSVDL	WAVEWORKS,24DX36W,SURFACE,RECT,VERT GRAIN,HPL  E, VKN, X, X, X, 35.0000, STD, KN EXTENSION, SOFTENED,KONA, NO GROMMET, NO WIRE MANAGER, NO MODIFIED DEPTH (STANDARD), 35 (889 MM), STANDARD LAMINATE, KONA <b>Tag:</b> SHARED OFFICE , NF.01	\$159.30	\$318.60
17	2	WW2928EPL	WAVEWORKS,29DX28H,END PANEL,LAMINATE  X, X, KN NO GROMMET, NO MODIFIED DEPTH (STANDARD), KONA <b>Tag:</b> SHARED OFFICE , NF.01	\$172.80	\$345.60



Office Images Inc.  
1524 San Marco Blvd  
Jacksonville FL 33207  
United States  
904-398-9761

officeimages

# Proforma Invoice

Date: 1/15/2026  
Proposal: 15534  
Project: 9618 EverRange  
Description: EverRange Furniture Only

#	Quantity	Product	Product Description	Sell	Extended
18	2	WW3627MPVL	WAVEWORKS,36WX27H,PED MODESTY PANEL,FULL,VERT GRAIN,LAMINATE  E, X, EXTENSION, NO MODESTY GROMMET, X, KN NO MODIFIED WIDTH (STANDARD), KONA  <b>Tag:</b> SHARED OFFICE , NF.01	\$112.50	\$225.00
19	2	WW4128EPL	WAVEWORKS,41DX28H,END PANEL,LAMINATE  X, X, KN NO GROMMET, NO MODIFIED DEPTH (STANDARD), KONA  <b>Tag:</b> SHARED OFFICE , NF.01	\$211.50	\$423.00
20	1	WW4284WSCEDL L7	WAVEWORKS,42DX84W,SURFACE,EXT CORNER,LEFT,HPL  M, VAD, MAIN, SOFTENED,ALMOND, NO X, X, GROMMET, NO WIRE MANAGER, STD, KN STANDARD LAMINATE, KONA  <b>Tag:</b> SHARED OFFICE , NF.01	\$762.30	\$762.30
21	1	WW4284WSCEDR L7	WAVEWORKS,42DX84W,SURFACE,EXT CORNER,RIGHT,HPL  M, VKN, MAIN, SOFTENED,KONA, NO X, X, STD, GROMMET, NO WIRE MANAGER, KN STANDARD LAMINATE, KONA  <b>Tag:</b> SHARED OFFICE , NF.01	\$762.30	\$762.30
22	2	WW8408MPL	WAVEWORKS,84WX8H,MODESTY PANEL,1/3 HEIGHT,LAMINATE  M, X, MAIN, NO MODIFIED WIDTH KN (STANDARD), KONA  <b>Tag:</b> SHARED OFFICE , NF.01	\$166.95	\$333.90
23	196	BDC2037	Bristol Side Chair  Natural Teak  <b>Tag:</b> OUT-CH-01	\$350.00	\$68,600.00
24	20	BBC2045	Bristol Bar Chair- Pair with Balcony Bar Table  Natural Teak  <b>Tag:</b> OUT-CH-02	\$423.00	\$8,460.00
25	8	BXTC2049	Bristol Bar Chair 30" XT- Pair with 42" High Millwork  Natural Teak  <b>Tag:</b> OUT-CH-02	\$465.00	\$3,720.00



Office Images Inc.  
 1524 San Marco Blvd  
 Jacksonville FL 33207  
 United States  
 904-398-9761

officeimages

# Proforma Invoice

Date: 1/15/2026  
 Proposal: 15534  
 Project: 9618 EverRange  
 Description: EverRange Furniture Only

#	Quantity	Product	Product Description	Sell	Extended
26	196	W0310	Country Club Strap Chaise FRAME:, STRAP: Bronze Age, Adobe <b>Tag:</b> OUT-CH-03	\$327.00	\$64,092.00
27	24	TUPELO	Deck Chaise Lounge White <b>Tag:</b> OUT-CH-04	\$1,616.00	\$38,784.00
28	20	MHCTC2734	Mayhew Chat Chair Natural Teak <b>Tag:</b> OUT-LNG-1	\$434.00	\$8,680.00
29	44	HDT0044D	Homestead 44" Square Table, with Umbrella Hole/Plug Natural Teak <b>Tag:</b> OUT-TBL-1	\$1,183.00	\$52,052.00
30	3	HDT4472D	Homestead 44x73" Rectangular Table, with Umbrella Hole/Plug Natural Teak <b>Tag:</b> OUT-TBL-2	\$1,885.00	\$5,655.00
31	50	WT1818STMYN	Myan Punched Alum- 18" Stackable End Table FRAME: Bronze Age <b>Tag:</b> OUT-TBL-3	\$255.00	\$12,750.00
32	6	CET1720	CAMDEN SIDE TABLE Natural Teak <b>Tag:</b> OUT-TBL-4	\$226.00	\$1,356.00
33	6	CCT1835	CAMDEN COFFEE TABLE Natural Teak <b>Tag:</b> OUT-TBL-5	\$392.00	\$2,352.00
34	10	BTHBB	20x60 RECT Balcony Bar Table Natural Teak <b>Tag:</b> OUT-TBL-6	\$698.00	\$6,980.00
35	1	CPPNT	Extra Plugs for Camden Tables <b>Tag:</b> OUT-ADD	\$0.00	\$0.00



Office Images Inc.  
 1524 San Marco Blvd  
 Jacksonville FL 33207  
 United States  
 904-398-9761

officeimages

# Proforma Invoice

Date: 1/15/2026  
 Proposal: 15534  
 Project: 9618 EverRange  
 Description: EverRange Furniture Only

#	Quantity	Product	Product Description	Sell	Extended
36	27	FL9PM-SV	9' Single Vent Market Umbrella with Fiberglass Pole and Ribes, Manual Lift  POLE: Champagne, Sunbrella Shade FABRIC: col.Natural 4604 <b>Tag: OUT-UMB-1 &amp; 2</b>	\$475.37	\$12,834.99
37	23	23	Resin Coated Concrete Table Base, Dedicated 8" Steam,  BZ Desert Bronze <b>Tag: OUT-UMB-1</b>	\$145.79	\$3,353.17
38	4	100A	100lbs Concrete filled premium aluminum shell with wheels with 18" Stainless Steel Stem  BZ Desert Bronze <b>Tag: OUT-UMB-2</b>	\$567.02	\$2,268.08
39	1	FREIGHT	FREIGHT from Berlin Gardens  <b>Tag: OUT-FREIGHT</b>	\$4,487.18	\$4,487.18
40	1	FREIGHT	FREIGHT from Windward  <b>Tag: OUT-FREIGHT</b>	\$3,613.70	\$3,613.70
41	1	FREIGHT	FREIGHT from Tupelo  <b>Tag: OUT-FREIGHT</b>	\$0.00	\$0.00
42	1	FREIGHT	FREIGHT from Taylor & Associates  <b>Tag: OUT-FREIGHT</b>	\$1,782.12	\$1,782.12
43	1	TARIFF	TARIFF from Taylor & Associates  <b>Tag: OUT-TARIFF</b>	\$966.88	\$966.88

**Subtotal** \$327,106.33  
**Tax**  
**Total** \$327,106.33

**Pay This Amount** \$163,553.17



officeimages

Office Images Inc.  
1524 San Marco Blvd  
Jacksonville FL 33207  
United States  
904-398-9761

# Proforma Invoice

Date: 1/15/2026  
Proposal: 15534  
Project: 9618 EverRange  
Description: EverRange Furniture Only

Please note our Terms and Conditions dictate 1.5% interest monthly to begin after 30 days past due.  
We regularly report late payment transactions to the credit bureaus which can affect your credit rating.

## WIRE TRANSFER INSTRUCTIONS:

<b>Beneficiary Name</b>	<b>Beneficiary Address</b>	<b>Ameris Bank</b>	<b>Account</b>	<b>Routing</b>	<b>Remit Info</b>
Office Images, Inc	1515 Holcomb Woods Pkwy Roswell, GA 30076	225 South Main St. Moultrie, GA 31768	2049242312	061201754	accountingdepartment@officeimagesinc.com

**PURCHASE ORDER - EverRange Amenity Center**

<b>DATE:</b>	02.05.26	<b>EVERR PO #:</b>	EVERR-028
<b>PROJECT NAME:</b>	EverRange Amenity Center	<b>Payment Terms</b>	Net 25 days
<b>EVERR Ref/Project #:</b>		<b>SHIP TO ADDRESS:</b>	12858 EverRange Parkway Jacksonville, FL 32256
<b>Purchaser:</b>	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	<b>Send Bills To:</b>	joliver@gmsnf.com
		<b>CC:</b>	bperegrino@gmsnf.com ap@carltonconstruction.net
<b>CONTRACTOR:</b>	Carlton Construction, Inc.	<b>CONTRACTOR PH. #:</b>	904-728-1415
<b>CONTRACTOR PROJECT #:</b>	202330	<b>SITE CONTACT PERSON:</b>	Brent Stokes
<b>ADDRESS:</b>	4615 US Hwy. 17, Suite 1	<b>DELIVERY DATE:</b>	
<b>CITY, STATE:</b>	Fleming Island, FL 32003	<b>SITE CONTACT #:</b>	
<b>SUBCONTRACTOR:</b>	The Nidy Sports Construction Co	<b>SUBCONTRACTOR PH. #:</b>	407-988-7934
<b>SUB PROJECT #:</b>		<b>CONTACT PERSON:</b>	Drew King
<b>ADDRESS:</b>	751 General Hutchison Pkwy	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE:</b>	Longwood, FL 32750	<b>FAX #:</b>	
<b>VENDOR/SUPPLIER:</b>	Acoustiblok, inc.	<b>VENDOR PHONE #:</b>	813-980-1400
<b>PROJECT #:</b>		<b>CONTACT PERSON:</b>	
<b>ADDRESS:</b>	6900 Interbay Blvd.	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE:</b>	Tampa, FL 33616	<b>FAX #:</b>	
<b>Special Instruction: Equipment per Quote CO10051676 dated 10.29.25</b>			

