

COASTAL RIDGE
Community Development District

JUNE 2, 2026

AGENDA

**Coastal Ridge
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.coastalridgecdd.com

May 26, 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, June 2, 2026 at 11:00 a.m. at the Southeast Regional Library, Room C, 10599 Deerwood Park Boulevard, Jacksonville, Florida.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the May 7, 2026 Meeting
- IV. Consideration of Construction Funding Agreement with EvrDev, LLC
- V. Ratification of Carlton Construction Change Order No. 5
- VI. Consideration of Acquisition Documents (to be provided under separate cover)
- VII. Consideration of Agreement with Vesta Property Services for Onsite Management
- VIII. Review of Fiscal Year 2027 Budget
- IX. Consideration of Amenity Policies
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
- XI. Financial Reports
 - A. Financial Statements as of April 30, 2026

B. Approval of Check Register

C. Consideration of Construction Funding Request Nos. 1 - 3

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – July 7, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

XIV. Adjournment

MINUTES

MINUTES OF MEETING
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Coastal Ridge Community Development District was held on Tuesday, May 5, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Vice Chairman
Chris Price	Supervisor
David Ray (by phone)	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the May 5, 2026, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

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

Mr. Oliver informed the Board there is construction funding agreement to be considered and asked if the Board would amend the agenda.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, amending the agenda to include the construction funding agreement with EvrDev, LLC was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 7, 2026 Meeting

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

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the April 7, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Amendment to Sun State Agreement

Mr. Oliver presented the agreement with Sun State, noting it adds Phase 2 to the landscape and irrigation maintenance contract for a total of \$249,300 for the year.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the amendment to the agreement with Sun State Nursery was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Oliver presented the audit report for fiscal year 2025 noting there were no deficiencies or negative findings to report.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Mr. Oliver presented the proposed budget for fiscal year 2027, noting there are increases to lake maintenance and landscape maintenance, and costs for amenity management have been added. The budget as presented includes an increase in assessments.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 206-01, approving the proposed budget for fiscal

year 2027 and setting a public hearing for July 7, 2026 at 11:00 a.m. was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Setting a Public Hearing to Adopt Amended
and Restated Rules of Procedure**

Ms. Buchanan stated that every few years her firm incorporates statutory updates in the District’s rules of procedure. The current changes include ensuring what is necessary for public participation in voting, public procurement procedure updates and general modifications to the rules of procedure.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-02, setting a public hearing for July 7, 2026 at 11:00 a.m. to adopt amended and restated rules of procedure was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Amenity Policies

Mr. Oliver informed the Board that staff is working on putting together a set of amenity policies to be presented for the Board’s consideration at a future meeting.

NINTH ORDER OF BUSINESS

**Consideration of Construction Funding
Agreement**

Ms. Buchanan stated that the District has construction contracts in place for the site improvements, transportation improvements and amenity center. The construction funding agreement would obligate the developer to continue to fund the open contracts so there is a guaranteed funding source when the bonds are exhausted. The District is obligated to repay the developer should the District issue bonds in the future.

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the construction funding agreement with EvrDev, LLC was approved in substantial form.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Approval of Requisition Summary

A requisition summary including requisitions 87 through 92 was presented to the Board for their review.

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

C. District Manager – Report on the Number of Registered Voters (0)

Mr. Oliver informed the Board there are zero registered voters reported to be residing within the District’s boundaries.

Next, Mr. Oliver reminded the board members to file their Form 1 prior to July 1st.

ELEVENTH ORDER OF BUSINESS Financial Report

A. Financial Statements as of March 31, 2026

Mr. Oliver presented the financial statements as of March 31, 2026, copies of which were included in the agenda package for the Board’s review. It was noted assessments are now 78% collected.

B. Approval of Check Register

A copy of the January check register totaling \$78,365.44 was included in the agenda package for the Board’s review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the check register was approved.

TWEFLTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Mr. Rudolph provided an update on the development status.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 2, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**CONSTRUCTION FUNDING AGREEMENT BETWEEN
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
AND EVRDEV, LLC**

THIS CONSTRUCTION FUNDING AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2026, by and between:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Jacksonville, Duval County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”); and

EVRDEV, LLC, a Florida limited liability company, and the owner and developer of the lands within the boundaries of the District, whose mailing address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 (the “Developer,” and collectively with the District, the “Parties”).

RECITALS

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Developer is the developer of the lands within and adjacent to the boundaries of the District (the “Development”) upon which District improvements have been or will be made; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of public infrastructure improvements, including all acquisition, construction and design, engineering, legal, or other construction, professional, or administrative costs (the “Improvements”) as more particularly described in **Exhibit A** (collectively, the “Project”); and

WHEREAS, the District has previously utilized bond proceeds to fund Improvements, but District is currently without sufficient funds available to provide for payment for the balance of the Project (as defined herein); and

WHEREAS, in satisfaction of obligations set forth in the *Agreement between the Coastal Ridge Community Development District and EVRDEV, LLC regarding the Completion of Certain*

Improvements, the Developer agrees to provide the funds necessary to enable the District to proceed with the acquisition and/or construction of same; and

WHEREAS, the parties seek to confirm that such advanced funds may be repaid by the District from future bond proceeds.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by the reference are incorporated herein as a material part of this Agreement.

2. FUNDING. To the extent the District does not have or lacks funds necessary to acquire or construct the Improvements, the Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, acquisition, and construction of the Improvements. To ensure compliance with Section 218.735, *Florida Statutes*, Developer agrees to provide funding within ten (10) days of receipt of a request for funding by the District. Amounts provided by the Developer are subject to reimbursement in accordance with Section 7 of that certain *Agreement by and Between the Coastal Ridge Community Development District and EVRDEV, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025 by and between the Parties.

3. REPAYMENT. The parties agree that the funds provided by Developer pursuant to this Agreement are reimbursable from proceeds of the District's planned issuance of tax-exempt bonds. Within thirty (30) days of receipt of the proceeds of the bonds for the financing of the Project, the District shall reimburse Landowner until i) full reimbursement is made or ii) until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Project within seven (7) years of the date of this Agreement, and thus does not reimburse the Landowner for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments (so long as such funds are properly reimbursable from the issuance of tax-exempt bonds) which might be levied or imposed by the District in the District's reasonable discretion, and this Agreement shall automatically terminate.

4. DEFAULT. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special, or punitive damages.

5. ENFORCEMENT OF AGREEMENT. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party

shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. AMENDMENTS. Amendments to and waivers of the provisions in this Agreement may be made only by an instrument in writing that is executed by both of the Parties hereto.

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

9. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Coastal Ridge Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: EvrDev, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or

for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof. All of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

11. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

12. ASSIGNMENT. Neither Party may assign this Agreement nor any monies to become due hereunder without the prior written approval of the other Party.

13. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

14. TERM. The Agreement shall be effective upon the date first written above and shall remain in effect unless terminated by mutual agreement of the Parties hereto.

15. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. SOVEREIGN IMMUNITY. The Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signatures on Next Page]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

EVREDEV, LLC

Print Name: _____

By: _____
Its: _____

Exhibit A: Description of the Project

Exhibit A

Description of Project

COASTAL RIDGE CDD - CONTRACTED MASTER INFRASTRUCTURE						
Infrastructure Category	Phase / Location	Contract Description	Contractor	Contracting Party	Contract Amount (\$)	RE Ownership
Amenity Center	Amenity Center	Complete Construction Contract	Carlton Construction	COASTAL RIDGE CDD	\$ 12,209,202	COASTAL RIDGE CDD
Roadway / Drainage	US1 / EverRange Pkwy.	VCC Contract - US1 Intersection	Vallencourt	COASTAL RIDGE CDD	\$ 8,506,032	EVRDEV LLC
Roadway / Drainage	EverRange Pkwy. PH1	VCC Roadway/Drainage Contract	Vallencourt	COASTAL RIDGE CDD	\$ 2,245,823	EVRDEV LLC
Roadway / Drainage	EverRange Pkwy. PH2	VCC Roadway/Drainage Contract	Vallencourt	COASTAL RIDGE CDD	\$ 6,727,115	EVRDEV LLC
COASTAL RIDGE CDD TOTAL CONTRACTED - MASTER INFRASTRUCTURE					\$29,688,172	