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
PB-VNC6XLB	Pickleblox noise curtain	43	\$ 520.00	\$ 22,360.00
GHP	Grommet hole plugs	1280	\$ 0.35	\$ 448.00
				\$ -
	Freight			\$ 787.25

<b>PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)</b>	<b>PO AMOUNT</b>	<b>\$ 23,595.25</b>
	<b>TAX SAVINGS THIS P.O.</b>	<b>FL Sales Tax 1,443.48</b>

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

<b>Purchaser Name:</b>	Coastal Ridge Community Development District
<b>Vendor Acceptance:</b>	Date: 2/5/2026
<b>Approved by:</b>	Date:



# Estimate

Date Oct-29-2025

Estimate # CO10051676  
(Valid for 60 days)

Sales Rep [comeara@acoustiblok.com](mailto:comeara@acoustiblok.com)

### Bill to:

Coastal Ridge Community Dev Dist  
Anthony Cantu

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

EM: [anthony@carltonconstruction.net](mailto:anthony@carltonconstruction.net)

### Ship to:

Coastal Ridge Community Dev Dist  
Anthony Cantu

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

USA

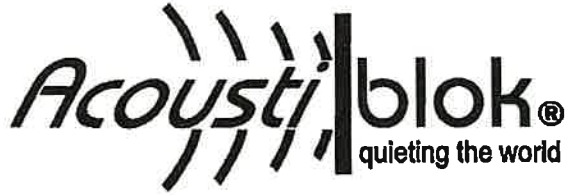
PH:904.887.1979 m

### Remit to:

Acoustiblok, Inc.  
6900 Interbay Blvd  
Tampa, Florida USA 33616  
P:(813)980-1400  
F:(813)549-2653

P.O.#	Sales Rep	Terms	EST Ship Date	F.O.B	Ship Via	Ship Notes	EST Weight
	CO	PRE-PAY		Tampa, FL	FreightWise		3578

Qty	Item	Description	Unit Price	Total Price
1	ProjectName	EverRange Amenity Pickleball Rev1 Total 250' x 8' Black	\$0.00	\$0.00
43	PB-VNC6XLB	New Patented (Non MLV) PickleBlok® Vertical noise curtain. A hybrid polymer composite (HPC) has a tensile strength of 1714lb. per sq inch, STC 27, Black, 6'W x 8 ft. H x 1/8" thick. Grommets Every 8in. on top, 6in. on sides, a pair 3in. apart centered every 18in. 6in. up from bottom. Includes 250 lb. silver stainless steel ties (BLK Anodized add \$1.39 E). GHP grommet hole plugs recommended \$.35 E. Sold by linear ft. only. Beautiful Foliage overlay available. ("Sole Source" Exclusively.)	\$520.00	\$22,360.00
1280	GHP	AcoustiFence grommet hole plugs. VERY essential, considering how much sound comes out of your cell phone's extremely small speaker holes and the grommet holes are many times larger with approximately 100 in each fence.	\$0.35	\$448.00
1	Notes	Please include 850 - 16" 250# load rated stainless steel cable ties at n/c	\$0.00	\$0.00
1	DISCLAIMER-AFAD	AcoustiFence Acoustical Disclaimer-Outdoor Noise is only capable of being reduced; it is impossible to totally stop. Your noise reduction is relevant to many variables, i.e., surrounding noise reflecting objects like buildings or trees, elevations and distance of listener vs. noise source, noise frequencies, wind, humidity, or the height of the AcoustiFence noise barrier.	\$0.00	\$0.00
1	DISCLAIMER-AFSD	Structural integrity of installation & structure the AcoustiFence is attached to, is entirely the responsibility of the customer. Wind can be dangerous on large surface areas. Consult with proper engineering to determine safest fence structure and installation, even if using our install suggestions, from various customers. Installation/maintenance in windy conditions can be dangerous and should not be done.	\$0.00	\$0.00
1	DISCLAIMER-FRT 01	Acoustiblok Inc. makes no guarantee nor assumes ANY liability whatsoever relative to shipping out or arrival times of shipments. Customer/consignee agrees to be responsible for storage and return freight charges for shipment not picked up or accepted. Customer must have ability to unload product, i.e. fork lift if lift gate not included in freight charge or noted on this document. Freight charges subject to change due to fuel index.	\$0.00	\$0.00



**Estimate**

Date Oct-29-2025

Estimate # CO10051676  
(Valid for 60 days)

Sales Rep comeara@acoustiblok.com

Qty	Item	Description	Unit Price	Total Price
1	FREIGHT-Freight Wise		\$787.25	\$787.25
		3578# (3)pallets -(2)75x51 -(1)78x24 Commercial Delivery appt 1-2 business days est transit  **lift gate needed add \$42		

Products are built to order. Any custom sizes or orders that include custom products MUST be paid in advance (non-credit card). We accept ACH, cleared ck, credit card or cash.  
 CREDIT CARD PROCESSING FEE: AMEX 3.5%, ALL OTHERS 3%.  
 "TAKE OFF QUANTITY OF MATERIALS" IS THE RESPONSIBILITY OF PURCHASER.  
 WE SHIP ON PRODUCT COMPLETION. NO HOLDING BACK AN ORDER, EVEN IF PAID OR OPEN ACCOUNT.

**Subtotal:** \$23,595.25  
**Sales Tax:** \$0.00  
**Total:** \$23,595.25

Signature below indicates acceptance of this Estimate including terms and conditions www.acoustiblok.com. Signing for Acoustiblok, Inc. *Lahnie Johnson* Lahnie Johnson, President. All sales final. No refunds/credits. No other warranties implied or verbal agreements beyond this contract. Estimates of quantities required or shipping times are only estimates. "Soundproof" is a degree of sound reduction impossible to be 100%. All of our Patented Products are "Sole Source" and ONLY sold through us.

Authorized Signature: *[Signature]* Print Name: James Oliver Date: 2/5/2024  
 Title: District Secretary

**PURCHASE ORDER - EverRange Amenity Center**

<b>DATE:</b>	02.16.2026	<b>EVERR PO #:</b>	EVERR-029
<b>PROJECT NAME:</b>	EverRange Amenity Center	<b>Payment Terms</b>	Net 25 days
<b>EVERR Ref/Project #:</b>		<b>SHIP TO ADDRESS:</b>	12858 EverRange Parkway Jacksonville, FL 32256
<b>Purchaser:</b>	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustine, FL 32092-3649	<b>Send Bills To:</b>	<a href="mailto:loliver@gmsnf.com">loliver@gmsnf.com</a>
		<b>CC:</b>	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a> <a href="mailto:ap@carltonconstruction.net">ap@carltonconstruction.net</a>
<b>CONTRACTOR:</b>	Carlton Construction, Inc.	<b>CONTRACTOR PH. #:</b>	904-728-1415
<b>CONTRACTOR PROJECT #:</b>	202330	<b>SITE CONTACT PERSON:</b>	Brent Stokes
<b>ADDRESS:</b>	4615 US Hwy. 17, Suite 1	<b>DELIVERY DATE:</b>	
<b>CITY, STATE</b>	Fleming Island, FL 32003	<b>SITE CONTACT #:</b>	
<b>SUBCONTRACTOR:</b>	Vallencourt Construction Co., Inc	<b>SUBCONTRACTOR PH. #:</b>	904-352-339-4552
<b>SUB PROJECT #:</b>		<b>CONTACT PERSON:</b>	Hunter Pruitt
<b>ADDRESS:</b>	449 Center Street	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE</b>	Green Cove Springs, FL 32043	<b>FAX #:</b>	
<b>VENDOR/SUPPLIER:</b>	Preferred Materials, Inc.	<b>VENDOR PHONE #:</b>	904-4608577
<b>PROJECT #:</b>		<b>CONTACT PERSON:</b>	Stuart Bozeman
<b>ADDRESS:</b>	4636 Scarborough Dr.	<b>DELIVERY DATE:</b>	TBD
<b>CITY, STATE</b>	Lutz, FL 33559	<b>FAX #:</b>	

**Special Instruction: Per quote Q-319124 dated 1.27.26**

ITEM #	DESCRIPTION	QUANTITY	UNIT AMOUNT	TOTAL AMOUNT
212055R40	SP 9.5mm TLC Rap	500	\$ 85.00	\$ 42,500.00
				\$ -
				\$ -

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

**PO AMOUNT \$ 42,500.00**

<b>TAX SAVINGS THIS P.O.</b>	<b>FL Sales Tax</b>	<b>2,625.00</b>
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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**

<b>Purchaser Name:</b>	Coastal Ridge Community Development District
<b>Vendor Acceptance:</b>	Date: 2/16/2024
<b>Approved by:</b>	Date:



# Material Quotation

Main Office  
4638 Scarborough Dr., Lutz, Florida 33559  
Phone: 813-973-2888

<b>Customer Number:</b>		<b>Quote Number:</b>	Q-319124
<b>Customer Name:</b>	Coastal Ridge CDD	<b>Quote Date:</b>	1/27/2026
<b>Customer Address:</b>	475 West Town Place St. Augustine, FL, 32092	<b>Price Valid Through:</b>	6/30/2026
<b>Contact Name:</b>		<b>Project Name:</b>	Ever Range Amenity Center (GRN)
<b>Contact Phone:</b>		<b>Project Address:</b>	Ever Range Parkway Jacksonville FL, 32256
<b>Contact Email:</b>		<b>Customer PO #:</b>	

Quoted By: Stuart Bozeman (904)-460-8577 stuart.bozeman@preferredmaterials.com

Product Code	Product Description	Location	QTY	Material Price	Extended price
212055R40	SP 9.5mm TLC Rap	A0689 - Greenland, FL Plant	500.00 TON	\$85.00	\$42,500.00
<b>TOTAL:</b>					<b>\$42,500.00</b>

Additional Notes:

\*This quote needs to be accepted in 30 days for it to be valid\*

Accepted By:

Print Name: JAMES OLIVER  
Signature: [Handwritten Signature]  
Title: Secretary  
Date: 2/16/2016

Preferred Materials Inc

Print Name: STUART R. BOZEMAN  
Signature: [Handwritten Signature]  
Title: SALES MANAGER  
Date: 1-28-2016

## STANDARD TERMS AND CONDITIONS – MATERIAL SALES

1. **Applicability.** The accompanying quotation/confirmation of sale/invoice and these terms (collectively, the "Order") comprise the entire agreement between the parties, and supersedes all prior or contemporaneous communications, understandings, agreements, negotiations, representations and warranties. These terms prevail over any of Buyer's general terms and conditions of purchase regardless whether or when Buyer has submitted its purchase order or such terms.
2. **Payment.** Payment terms are net 30 days from date of purchase or sooner as may be required by applicable law. Late payments shall accrue a finance charge of one and one-half percent (1½%) per month or the highest rate allowable by law, whichever is less. Seller shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, arising out of Buyer's failure to make all payments due under this Order in a timely manner.
3. **Taxes.** Buyer is responsible for payment of all taxes and duties of any nature whatsoever, including any local, state and federal taxes. Buyer agrees to indemnify and hold Seller harmless from any and all costs and expenses associated with any levy or attempted levy of any such taxes on Seller.
4. **Suspension; Termination.** In addition to any other remedies available to Seller, Seller may suspend or terminate this Order with immediate effect upon written notice to Buyer, if Buyer: (i) fails to pay any amount when due under this Order (or any other agreement Buyer has with Seller); (ii) has not otherwise performed or complied with any of these terms (or complied with the terms of any other agreement Buyer has with Seller); (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors; or (iv) exhibits other adverse credit conditions that are unsatisfactory to Seller, as determined by Seller in its sole discretion.
5. **Shipment; Delivery Conditions.** Unless otherwise agreed in writing, all materials purchased by Buyer shall be FOB Seller's plant sourcing the Order. If FOB Destination, the Buyer agrees to provide suitable roadways or approaches to points of delivery. Seller reserves the right to cease deliveries if Seller concludes, in its sole opinion, that the roadways or approaches are unsatisfactory. In the event Buyer orders delivery beyond curb line, Buyer assumes liability for damages to sidewalks, driveways or other property, loss and expense incurred as a result of such deliveries to the maximum extent allowed by law. Prices quoted herein are based on prompt unloading of trucks, and in case repeated delays in unloading, deliveries may be discontinued until conditions are corrected. Delays of more than 20 minutes are subject to an additional charge.
6. **Title and Risk of Loss.** Title and risk of loss passes to Buyer at the time the materials are loaded into Buyer's, or Buyer's agents', vehicles, barges or other modes of transport, in the case of FOB Plant sales, or in the case of Seller's delivery, upon delivery of the Materials at Buyer's location.
7. **Warranty.** Seller warrants that the goods herein will conform to the specifications provided to Seller prior to manufacture or shipment of the materials. Seller's obligation to meet the applicable specifications supersedes any and all other warranties. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES. Buyer shall verify that Seller's materials comply with the plans and specifications prior to installation. Changes to the plans and specifications shall be made by written change order and Seller shall be entitled to an equitable price adjustment for such changes. The express limited warranty set forth herein shall be void if Buyer fails to pay Seller in full for the materials provided by Seller pursuant to this Order.
8. **Time.** If Seller agrees to deliver the goods, Seller shall make reasonable efforts to deliver the goods by the specified delivery date and shall provide notice to Buyer of any expected delays in delivery. Seller is not responsible for failure to supply materials due to labor disputes, repairs to machinery, fire, flood, adverse weather conditions, inability to obtain transportation, fuel, electric power, or operating materials or machinery at reasonable cost; or by reason of any other cause beyond its control, including the inability to produce materials meeting any applicable specification or requirement. In the event any such contingency should occur, Seller reserves the right to determine the order of priority of delivering to its purchasers.
9. **Modification.** No amendment or modification of this Order shall be valid or enforceable unless in writing and signed by the party sought to be charged, and no prior or current course of dealing between the parties, or any usage of trade or custom of the industry shall modify or supplement the terms and conditions of this Order.
10. **No Waiver.** The failure of Seller to exercise any right granted hereunder shall not impair or waive Seller's privilege of exercising such right to any subsequent time or times.
11. **Damages.** Seller's liability for any and all damages related to this Order shall be limited to replacement of materials sold hereunder. **IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WITH REGARD TO ANY CLAIM ARISING OUT OF OR RELATING TO THIS ORDER.**
12. **Indemnity.** To the maximum extent permitted by applicable law, Buyer shall defend, indemnify and hold Seller, its officers, employees, agents, insurers, sureties, and affiliates, harmless from any and all losses, damages, expenses (including attorneys' fees), claims, suits, liabilities, fines and remedial or clean-up costs arising out of or in any way related to: (i) Buyer's breach of this Agreement; (ii) any act or omission by or on behalf of Buyer, its employees, and agents; or (iii) the negligent or alleged wrongful installation of Seller's materials.
13. **Applicable Law.** This Order, and the rights, duties, obligations and remedies of the parties shall be governed by or construed in accordance with the laws of the state of Seller's plant sourcing the Order.
14. **Miscellaneous.** (A) Buyer shall be responsible for testing the materials and confirming that the materials comply with Buyer's specifications at Seller's facility prior to directing shipment. (B) Unless otherwise stated in this Agreement or the quote provided herewith, prices quoted shall be good for a period of thirty days. (C) Prices are based upon estimated quantities. If quantities vary more than ten percent (10%) from estimated quantities, prices are subject to adjustment corresponding with any resulting increase in Seller's costs. (D) All funds paid to Buyer from a third party, for the materials or any portion of the materials sold to Buyer hereunder shall be deemed in trust for the payment of all materials, and such funds shall not become the property of Buyer nor any portion of such funds be used by Buyer for any purpose, until full payment is made for all materials sold by Seller to Buyer hereunder. (E) For a copy of Safety Data Sheets or product label information, please contact Seller at the phone number or address set forth on the attached page for alternate delivery method or visit Seller's website. Buyer agrees to draw to the attention of any persons handling or using the materials or having

access to the materials while in Buyer's possession or to whom Buyer sells the materials or any part thereof any warning, information of suggestions which are contained or referred to in the Safety Data Sheets or label information, or any other literature or packaging relating to the materials.

**15. MANDATORY BINDING ARBITRATION: ALL CLAIMS AND CONTROVERSIES ARISING OUT OF OR RELATED TO THIS ORDER, INCLUDING CLAIMS INVOLVING ANY SURETIES, SHALL BE SUBMITTED TO AND RESOLVED BY BINDING ARBITRATION BY A SINGLE ARBITRATOR IN THE COUNTY AND STATE OF SELLER'S SOURCE PLANT FOR THE ORDER. THE AMERICAN ARBITRATION ASSOCIATION ("AAA") SHALL CONDUCT THE ARBITRATION AND THE COSTS OF THE ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES. NOTWITHSTANDING ANY LANGUAGE TO THE CONTRARY IN THIS ORDER, THE PARTIES HEREBY AGREE: THAT THE UNDERLYING AWARD MAY BE APPEALED PURSUANT TO THE AAA'S OPTIONAL APPELLATE ARBITRATION RULES ("APPELLATE RULES"); THAT THE UNDERLYING AWARD RENDERED BY THE ARBITRATOR(S) SHALL, AT A MINIMUM, BE A REASONED AWARD; AND THAT THE UNDERLYING AWARD SHALL NOT BE CONSIDERED FINAL UNTIL AFTER THE TIME FOR FILING THE NOTICE OF APPEAL PURSUANT TO THE APPELLATE RULES HAS EXPIRED. APPEALS MUST BE INITIATED WITHIN THIRTY (30) DAYS OF RECEIPT OF AN UNDERLYING AWARD, AS DEFINED BY RULE A-3 OF THE APPELLATE RULES, BY FILING A NOTICE OF APPEAL WITH ANY AAA OFFICE. FOLLOWING THE APPEAL PROCESS THE DECISION RENDERED BY THE APPEAL TRIBUNAL MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.**





## Evoqua Capital Equipment Proposal

Prepared For:

### **Coastal Ridge CDD**

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

**Quote #: 05041661**

Transforming Water. Enriching Life.®

Proposal For: Coastal Ridge CDD

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

**Item Pricing Summary**

Items

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

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

Currency: USD

**Quote Totals**

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

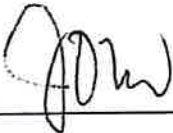
Proposal Notes

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

**EverRange Aquatics - Jacksonville, FL**

### Letter of Agreement

Equipment will not be manufactured and/or shipped until submittals are provided and approved. Any changes to the proposed equipment will be made through the change order process.