FIFTH ORDER OF BUSINESS



Change Order

Order#: 005

Order Date: 4/27/2026

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 027 - RFI #93 - Pool Equipment Yard Wall Height and Drawing Changes	\$0.00
PCO 028 - RFI #88 Pool Ladder Relocation	\$0.00
PCO 029 - RFI #96 - Ribbon Curb at Lakeside	\$0.00
PCO 030 - Monument Sign Letter Replacement	\$0.00
PCO 031 - Misc Landscaping Changes	\$0.00
PCO 032 - Compensation Pond Cart Parth Elevation Change and Additional Storm	\$0.00
PCO 033 - Owner Direct Purchase	\$(34,178.64)

Notes

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


Approved Amount of Change

-34,178.64

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-2,440,253.51
The Contract Sum prior to this Change Order	9,768,948.26
The Contract Sum would be changed by this Change Order	-34,178.64
The new Contract Sum including this Change Order will be	9,734,769.62
The Contract Time will be changed by	

Owner _____

Date _____

Contractor 

Date 4/27/26

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 #027: RFI #93 - Pool Equipment Yard Wall Height and Drawing Changes

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/23/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: RFI #93 - Pool Equipment Yard Wall Height and Drawing Changes

CHANGE REASON: Design/VE Change

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

Labor, Material, and Equipment to provide extra foundation concrete and CMU due to wall changes on bid set and to increase height per owners request.

RFI #92

ATTACHMENTS:

[Change order request for PEY revision for The Grove at EverRange 02.25.2026.pdf](#)

#	Budget Code	Description	Amount
1	40.4000-4225.000.Subcontract Construction.Site CMU Wall.Subcontract	Pool Equipment Yard - wall changes added to construction drawings and add to increase CMU wall height.	\$3,197.00
2	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency to cover pool equipment wall changes	\$(3,197.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

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

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

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

 05/04/26
SIGNATURE DATE

SIGNATURE DATE

 4/27/26
SIGNATURE DATE



Submitted To: Carlton Construction	Attention: Anthony Cantu Phone: Fax:	Project: The Grove at EverRange Jacksonville, FL
-------------------------------------------	-----------------------------------------------	------------------------------------------------------------

**Request for Change Order for:
* Pool Equipment Yard Revision ***

Capital Concrete&Masonry Solutions, Inc. proposes to furnish labor and material for the lump sum of **\$ 3,197.00**
for the following scope of work:

Additional Work

Additional labor and materials to install the pool equipment wall due to revisions to the original bid layout; including increasing the rear wall height by two courses, and a deduct of flatwork.			
1	12" Thick x 36" Wide Continuous Foundation with matted rebar and 3000psi mix design.	15 LF	\$ 975.00
2	8" CMU (14) course wall includes cellfill and rebar for additional 15 LF	158 BLK	\$ 2,844.00
3	8" CMU (2) course wall includes cellfill and rebar for 95 LF of rear	161 BLK	\$ 2,898.00
4	6" Thick concrete apron with 3000psi mix design, WWM, and light broom finish at equipment yard. *DEDUCT*	440 SF	\$ (3,520.00)

Bid Proposal Exclusions:

- a. Permits / Engineering / Sitework / Dewatering / Grading / Soil Testing / Termite Treatment / Concrete Testing / Survey
- b. Exterior Finishes / CMU Sealants / Concrete & Joint Sealants
- c. Tractor Work / Grading. If needed will be \$100.00 per hour, 3 hour minimum
- d. Electrical Power to be provided by others - Generator fee is \$55 per day if needed

Terms:

Net 10 days from invoice date. All terms and conditions apply on past due monies. Capital Concrete & Masonry Solutions, INC. reserves the right to send out "notice to owner" and file liens on past due monies and use any legal means available to force collection, if such action becomes necessary. Buyer agrees to pay all costs and expenses incurred by in the collection of indebtedness evidenced by this agreement or any and all other indebtedness to Capital Concrete& Masonry Solutions, including court costs and reasonable attorney's fees incurred in connection or indebtedness, whether said cost or fees are incurred prior to filing of a law suit, after the filing of a law suit, on appeal, or otherwise and to pay a finance charge of 1 1/2% monthly or an annual rate of 18% until paid. Please sign and return the quote upon acceptance. This quote is valid for 30 days from proposal date. Must have Notice of Commencement and Building Permit prior to starting job.

Accepted By:

Printed Name Title

Signature Date

Accepted By:

Date

Capital Concrete and Masonry Solutions, Inc - 134 Poole Blvd. - St. Augustine, FL 32095 - 904.824.6686 - Fax 904.824.6696



PCO #028

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 #028: RFI #88 Pool Ladder Relocation

Table with 4 columns: TO, FROM, PCO NUMBER/REVISION, CONTRACT, REQUEST RECEIVED FROM, CREATED BY, STATUS, CREATED DATE, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE, LOCATION, ACCOUNTING METHOD, SCHEDULE IMPACT, PAID IN FULL, EXECUTED, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT.

POTENTIAL CHANGE ORDER TITLE: RFI #88 Pool Ladder Relocation

CHANGE REASON: Design/VE Change

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

Labor, material, and equipment to cut pool benches and relocate pool ladders due to palm tree interference.

Cost does not include reworking pavers to pass DOH inspection. Cost to be in future CO, if needed.

ATTACHMENTS:

EverRange - CO#8 - Ladder Relocation.pdf

Table with 4 columns: #, Budget Code, Description, Amount. Includes Subtotal, P&P Bond, Liability Insurance, CM Fee, and Grand Total.

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 of Shawn Bliss, DATE 05/04/26

SIGNATURE DATE

Signature of Anthony Cantu, DATE 4/27/26



3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

EverRange

CO#8

March 6, 2026

Carlton Construction
Anthony Cantu – anthony@carltonconstruction.net
Jacksonville, FL

This document is to provide authorization for work and/or material described below outside of contract.

Material associated with the following items below:

- ✦ Ladder Relocation
 - Remove Section of Benches on both sides of the pool
 - Relocate ladders

Change Order Total

\$6,207.00

Upon Crown Pools receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print: _____

Title: _____

Signature: _____

Date: _____

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

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 #029: RFI #96 - Ribbon Curb at Lakeside

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	029 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/23/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: RFI #96 - Ribbon Curb at Lakeside

CHANGE REASON: Design/VE Change

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

Labor, material, & equipment to form and pour concrete ribbon curb at lakeside pavilion edge as per RFI 96.

Cost does not reflect grade rework. Cost to be included on future CO based on Time and Material.

ATTACHMENTS:

[Change order request for pavilion ribbon curb for The Grove at EverRange 04.10.2026.pdf](#)

#	Budget Code	Description	Amount
1	40.3000-3010.000.Subcontract Construction.Site Concrete.Subcontract	Furnish labor, materail and equipment for 8x26" Lakeside Pavilion ribbon curb per RFI 96.	\$9,257.00
2	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contingecy to cover ribbon curb at lakeside pavilion canopy	\$(9,257.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

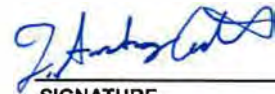
Shawn Bliss (Prosser, Inc.)
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

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

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

 **05/04/26**
SIGNATURE DATE

SIGNATURE DATE

 **4/27/26**
SIGNATURE DATE



Submitted To: Carlton Construction	Attention: Anthony Cantu Phone: Fax:	Project: The Grove at EverRange Jacksonville, FL
----------------------------------------------	------------------------------------------------------	--------------------------------------------------------------------------