Signature of acceptance:  \_\_\_\_\_

Signature

JAMES OLIVER, Secretary  
\_\_\_\_\_

Printed Name/Title

10/20/2025  
\_\_\_\_\_

Date

Is your project Tax Exempt:  Yes or  No If yes, please provide tax-exemption certificate

Note: If issuing a Purchase Order please make it out to Neptune Benson

Revised/ Correct PO

**PURCHASE ORDER - EverRange Amenity Center**

<b>DATE:</b>	01.20.26	<b>EVERR PO #:</b>	EVERR-018 Revised	
<b>PROJECT NAME:</b>	EverRange Amenity Center	<b>Payment Terms</b>	Net 25 days	
<b>EVERR Ref/Project #:</b>		<b>SHIP TO ADDRESS:</b>	12858 EverRange Parkway Jacksonville, FL 32256	
<b>Purchaser:</b>	Coastal Ridge CDD 475 W. Town Pl, Ste 114 Saint Augustline, FL 32092-3649	<b>Send Bills To:</b>	joliver@gmsnf.com	
		<b>CC:</b>	bperegrino@gmsnf.com ap@carltonconstruction.net	
<b>CONTRACTOR:</b>	Carlton Construction, Inc.	<b>CONTRACTOR PH. #:</b>	904-728-1415	
<b>CONTRACTOR PROJECT #:</b>	202330	<b>SITE CONTACT PERSON:</b>	Brent Stokes	
<b>ADDRESS:</b>	4615 US Hwy. 17, Suite 1	<b>DELIVERY DATE:</b>		
<b>CITY, STATE</b>	Fleming Island, FL 32003	<b>SITE CONTACT #:</b>		
<b>SUBCONTRACTOR:</b>	Crwon Pools	<b>SUBCONTRACTOR PH. #:</b>	904-858-4300	
<b>SUB PROJECT #:</b>		<b>CONTACT PERSON:</b>	Ashlee Correia	
<b>ADDRESS:</b>	3002 Phillips Highway	<b>DELIVERY DATE:</b>	TBD	
<b>CITY, STATE</b>	Jacksonville, FL	<b>FAX #:</b>		
<b>VENDOR/SUPPLIER:</b>	Neptune Benson	<b>VENDOR PHONE #:</b>	813-533-5148	
<b>PROJECT #:</b>		<b>CONTACT PERSON:</b>	Kari Banning Golla	
<b>ADDRESS:</b>	334 Knight St., Ste 3100	<b>DELIVERY DATE:</b>	TBD	
<b>CITY, STATE</b>	Warwick, RI 02886-1286	<b>FAX #:</b>		
<b>Special Instruction: Equipment per Quote 05043256 COI #1 dated 1.7.26</b>				
<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT AMOUNT</b>	<b>TOTAL AMOUNT</b>
1000-1287	Filter System-Sand	1		\$ 41,495.08
1000-7233	Filter System-Sand	2		
1000-5991	Valve Air Relelf	2		
	Freight			\$ 3,000.00
<b>PLEASE SUBMIT QUOTE FROM VENDOR/SUPPLIER WITH VENDOR REQUISITION FORM (VRF)</b>			<b>PO AMOUNT \$</b>	<b>44,495.08</b>
		<b>TAX SAVINGS THIS P.O.</b>	<b>FL Sales Tax</b>	<b>2,744.70</b>
<b>IMPORTANT NOTE: It Is Imperative in the interest of prompt payment that all Invoices be emailed to bperegrino@gmsnf.com and cc: ap@carltonconstruction.net. Please reference EVERR PO # and Project name</b>				
<b>Purchaser Name:</b>	Coastal Ridge Community Development District			
<b>Vendor Acceptance:</b>	<i>[Signature]</i>			<b>Date:</b> 1/21/2026
<b>Approved by:</b>	<i>[Signature]</i>			<b>Date:</b>



## Evoqua Capital Equipment Proposal

Prepared For:

**COASTAL RIDGE CDD**

EverRange CDD - CO#1

**Quote #: 05043256**

Transforming Water. Enriching Life.®

Proposal For: Coastal Ridge CDD

Neptune Benson Inc.  
334 Knight St Ste 3100  
Warwick, RI 02886-1286

## Item Pricing Summary

### Items

Item	Part No Description	Qty	Net Price	Ext Price
1	<b>CHANGE ORDER #1</b>  Original Total = \$51,770.09 New Total = \$44,195.08 Removed (1) 1000-8175 8x6 FP	1		
2	<b>1000-1287</b> Filter System - Sand	1 EA		\$41,195.08
3	<b>1000-7233</b> FILTER FG HZ 48084SHFFG-6R	2 EA		
4	<b>1000-5991</b> VALVE AIR RELIEF 3/4" KIT	2 EA		

Currency: USD

### Quote Totals

Item(s) Subtotal:	\$ 41,195.08
Freight:	\$ 3,000.00
<b>Total Net Price:</b>	<b>\$ 44,195.08</b>

### Proposal Notes

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

Letter of Agreement

Equipment will not be manufactured and/or shipped until submittals are provided and approved. Any changes to the proposed equipment will be made through the change order process.

Signature of acceptance: 

Signature

James Oliva, Secretary

Printed Name/Title

January 21, 2024

Date

Is your project Tax Exempt:  Yes or  No If yes, please provide tax-exemption certificate

Note: If issuing a Purchase Order please make it out to Neptune Benson





1354 Wigmore Street  
Jacksonville, FL 32206

Date	Estimate #	P.O. No.
------	------------	----------

2/12/2026      2609

# Estimate

**Name / Address**

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

Description	Qty	Rate	Total
everRange Amenity			
Street/Stop Sign	1	3,825.14	3,825.14
30" Stop Only	4	3,113.96	12,455.84
Handicapped Parking	3	2,907.90	8,723.70

Please read: This is an estimate only. Prices and dates are subject to change due to changes in design, permitting, materials, shipping, installation etc. Please see the Proposal form for full Terms and Exclusions.

<b>Terms</b> 50% down, 50% COD				<b>Subtotal</b>	\$25,004.68
<b>Phone #</b>	<b>Fax #</b>	<b>Web Site</b>	<b>E-mail</b>	<b>Sales Tax (7.5%)</b>	\$1,875.35
(904)803-7167		www.pizzazzscenic.com	bianca@pizzazzscenic.com	<b>Total</b>	<b>\$26,880.03</b>

## Anthony Cantu

---

**From:** Hunter Pruitt <hunterp@vallencourt.com>  
**Sent:** Wednesday, December 17, 2025 8:32 AM  
**To:** Anthony Cantu  
**Cc:** Brent Stokes  
**Subject:** RE: EverRange Amenity -

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The signs were \$2,450.00. I will tell Ken and Trey not to install any signs

Thanks



### HUNTER PRUITT

**Project Manager**

449 Center St., Green Cove Springs, FL 32043

OFFICE



CELL 352-339-4552

hunterp@vallencourt.com

vallencourt.com



---

**From:** Anthony Cantu <anthony@carltonconstruction.net>  
**Sent:** Monday, December 15, 2025 3:36 PM  
**To:** Hunter Pruitt <hunterp@vallencourt.com>  
**Cc:** Brent Stokes <brent@carltonconstruction.net>  
**Subject:** EverRange Amenity -

Hunter,

Good afternoon!

Your EverRange proposal included \$11,573.57 for striping and signage. How much of this is signage? Please advise.

Signage will be taken care of by the signage company who did the rest of the community.

Thank you,



**Anthony Cantu**  
PROJECT MANAGER

O: 904.901.0941 | C: 904.887.1979

CGC1508883







4615 U.S. Highway 17, Suite 1  
 Fleming Island Florida 32003  
 (904) 284-8321

License: CGC 1508883

# Subcontract Change Order

Contract #: SC-7509

Change #: 004

Order Date: 2/19/2026

**To:** The Nidy Sports Construction Company  
 751 General Hutchison Pkwy  
 Longwood, Florida 32750

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

You are hereby directed to make the following changes to the subcontract(s) listed below.

**Order By:** Casey Guzman

Cost Code	Description of Work	Amount
2000-2863.000	Pickleball Courts	9,700.00
	RFI #9	
2000-2863.000	Pickleball Courts	4,300.00
	2.5" Post within specified 3"	

**Notes** Additional Fencing Support per RFI #9  
 Add 2.5" post within specified 3" post for added support.

**Amount of Change** 14,000.00

The original Contract Sum was .....	274,400.00
Net change by previous change Orders .....	-60,980.43
The Contract Sum prior to this Change Order .....	213,419.57
The Contract Sum would be changed by this Change Order .....	14,000.00
The new Contract Sum including this Change Order will be .....	227,419.57

Sub-Contractor:

Date: 2/19/2026

Contractor:

Date: 2/19/2026

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 #024: Cabinet and Countertop changes**

<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>	024 / 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>	2/20/2026
<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:** Cabinet and Countertop changes

**CHANGE REASON:** Design/VE Change

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

Change to stone selections  
Additional high end cabinet hardware not specified on drawings, added during submittal review.

**ATTACHMENTS:**

[EverRange Amenity\\_Project Change Request 01.pdf](#)

#	Budget Code	Description	Amount
1	40.6000-6400.000.Subcontract Construction.Cabinetry.Subcontract	Changes per reviewed submittals	\$1,430.00
2	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency to cover cabinet changes	\$(1,430.00)
<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

  
SIGNATURE                      03-02-2026  
DATE

\_\_\_\_\_  
SIGNATURE                      DATE

 2/20/26  
SIGNATURE                      DATE



**Antique & Modern Cabinets, Inc.**  
 "Custom Cabinetry Since 1951"  
 2384 Vans Avenue, Jacksonville FL 32207

# Project Change Request

Date: 11/12/2025

Project Name/Location:  
EverRange Amenity

TO:  
Anthony Cantu  
Carlton Construction

**Job Description:**

Deduct to provide plam ADA skirt in lieu of quartz at W-07 and W-08 restrooms <b>(1,580.00)</b>
Provide and install additional p-lam base cabinet at W-07 and W-08 restrooms <b>+720.00</b>
Provide The Boutique Handle Co. Antique Brass Pull Handles and Knobs <b>+996.00</b>
Cambria Macbeth quartz in lieu of Hanstone Metropolitan quartz at W-07 and W-08 restrooms <b>+1,294.00</b>

Estimated Job Cost: \$1,430.00

Estimated By: Rickie Pittman

This estimate is for completeing the job as described above. It is based on our evaluation and does not include material price in-crases or additional labor and materials which maybe required should unforeseen problems or adverse weather conditions arise after the work has started.

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 #025: Door Hardware Changes**

<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>	025 / 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>	2/20/2026
<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:** Door Hardware Changes

**CHANGE REASON:** Design/VE Change

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

- Per Ace Door and Window quote Q25-49673.
  - Provide Additional Hardware Beyond Contract Drawings. Added during submittal review.

**ATTACHMENTS:**

[Est\\_Q2549673\\_from\\_Ace\\_Door\\_Window\\_Company\\_37716.pdf](#)

#	Budget Code	Description	Amount
1	40.8000-8100.000.Subcontract Construction.Metal Doors & Frames.Subcontract	Additional Hardware	\$877.00
2	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency used to cover door hardware changes	\$(877.00)
<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

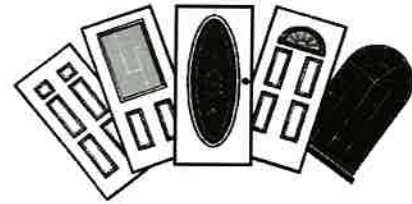
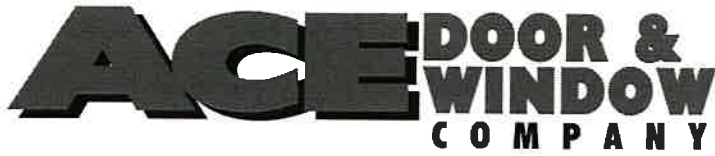
  
SIGNATURE                      03-02-2026  
DATE

\_\_\_\_\_  
SIGNATURE                      DATE

 2/20/26  
SIGNATURE                      DATE

10/17/25

# QUOTATION



**SINCE  
1985**

"Our Success Hinges On Your Satisfaction"

QUOTATION NO.
<b>Q25-49673</b>

2220 Corporate Square Blvd  
 Jacksonville, FL 32216  
 Ph (904) 727-6811 Fx (904) 727-6813  
 CBC035180 CBC048957 CBC1261470

<b>CUSTOMER INFO:</b>
Carlton Construction 12858 Ever Range Parkway Jacksonville, FL 32256  (904) 625-2282 Clint

Job:
12858 Ever Range Parkway Jacksonville, FL 32256

QTY	DESCRIPTION
1	MEL retraction for entry Door W01A
1	Electric hinge for entry door W01A
1	electric strike for side door W02A
2	Electric strike for bathroom doors hes 5200
1	installation Labor
	Installation of hardware listed above only
	All low voltage wiring, connections, power supplies, card readers, etc. by others
	All devices 24VDC
	Subtotal Above items: 4,887.00
1	Bathroom Doors W07A , W08A
2	Closers
2	Kick down holders
1	install above
	Subtotal Above items: bathroom hardware 877.00

Unless otherwise noted:

Alarm reconnection, nail fill, permitting & fees, hurricane shuttering, painting and/or staining, are NOT included in the above price. Not responsible for condition of used or customer supplied locks (call backs are subject to service fee on customer supplied locks) Lead times are ESTIMATES, not promises. Home owners are responsible for being on premise during inspections. All balances are due at time of completion of work. A late fee of 1.5% per month with a \$35.00 minimum will be added to all past due invoices. We will accept a maximum credit card charge of \$2,500.00 per project. If you wish to use a credit card for more than that we will add a 3.5% convenience fee for all charges over \$2,500.00.

<b>Total</b>	<b>\$5,629.00</b>
1/2 Down Required to Order Balance Due AT Completion	

x \_\_\_\_\_  
 Customer approval to proceed  
 All deposits are non refundable

**\*\*This quote is valid for 30 days\*\***

**WWW.ACEDOOR.COM**

REP: **GSH**

Year Built



PCO #026

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 #026: Temp AC and Generator

<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>	026 / 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>	2/20/2026
<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: Temp AC and Generator

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)  
Temporary AC and Generator required due to power and HVAC equipment delays.

**ATTACHMENTS:**

Lewis.pdf , \_369992.pdf , \_369705.pdf , Ring Power- PO-7519 (Temp AC & Power) EXECUTED.pdf

#	Budget Code	Description	Amount
1	40.15000-15700.000.Subcontract Construction.HVAC.Subcontract	Temp AC and Generator Rental	\$5,860.72
2	40.15000-15700.000.Subcontract Construction.HVAC.Subcontract	Fuel for Temp AC	\$2,593.01
3	40.17000-17100.000.Subcontract Construction.Contractors Contingency.Subcontract	Contingency to cover temp AC and generator	\$(8,453.73)
<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

  
SIGNATURE                      03-02-2026  
DATE

\_\_\_\_\_  
SIGNATURE                      DATE

 2/20/26  
SIGNATURE                      DATE



# Purchase Order PO-7519

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

## Temporary AC and Power

<b>DATE CREATED:</b>	12/29/2025		
<b>SHIP TO:</b>	12858 Ever Range Parkway Jacksonville, Florida 32256		
<b>CONTRACT COMPANY:</b>	<b>Ring Power Corporation</b> P.O. 935004 Atlanta, Georgia 31193-5004	<b>CREATED BY:</b>	Mandy Boswell
<b>STATUS:</b>	Draft	<b>ASSIGNEE:</b>	Brent Stokes +19047281415
<b>SHIP VIA:</b>		<b>DELIVERY DATE:</b>	01/07/2026
<b>ISSUED ON DATE:</b>	12/30/2025		
<b>DEFAULT RETAINAGE:</b>	0.0%		

**DESCRIPTION:**

Provide Temporary AC and Power Setup in Welcome Center to allow for proper finish climate control.

- Includes (1) Triples Shift 30KW Generator Set
- Includes (1) 5 Ton KwiKool Air Conditioner/Heater
- Includes (1) 500g Fuel Cell
- Includes required ducting into building
- Includes required cabling from generator to 5 ton unit
- Includes pickup and delivery
- Includes all fees and taxes

Total amount listed below includes 4 week rental rate.

**Delivery date:** 1/7/26

**ATTACHMENTS:**

[Quote\\_Q10136\(R1\)\\_Carlton\\_12222025.pdf](#)

#	Budget Code	Description	Qty	Units	Unit Cost	Amount
1	40.15000- 15700.000.Subcontract Construction.HV AC.Subcontract	Temporary AC and Power	5860.72	ls	\$1.00	\$5,860.72
<b>Grand Total:</b>						<b>\$5,860.72</b>

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

**Ring Power Corporation**  
P.O. 935004  
Atlanta, Georgia 31193-5004

DocuSigned by:  
  
31B5AA005F42469...  
12/31/2025  
SIGNATURE DATE

DocuSigned by:  
  
08C8F00782B44F4...  
12/31/2025  
SIGNATURE DATE



# Rental Quote

## Quote Q10136

### Power Systems Division

500 WORLD COMMERCE PARKWAY, ST AUGUSTINE, FL 32092  
ST AUGUSTINE PSD 904 737 7730

Date Out: **01/05/2026 Mon**  
Est. Date In: **02/01/2026 Sun**  
Delivery Date: **01/05/2026 Mon**

Jobsite: **TBD**  
Contact: **BRENT STOKES**  
Phone: **904.728.1415**  
**14945 PHILIPS HWY**  
**JACKSONVILLE, FL**  
**32256**  
**DUVAL - 16**  
**DUVAL - 16**

Bill to: Customer: **024998**  
**CARLTON CONSTRUCTION INC**  
**4615 US HIGHWAY 17 STE 1**  
**FLEMING ISLAND FL 32003**

Order By: **BRENT STOKES**

Sales Rep: **MICAH HUGHES (IND RENT)**  
PO #: **TBD**

QTY	DESCRIPTION	DAY	WEEK	4WEEK
-----	-------------	-----	------	-------

### Rental Items

1.	30KW GENERATOR SET Voltage: 120/208v 3ph, 3 phase Frequency: 60 HZ HRS ALLOWED: UNLIMITED	Triple Shift	\$227	\$679	\$2,037	\$2,037
1.	10 TON AIR CONDITIONER 5 TON KWIKOOL AIR CONDITIONER/HEATER	Single Shift	\$188	\$560	\$1,680	\$1,680
4.	EXHAUST DUCT		\$11	\$32	\$95	\$378
1.	FUEL TANK 500 GALLONS	Single Shift	\$93	\$280	\$840	\$840

### Miscellaneous Items

1	ENV FEE			2.00 %	98.70
1	DELIVERY			225.00 each	225.00
1	PICK UP			225.00 each	225.00
	FLA STATE SALES TAX 0.06				302.02
	FLA DUVAL SURTAX 0.015				75.00

**Total: 5,860.72**

### AGREEMENT AND ACKNOWLEDGEMENT

BY EXECUTION OF THIS RENTAL AGREEMENT, LESSEE ACKNOWLEDGES THAT THE EQUIPMENT DESCRIBED HEREIN IS RENTED TO AND IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND PROVISIONS SET FORTH ABOVE (PAGE ONE) AND ON THE TERMS AND CONDITIONS OF THIS AGREEMENT (PAGE TWO) AND LESSEE REPRESENTS THAT LESSEE HAS READ AND AGREES TO ALL TERMS, CONDITIONS AND PROVISIONS OF THIS AGREEMENT.