Request for Change Order # for:

*** Ribbon Curb for rear of Pavilion Deck ***

Capital Concrete&Masonry Solutions, Inc. proposes to furnish labor and material for the lump sum of **\$ 9,257.00** for the following scope of work:

Additional Work

1	Additional labor and equipment to form and pour 8"x28" concrete ribbon curb with 3000psi mix design and #4@12" OC EW rebar for paver edge along rear of pavilion deck.	151 LF	\$	8,607.00
2	Concrete Pump	1 LS	\$	650.00

Bid Proposal Exclusions:

- a. Permits / Engineering / Sitework / Dewatering / Grading / Soil Testing / Termite Treatment / Concrete Testing / Survey
- b. Exterior Finishes / CMU Sealants / Concrete & Joint Sealants
- c. Tractor Work / Grading. If needed will be \$100.00 per hour, 3 hour minimum
- d. Electrical Power to be provided by others - Generator fee is \$55 per day if needed

Terms:

Net 10 days from invoice date. All terms and conditions apply on past due monies. Capital Concrete & Masonry Solutions, INC. reserves the right to send out "notice to owner" and file liens on past due monies and use any legal means available to force collection, if such action becomes necessary. Buyer agrees to pay all costs and expenses incurred by in the collection of indebtedness evidenced by this agreement or any and all other indebtedness to Capital Concrete& Masonry Solutions, including court costs and reasonable attorney's fees incurred in connection or indebtedness, whether said cost or fees are incurred prior to filing of a law suit, after the filing of a law suit, on appeal, or otherwise and to pay a finance charge of 1 1/2% monthly or an annual rate of 18% until paid. Please sign and return the quote upon acceptance. This quote is valid for 30 days from proposal date. Must have Notice of Commencement and Building Permit prior to starting job.

Accepted By:

Printed Name	Title
Signature	Date
Accepted By:	Date

Capital Concrete and Masonry Solutions, Inc - 134 Poole Blvd. - St. Augustine, FL 32095 - 904.824.6686 - Fax 904.824.6696

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 #030: Monument Sign Letter Replacement

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	030 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/25/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Monument Sign Letter Replacement

CHANGE REASON: Client Request

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

Labor, material, & equipment to replace monument sign letter for alternate font and design per owner request.

Cost does not include siding replacement. Siding replacement to be on future CO, if needed.

ATTACHMENTS:

[The Grove Monument Letters Estimate 2339.pdf](#)

#	Budget Code	Description	Amount
1	40.10000-10435.000.Subcontract Construction.Monument Signs.Subcontract	New Monument Sign Letters per owners request	\$3,195.00
2	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency used to cover replacement letter change.	\$(3,195.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

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

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

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

 **05/04/26**
SIGNATURE DATE

SIGNATURE DATE

 **4/27/26**
SIGNATURE DATE



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

Estimate

ADDRESS

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

SHIP TO

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

ESTIMATE # 2339

DATE 03/25/2026

ACTIVITY	QTY	RATE	AMOUNT
Monument Lettering "THE GROVE" in 3/8" aluminum letters, powder coated and stud mounted to set flush against battens. SINGLE SIDED	1	2,600.00	2,600.00T
Install - Sign Installation of Monument letters to include removal of existing sign	1	400.00	400.00
SUBTOTAL			3,000.00
TAX			195.00
TOTAL			\$3,195.00

Accepted By

Accepted Date



PCO #031

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 #031: Misc Landscaping Changes

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	031 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/25/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Misc Landscaping Changes

CHANGE REASON: Design/VE Change

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

- 1) Furnish and install additional (1) Ligustrum at splash pad. Palm trees would not fit and were relocated on site.
- 2) Furnish and install temporary irrigation PVC from reuse to pool deck due to low hydrant meter pressure.
- 3) Cost to remove (3) palms at splash pad and replace with alternate plants. Include plant changes to NW location as per 75% walk-through meeting.