LESSEE SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

SUBJECT TO ACCEPTANCE AT JACKSONVILLE, FLORIDA

ACCEPTED: RING POWER CORPORATION

BY (LESSOR) Micah Hughes

DATE 12/22/2025

ORIGINAL Terms and Conditions continued on the backside of this Rental Agreement



# Lewis Petroleum Co.

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

### Please Note:

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

Providing Petroleum Solutions

#### Bill To:

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

Phone: 904-901-0988

#### Ship To:

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

Pay from Invoice as no statements will be sent.

Date	Customer ID	Invoice #	P.O. Number	BOI	Sales Person	Pay. Terms
01/08/2026	CARCON	369705	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	482.00	482.00	2.701950	1302.34

198917 Date 1-8 2026

**LEWIS PETROLEUM CO.**  
 1432 CLEVELAND STREET  
 JACKSONVILLE, FLORIDA 32209  
 PHONE: (904) 356-0731

---

Sold to Carlton Cons.

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ TRUCK NO. \_\_\_\_\_ DRIVER [Signature]

PRODUCT	GALLONS	PRICE	AMOUNT
<u>Dyed Diesel</u>	<u>482</u>		
TAX			

Received Above Gallons \_\_\_\_\_

SIGNATURE OF CUSTOMER

AA 0 4 0 0 0 4 8 2 8

AA 0 3 9 0 0 0 0 0 0

PO# 7520

tank for temp. A/C Unit

FOR CALL 24/HR ENVIR TRAN THIS NONT

	<b>Subtotal</b>	<b>1302.34</b>
.075000	Sls Tx DDsl	97.68
.027910	FL DDPolln	13.45
.011875	EnvImpactFee	5.72
	<b>TOTAL</b>	<b>1419.19</b>

Recv By

Amount of \$ 1419.19 due on 01/18/2026



**Lewis Petroleum Co.**

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

**Please Note:**

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

Providing Petroleum Solutions

**Bill To:**

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

Phone: 904-901-0988

**Ship To:**

CARLTON CONSTRUCTION  
 12858 EVER RANGE PKWY  
 JACKSONVILLE, FL 32256

**Pay from Invoice as no statements will be sent.**

Date	Customer ID	Invoice #	P.O. Number	BOL	Sales Person	Pay. Terms
01/14/2026	CARCON	369992	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	102.00	102.00	2.895610	295.35

199225

Date 1-14-26 20

**LEWIS PETROLEUM CO.**

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

Sold to Carlton Construction  
 Address Ever range  
 Phone No. \_\_\_\_\_ TRUCK NO. \_\_\_\_\_ DRIVER B

PRODUCT	GALLONS	PRICE	AMOUNT
<u>Red Diesel</u>	<u>102</u>		
TAX	<u>CD</u>		

Subtotal	295.35
.075000 Sls Tx DDsl	22.15
.027910 FL DDPolln	2.84
.011875 EnvImpactFee	1.21
<b>TOTAL</b>	<b>321.55</b>

Received Above Gallons \_\_\_\_\_  
 SIGNATURE OF CUSTOMER  
Fuel So A/c unit

AA 0 6 7 0 0 1 0 2 5

Recv By AA 0 6 6 0 0 0 0 0 0

**Invoice Amount of \$ 321.55 due on 01/24/2026**



**Lewis Petroleum Co.**

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

**Please Note:**

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

Providing Petroleum Solutions

**Bill To:**

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

Phone: 904-901-0988

**Ship To:**

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

Pay from Invoice as no statements will be sent.

Date	Customer ID	Invoice #	P.O. Number	BOL	Sales Person	Pay. Terms
01/30/2026	CARCON	370762	PO 7501		CHRIS	NET 10

Item Code	Item Description	Pack Kind	Pack Qty	Net Qty	Price	Amount
RULSD	RED ULTRA LOW SULFUR DIESEL NA1993, Diesel Fuel, 3, PGIII	GALLON	257.00	257.00	3.047810	783.29

199901

Date 1/30 2026

**LEWIS PETROLEUM CO.**

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

Sold to Carlton Construction  
 Address A/C  
 Phone No. \_\_\_\_\_ TRUCK NO. \_\_\_\_\_ DRIVER [Signature]

PRODUCT	GALLONS	PRICE	AMOUNT
<u>Dyed Diesel</u>	<u>257</u>		
TAX			

Received Above Gallons \_\_\_\_\_  
 SIGNATURE OF CUSTOMER \_\_\_\_\_

AA 1 5 4 - 0 0 2 5 7 4

Recv AA 1 5 3 - 0 0 0 0 0 0

By \_\_\_\_\_ Print Name: \_\_\_\_\_

	<b>Subtotal</b>	<b>783.29</b>
.075000	<b>Sls Tx DDsl</b>	<b>58.75</b>
.027910	<b>FL DDPolln</b>	<b>7.18</b>
.011875	<b>EnvImpactFee</b>	<b>3.05</b>
	<b>TOTAL</b>	<b>852.27</b>

Invoice Amount of \$ 852.27 due on 02/09/2026

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

*SIXTH ORDER OF BUSINESS*

*B.*

**Coastal Ridge CDD**  
**CDD Requisition Summary - March 3, 2026 Meeting**  
**2025 Acquisition and Construction Account**

Requisition Number	Payee	Reference	Requisition Amount
60	Lamp Sales Unlimited	LED Lights, Wall mounted Pendants, baselites, lamps, cable strand	\$ 73,713.00
61	Vallencourt Construction	Ranger Station Phase 1 & US-1 Widening Contractor - Pay Application No. 7	\$ 312,752.26
62	Vallencourt Construction	Ranger Station Phase 2 & 3 (Sta 523-651) Contractor - Pay Application No. 7	\$ 971,380.59
63	Stan Weaver & Company	Warehouse Items, Motorized Dampers	\$ 3,945.00
64	CEMEX	Commercial Base - Flex Base	\$ 18,982.46
65	VAK PAK	Splash Pad	\$ 61,190.07
66	Lamp Sales Unlimited	Bulbs, lamps	\$ 11,060.43
67	SAM	Survey Services	\$ 1,800.00
68	Neptune-Benson	Filter, Valve Air Relief Kit	\$ 18,310.03
69	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 8	\$ 1,127,904.92
70	Manning Building Supplies	Nichi Savannah Smooth	\$ 14,900.00
71	Coastal Ridge CDD	Office Images	\$ 7,710.00
72	VAK PAK	Bell & Gossett Pump, Chemical Storage Cabinet (50% deposit)	\$ 47,732.91
73	England-Thims & Miller (ETM)	Work Authorization #1 - General Services	\$ 2,447.50
74	Preferred Materials	SP 9.5mm TLC	\$ 13,904.05
75	Lamp Sales Unlimited	Lights and Fixtures	\$ 108,653.00
76	Office Images	Furniture	\$ 163,553.17
77	WinSupply	Bathroom and utility room plumbing fixtures	\$ 16,629.18
78	Bluevine / Spectra Services	Square Tree Grate	\$ 5,809.80
			<b>\$ 2,982,378.37</b>

*SEVENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Coastal Ridge**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<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	\$ 494,387	\$ -	\$ -	\$ 494,387
Due from Developer	-	-	-	-
Due from Capital Projects	7,835	-	-	7,835
<b>Investments:</b>				
<b>Series 2025</b>				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	48,292	-	48,292
Interest	-	11,630	-	11,630
Construction	-	-	\$ 11,114,769	11,114,769
COI	-	-	5,482	5,482
Prepaid Expenses	313	-	-	313
<b>Total Assets</b>	<b>\$ 502,534</b>	<b>\$ 2,219,297</b>	<b>\$ 11,120,251</b>	<b>\$ 13,842,082</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 402	\$ -	\$ -	\$ 402
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Federal Withholding Payable	-	-	-	-
Due to General Fund	-	-	7,835	7,835
Due to Developer	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 402</b>	<b>\$ -</b>	<b>\$ 7,835</b>	<b>\$ 8,236</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 313	\$ -	\$ -	\$ 313
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,219,297	-	2,219,296.96
Capital Project	-	-	11,112,416	11,112,416
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	501,820	-	-	501,820
<b>Total Fund Balances</b>	<b>\$ 502,132</b>	<b>\$ 2,219,297</b>	<b>\$ 11,112,416</b>	<b>\$ 13,833,846</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 502,534</b>	<b>\$ 2,219,297</b>	<b>\$ 11,120,251</b>	<b>\$ 13,842,082</b>

**Coastal Ridge**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 1,231,684	\$ 539,957	\$ 539,957	\$ -
Developer Contributions	-	-	-	-
Interest	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,231,684</b>	<b>\$ 539,957</b>	<b>\$ 539,957</b>	<b>\$ -</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,400	\$ 2,600
FICA Expense	918	306	107	199
Engineering	9,500	-	-	-
Annual Audit	5,100	-	-	-
Attorney	13,000	4,333	1,477	2,856
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	15,000	15,000	-
Information Technology	1,500	500	500	-
Website Administration	1,500	500	500	-
Website Creation/ADA Compliance	960	320	-	320
Dissemination Agent	3,000	1,000	1,000	-
Trustee Fees	4,500	1,500	938	563
Telephone	500	167	13	153
Postage	1,500	500	414	86
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	833	1,063	(230)
Legal Advertising	5,000	1,667	507	1,160
Other Current Charges	500	167	61	106
Office Supplies	600	200	1	199
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 123,163</b>	<b>\$ 46,128</b>	<b>\$ 35,656</b>	<b>\$ 10,472</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 January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Amenity Expenditures</i></b>				
Insurance	\$ 67,815	\$ -	\$ -	\$ -
Amenity Manager	70,000	10,000	10,000	-
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	10	10	-
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	3,600	3,600	-
Mobile Application	9,900	1,450	1,450	-
Other Current Charges	1,500	-	-	-
<b>Total Amenity Expenditures</b>	<b>\$ 402,760</b>	<b>\$ 15,060</b>	<b>\$ 15,060</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>\$ 61,188</b>	<b>\$ 50,716</b>	<b>\$ 10,472</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 478,770</b>	<b>\$ 489,242</b>	<b>\$ (10,472)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 478,770</b>	<b>\$ 489,242</b>	<b>\$ (10,472)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 12,891</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 502,132</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539,957
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 269,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 539,957</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	402	-	-	-	-	-	-	-	-	-	1,477
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	-	15,000
Information Technology	125	125	125	125	-	-	-	-	-	-	-	-	500
Website Administration	125	125	125	125	-	-	-	-	-	-	-	-	500
Website Creation /ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Trustee Fees	-	-	938	-	-	-	-	-	-	-	-	-	938
Telephone	-	11	-	3	-	-	-	-	-	-	-	-	13
Postage	184	12	200	17	-	-	-	-	-	-	-	-	414
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Builder's Risk Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	213	208	272	370	-	-	-	-	-	-	-	-	1,063
Legal Advertising	214	97	97	100	-	-	-	-	-	-	-	-	507
Other Current Charges	61	-	-	-	-	-	-	-	-	-	-	-	61
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 17,826</b>	<b>\$ 6,285</b>	<b>\$ 6,804</b>	<b>\$ 4,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,656</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	-	-	-	-	-	-	-	-	10,000.00
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	10	-	-	-	-	-	-	-	-	10.00
Cable and Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for Amenities	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600.00
Mobile Application	-	-	1,450	-	-	-	-	-	-	-	-	-	1,450.00
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,450</b>	<b>\$ 8,610</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,060</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>\$ (13,254)</b>	<b>\$ 256,628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 489,242</b>
<b>Net Change in Fund Balance</b>	<b>\$ 252,152</b>	<b>\$ (6,285)</b>	<b>\$ (13,254)</b>	<b>\$ 256,628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 489,242</b>

**Coastal Ridge**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Direct Bill	\$ 2,159,277	\$ -	\$ -	\$ -
Interest Income	-	-	34,751	34,751
<b>Total Revenues</b>	<b>\$ 2,159,277</b>	<b>\$ -</b>	<b>\$ 34,751</b>	<b>\$ 34,751</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>\$ (672,587)</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>\$ (672,587)</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>\$ 2,219,297</b>	

**Coastal Ridge**  
**Community Development District**  
**Capital Project Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Actual
	Thru 01/31/26
<b>Revenues:</b>	
Interest Income	\$ 233,046
<b>Total Revenues</b>	<b>\$ 233,046</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 9,678,922
<b>Total Expenditures</b>	<b>\$ 9,678,922</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (9,445,876)</b>
<b>Other Financing Sources/(Uses):</b>	
Transfer In/(Out)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (9,445,876)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 20,558,292</b>
<b>Fund Balance - Ending</b>	<b>\$ 11,112,416</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, #455455, #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	Amentiy Electric Work Varios Invoices	20,752.00
12/29/25	50	Prime Recreational Solutions	Playground Equipment #INV-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
1/12/26	54	Manning Building Supplies	Everrange Amenity Ctr Invoices	38,222.80
1/12/26	55	Trane U.S. Inc	Amenity HVAC parts Inv #990340895 and #990297950	364.60
1/21/26	56	Carlton Construction Inc	EverRange Amenity Pay App #7	502,782.64
1/21/26	57	Trane U.S. Inc	Amenity HVAC parts Inv #990326469	217.33
1/21/26	58	Lamp Sales Unlimited	Invoice #310768 Ceiling Fans, Invoice #310769 Freight, Invoice #311402 Aluminum Pole	100,280.00
1/21/26	59	England Thims & Miller	Construction Project Invoice #223917	3,903.75
<b>TOTAL</b>				<b>\$ 16,058,525.84</b>
<b>Project (Construction) Fund at 5/21/25</b>				<b>\$ 26,696,634.31</b>
<b>Interest Earned and Transfer thru 01/31/26</b>				<b>476,660.76</b>
<b>Transfer from COI</b>				<b>-</b>
<b>Transfer from Debt Service</b>				<b>-</b>
<b>Outstanding Requisitions</b>				<b>-</b>
<b>Requisitons Paid thru 01/31/26</b>				<b>(16,058,525.84)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 11,114,769.23</b>

**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**

<b>ASSESSED</b>	<b># O&amp;M UNITS ASSESSED</b>	<b>SERIES 2025 DEBT ASSESSED</b>	<b>FY26 O&amp;M ASSESSED</b>	<b>TOTAL ASSESSED</b>
EVORDEV LLC	825	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BUILDER GROUP LLC	54	121,073.60	64,356.88	185,430.47
TDC LB EVERRANGE LLC	132	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS	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>1,231,683.75</b>	<b>3,391,058.75</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>1,231,683.75</b>	<b>3,391,058.75</b>

<b>DUE / RECEIVED</b>	<b>BALANCE DUE</b>	<b>SERIES 2025 DEBT RECEIVED</b>	<b>O&amp;M RECEIVED</b>	<b>TOTAL RECEIVED</b>
EVORDEV LLC	2,109,715.66	-	465,309.68	465,309.68
MASTERCRAFT BUILDER GROUP LLC	185,430.47	-	-	-
TDC LB EVERRANGE LLC	338,044.45	-	74,647.50	74,647.50
KENNEDY LEWIS CAPITAL PARTNERS	217,910.99	-	-	-
<b>TOTAL DIRECT RECEIVED</b>	<b>2,851,101.57</b>	<b>-</b>	<b>539,957.18</b>	<b>539,957.18</b>
<b>TAX ROLL DUE / RECEIVED</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DUE / RECEIVED</b>	<b>2,851,101.57</b>	<b>-</b>	<b>539,957.18</b>	<b>539,957.18</b>

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

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

*B.*

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

Date	Check Numbers	Amount	Amount
General Fund			
	1/6/26	38-40	\$5,221.22
	1/13/26	41-45	11,785.84
	1/26/26	46	100.00
<b>Total General Fund Checks</b>			<b>\$17,107.06</b>
<b>Total Paid Checks</b>			<b>\$17,107.06</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	00005	12/26/25	25-07598	202512	310	51300	48000		NOTICE OF MEETING-1/6/26	*	96.50		
									JACKSONVILLE DAILY RECORD			96.50	000038
1/06/26	00006	1/02/26	01022026	202601	300	13100	10000		REIMB-ENTRY PERMITT FEE	*	124.72		
									RICK FOSTER			124.72	000039
1/06/26	00009	1/01/26	430062	202601	330	53800	34100		AMENITY MGMT SERVICES-JAN	*	5,000.00		
									VESTA PROPERTY SERVICES INC			5,000.00	000040
1/13/26	00001	1/01/26	13	202601	310	51300	34000		JAN MANAGEMENT FEES	*	3,750.00		
		1/01/26	13	202601	310	51300	35300		JAN WEBSITE ADMIN	*	125.00		
		1/01/26	13	202601	310	51300	35100		JAN INFORMATION TECH	*	125.00		
		1/01/26	13	202601	310	51300	31200		JAN DISSEMINATION SVCS	*	250.00		
		1/01/26	13	202601	310	51300	51000		OFFICE SUPPLIES	*	.42		
		1/01/26	13	202601	310	51300	42000		POSTAGE	*	17.11		
		1/01/26	13	202601	310	51300	42500		COPIES	*	369.90		
		1/01/26	13	202601	310	51300	41000		TELEPHONE	*	2.91		
									GOVERNMENTAL MANAGEMENT SERVICES			4,640.34	000041
1/13/26	00008	1/06/26	3686180	202511	310	51300	31500		NOV GENERAL COUNSEL	*	845.50		
									KUTAK ROCK LLP			845.50	000042
1/13/26	00011	1/04/26	12317815	202601	330	53800	50000		PROFILE SYS ONBOARD/ACTV	*	3,600.00		
									PEOPLEVINE			3,600.00	000043
1/13/26	00011	12/17/25	17306291	202512	330	53800	47300		PROFILE SYSTEM DEC25	*	1,450.00		
									PEOPLEVINE			1,450.00	000044
1/13/26	00012	12/30/25	8018745	202512	310	51300	45200		FY26 TRUSTEE FEES	*	937.50		
		12/30/25	8018745	202512	300	15500	10000		FY27 PREPAID-TRUSTEE FEES	*	312.50		
									US BANK			1,250.00	000045
									COAS COASTAL RIDGE TLEE				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/26/26	00005	1/22/26 26-00475	202601 310-51300-48000	NOTICE OF MEETING-2/3/26	*	100.00		
							JACKSONVILLE DAILY RECORD	100.00 000046
TOTAL FOR BANK A						17,107.06		
TOTAL FOR REGISTER						17,107.06		

# Jacksonville Daily Record

*A Division of*  
DAILY RECORD & OBSERVER, LLC

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

## INVOICE

December 26, 2025

Date

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

**RECEIVED**  
By Tara Lee at 11:43 am, Dec 26, 2025

Serial #	25-07598D	PO/File #		\$96.50
				<b>Payment Due</b>
	Notice of Meeting of the Board of Supervisors			
				\$96.50
				<b>Publication Fee</b>
	Coastal Ridge Community Development District			
Case Number				<b>Amount Paid</b>
Publication Dates	12/26			
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 # 25-07598D on your  
check or remittance advice.