ATTACHMENTS:

[SKM_C450i26042107090.pdf](#) , [SKM_C450i26042111190.pdf](#) , [SKM_C450i26031107400.pdf](#)

#	Budget Code	Description	Amount
1	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Splash Pad Ligustrum	\$1,246.98
2	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Provide labor, material, and equipment to run temp reclaim water to pool.	\$1,903.25
3	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Provide labor, material, & equipment to make the changes to pool deck landscaping as discussed during 75% walk. Includes (3) palm removal, new plants at the palm location, and adjustments to plants near NW corner of pool deck.	\$4,314.61
4	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency to cover the misc. landscape changes.	\$(7,464.84)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

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

Shawn Bliss 05/04/26
SIGNATURE DATE

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

SIGNATURE DATE

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

[Signature] 4/27/26
SIGNATURE DATE



Carlton Construction
Anthony Cantu

RE: Ever Range Amenity
Date: March 11, 2026

CHANGE ORDER REQUEST #2

- Add (1) Ligustrum 10' x 10' around splash pad per provided sketch.

Total	\$1,084.33
O&P	\$ 162.65
Grand Total	\$1,246.98

Acceptance:

Signature

Print name

Date



Carlton Construction
 4615 US Highway 17
 Fleming Island FL 32003
 Anthony Cantu

RE: EverRange Amenity
Date: April 21, 2026

CO#4

Irrigation:

- Temporarily connect pool irrigation to reclaim mainline
 Due to potable pressure issues. Includes disconnecting after
 pressure issue is resolved \$1,655.00
 - OH & P \$248.75
- TOTAL \$1,903.25**

NOTES & CONDITIONS

- Due to volatile material costs, if Sun State is awarded the contract, we reserve the right to review material costs and propose possible increases at that time.
- Quote valid for 90 Days
- **Only one application of seed included and Sun State cannot guarantee germination due to acts of GOD**
- No warranty applies to unirrigated material of any kind
- MOT to be provided by others
- Landscape quote only includes landscape items (trees, shrubs, ground cover, mulch, sod, tree staking, etc.). Excludes, root staking for upper story, root barrier, weed fabric, steel edging and Hardscape items (drains, concrete, pavers, gravel, etc.) unless specified above.
- **All earthwork, topsoil, compost mix, planting mix/soil, fill, grading is by others.** The site shall be graded to +/- 1/10 of a foot by others, and to the top of the curb where applicable. It shall be free of weeds, rocks, sticks and construction debris and shall be turned over to the landscape contractor in a condition suitable for planting.
- Digging for irrigation and landscape will be done with machinery, any hand digging will require a change order due to the price increase.
- All electrical connections for timers and pumps shall be provided by others.
- Excludes water meters and taps unless specified above.
- Excludes well and pump, booster pumps unless specified above.
- Water and power to be available prior to installation of plants and trees.
- In the absence of an irrigation system and upon completion of landscape installation, the Owner



**SUN
STATE
NURSERY &
LANDSCAPING, LLC.**

assumes full responsibility for the maintenance and watering of installation. There is no warranty on materials that are not irrigated by a fully automatic irrigation system.

- Excludes Landscape maintenance unless specified above.
- Excludes tree relocation and removal unless specified above.
- Tree protection is not included.
- Excludes Directional bores unless specified above.
- Excludes all badges, badge fees and associated costs unless specified above.
- Excludes asphalt/concrete removal and repair/replacement.
- Excludes Maintenance of Traffic
- Plants and sod areas are guaranteed for (90) days, trees are guaranteed for a period of one (1) year effective as of the date of Substantial Completion.