**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 hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, January 6, 2026 at 11:00 a.m. at the Pablo Creek Regional Library, 13295 Bench Boulevard, Jacksonville, Florida 32246, where the Board may consider any business that may properly come before it. Copies of the agenda may be obtained from Governmental Management Services, L.L.C., 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  
Dec. 26 00 (25-07598D)

CHECK REQUEST

Date 1-2-2026

Company Coastal Ridge CDD

Pay to the Order of Rick Foster

Project Ever Range Pkwy PH. 1

Description \_\_\_\_\_

Vendor # \_\_\_\_\_

Recording fees for revocable permit w/ COS for entry decorative fencing + lighting.

Code 215000 Amount \$124.72

Return to Rick Foster

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

Total \$124.72

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

Approval \_\_\_\_\_

**RECEIVED**

**By Tara Lee at 9:05 am, Jan 05, 2026**

Duval County Clerk of Court

Payment from: FOSTER, RICHARD  
On behalf of: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT  
Payment date: 01/02/2026 08:34:37 AM EST  
Transaction ID: 252385905  
Authorization Number: 03040A  
Payment Method: Card ending in 7034  
Court/Agency Duval County Clerk of the Circuit and County Courts

Case/Account	Description	Amount
Court Card Payment	5414909	\$120.50
	Transaction fee:	\$4.22
	Total payment amount:	<u>\$124.72</u>

---

FOSTER, RICHARD

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 #: **5193908**

Trans #: 5414909  
 Cashier Date: 1/2/2026 8:34:40AM

<u>CUSTOMER INFORMATION</u>	<u>TRANSACTION INFORMATION</u>	<u>PAYMENT SUMMARY</u>
COASTAL RIDGE COMMUNITY DEVELOPMENT DIS	Date Received: 1/2/2026 8:32:29AM Location: EDBALL Return Code: OVER THE COUNTER Trans Type: Recording Cashier: HamerKD	Total Fees: \$120.50 Total Payments: \$120.50 Balance Due: \$0.00 Cash Tendered: Change: \$0.00

Payment	\$120.50
<u>Credit</u>	

<u>Official Record</u>	
<u>AGREEMENT</u>	
BK/PG: 21740/2030 DOC #: 2026000083 Pages: 14 Date: 1/2/2026 8:34:40AM Grantor: JACKSONVILLE CITY OF/Grantee: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT	
Recording \$10 1st page, \$8.50 each add'l - 14	\$120.50



*Invoice*

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

Invoice # 430062  
Date 01/01/2026  
Terms  
Due Date 01/31/2026  
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
<b>Total</b>			<b>5,000.00</b>

**RECEIVED**  
*By Tara Lee at 7:58 am, Jan 05, 2026*

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 13  
**Invoice Date:** 1/1/26  
**Due Date:** 1/1/26  
**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 - January 2026		3,750.00	3,750.00
Website Administration - January 2026		125.00	125.00
Information Technology - January 2026		125.00	125.00
Dissemination Agent Services - January 2026		250.00	250.00
Office Supplies		0.42	0.42
Postage		17.11	17.11
Copies		369.90	369.90
Telephone		2.91	2.91

**Total** \$4,640.34

**Payments/Credits** \$0.00

**Balance Due** \$4,640.34

**RECEIVED**

*By Tara Lee at 11:25 am, Jan 07, 2026*

**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

January 6, 2026



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

**RECEIVED**  
*By Tara Lee at 8:54 am, Jan 07, 2026*

Invoice No. 3686180  
58523-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	53.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	K. Buchanan	0.70	255.50	Prepare for and attend board meeting
11/10/25	K. Buchanan	0.20	73.00	Review meeting minutes
11/10/25	K. Haber	0.30	81.00	Correspond with Hogge regarding professional engineering services agreement
11/13/25	J. Gillis	0.10	18.00	Review board members and prepare updates to Capital Conversations e-mail tracking chart
11/19/25	K. Buchanan	0.50	182.50	Review landscape maintenance scenarios with developer representative
11/20/25	K. Buchanan	0.20	73.00	Review correspondence regarding landscape maintenance and research same
11/25/25	K. Buchanan	0.30	109.50	Review agenda package
<b>TOTAL HOURS</b>		<b>2.50</b>		

**KUTAK ROCK LLP**

Coastal Ridge CDD

January 6, 2026

Client Matter No. 58523-1

Invoice No. 3686180

Page 2

TOTAL FOR SERVICES RENDERED \$845.50

TOTAL CURRENT AMOUNT DUE \$845.50



Order #: 12317815  
Created: Sunday, January 4 2026  
Due: \$3,600.00

**Peoplevine**  
208 N Green Street 409  
Chicago, IL 60607

**Coastal Ridge CDD (EverRange)**  
Marcy Pollicino  
475 West Town Place Suite 114  
St Augustine, FL 32092  
US

**Order Type**  
purchase

**Order Status**  
completed

Item	Qty	Price	Total
Onboarding & Activation - Member CRM Experiences	1	\$3,600.00	\$3,600.00
		Sub Total:	\$3,600.00
		Total Charge:	<b>\$3,600.00</b>

**Transactions applied to this order:**

- An invoice was generated for \$3,600.00 and is due upon receipt. Please pay online at [go.peoplevine.com/account/billing/transactions/17306352](https://go.peoplevine.com/account/billing/transactions/17306352)

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

**RECEIVED**  
*By Tara Lee at 2:33 pm, Jan 12, 2026*



Invoice #: 17306291  
Invoiced On: December 17, 2025

**Invoiced By:**

Peoplevine  
208 N Green Street 409  
Chicago, IL 60607

**Invoiced To:**

Coastal Ridge CDD (EverRange)  
Marcy Pollicino  
475 West Town Place Suite 114  
St Augustine, FL 32092  
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly	1	\$1,450.00	\$1,450.00
		Sub Total:	\$1,450.00
		Total Charge:	<b>\$1,450.00</b>

An invoice was generated and is due upon receipt. Please pay online at [go.peoplevine.com/account/billing/transactions/17306291](https://go.peoplevine.com/account/billing/transactions/17306291)

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

**RECEIVED**

**By Tara Lee at 2:33 pm, Jan 12, 2026**



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 8018745  
Invoice Date: 12/30/2025  
Direct Inquiries To: Schulte, Scott A  
Phone: (954)-938-2476

Coastal Ridge Community Development District  
Attn GMS North Florida LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
United States  
Coastal Ridge Community Development District Custody Account

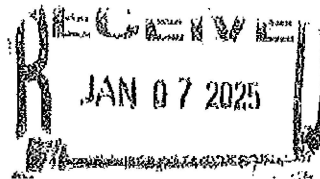
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$1,250.00

All invoices are due upon receipt.

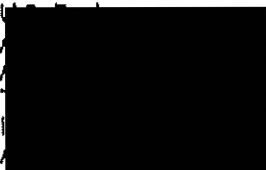


Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Coastal Ridge Community Development District  
Custody Account

INVOICE NUMBER: 8018745	
Current Due:	\$1,250.00
Direct Inquiries To:	Schulte, Scott A
Phone:	(954)-938-2476

Wire Instructions:



Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 8018745  
 Invoice Date: 12/30/2025

Coastal Ridge Community Development District  
 Custody Account

Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	500.00	1.00		\$500.00
<b>Subtotal Acceptance Fees</b>				<b>\$500.00</b>
04280 Administration	1.00	750.00	100.00%	\$750.00
<b>Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026</b>				<b>\$750.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$1,250.00</b>

**RECEIVED**  
 By Tara Lee at 8:27 am, Jan 13, 2026



# Jacksonville Daily Record

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Jacksonville, FL 32203  
(904) 356-2466

## INVOICE

January 22, 2026

Date

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

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Serial #	26-00475D	PO/File #		\$100.00
	Notice of Meeting of the Board of Supervisors			<b>Payment Due</b>
	Coastal Ridge Community Development District			\$100.00
				<b>Publication Fee</b>
Case Number				<b>Amount Paid</b>
Publication Dates	1/22			
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 # 26-00475D on your  
check or remittance advice.

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By Tara Lee at 2:23 pm, Jan 22, 2026

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.

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*(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, February 3, 2026 at 11:00 a.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246, where the Board may consider any business that may properly come before it. A copy 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  
Jan. 22 00 (26-00475D)