Shannon McKissock 904-591-5064 estimating@sunstaternursery.com



Carlton Construction
4615 US Highway 17
Fleming Island FL 32003
Anthony Cantu

RE: EverRange Amenity
Date: April 21, 2026

CO#3

Landscape:

• Remove and dispose of 3 curved palms on the pool deck	
• Includes stump grinding	<u>\$2,000.00</u>
• Additional plant material on pool deck	<u>\$1,751.84</u>
• OH & P	<u>\$562.77</u>
TOTAL	<u>\$4,314.61</u>

NOTES & CONDITIONS

- Due to volatile material costs, if Sun State is awarded the contract, we reserve the right to review material costs and propose possible increases at that time.
- Quote valid for 90 Days
- **Only one application of seed included and Sun State cannot guarantee germination due to acts of GOD**
- No warranty applies to unirrigated material of any kind
- MOT to be provided by others
- Landscape quote only includes landscape items (trees, shrubs, ground cover, mulch, sod, tree staking, etc.). Excludes, root staking for upper story, root barrier, weed fabric, steel edging and Hardscape items (drains, concrete, pavers, gravel, etc.) unless specified above.
- **All earthwork, topsoil, compost mix, planting mix/soil, fill, grading is by others.** The site shall be graded to +/- 1/10 of a foot by others, and to the top of the curb where applicable. It shall be free of weeds, rocks, sticks and construction debris and shall be turned over to the landscape contractor in a condition suitable for planting.
- Digging for irrigation and landscape will be done with machinery, any hand digging will require a change order due to the price increase.
- All electrical connections for timers and pumps shall be provided by others.
- Excludes water meters and taps unless specified above.
- Excludes well and pump, booster pumps unless specified above.
- Water and power to be available prior to installation of plants and trees.



**SUN
STATE
NURSERY &
LANDSCAPING, LLC.**

- In the absence of an irrigation system and upon completion of landscape installation, the Owner assumes full responsibility for the maintenance and watering of installation. There is no warranty on materials that are not irrigated by a fully automatic irrigation system.
- Excludes Landscape maintenance unless specified above.
- Excludes tree relocation and removal unless specified above.
- Tree protection is not included.
- Excludes Directional bores unless specified above.
- Excludes all badges, badge fees and associated costs unless specified above.
- Excludes asphalt/concrete removal and repair/replacement.
- Excludes Maintenance of Traffic
- Plants and sod areas are guaranteed for (90) days, trees are guaranteed for a period of one (1) year effective as of the date of Substantial Completion.

Shannon McKissock 904-591-5064 estimating@sunstatenursery.com

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 #032: Compensation Pond Cart Parth Elevation Change and Additional Storm

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	032 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/25/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Compensation Pond Cart Parth Elevation Change and Additional Storm

CHANGE REASON: Design/VE Change

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

Labor, material & equipment to perform sitework changes to comp pond as shown on ten set revision drawings.

ATTACHMENTS:

[25A Amenity - Rec Pond CO.pdf](#)

#	Budget Code	Description	Amount
1	40.2000-2110.000.Subcontract Construction.Site Grading.Subcontract	Labor, material and equipment comp. pond grading revisions	\$14,991.24
2	40.2000-2510.000.Subcontract Construction.Asphalt Paving.Subcontract	Labor, material and equipment comp. pond asphalt revisions	\$3,080.88
3	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Labor, material and equipment comp. pond storm water revisions	\$12,672.94
4	40.17000-17100.000.Other Construction.Contractors Contingency.Other	Contingency used to cover comp. pond revisions	\$(30,745.06)
		Subtotal:	\$0.00
		P&P Bond (0.79%):	\$0.00
		Liability Insurance (1.10%):	\$0.00
		CM Fee (5.00%):	\$0.00
		Grand Total:	\$0.00

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

 05/04/26
SIGNATURE DATE

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

SIGNATURE DATE

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

 4/27/26
SIGNATURE DATE

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

To:	Carlton Construction, Inc.	Contact:	
Address:	4615 US Hwy. 17, Suite 1 Fleming Island, FL 32003	Phone:	(904) 284-8321
Project Name:	EverRange Parcel 25A Amenity Center	Bid Number:	
Project Location:	Ever Range Parkway	Bid Date:	2/5/2025
Item #	Item Description	Estimated Quantity	Unit
		Unit Price	Total Price

Rec Pond Changes

011 Earthwork

1109	Place & Compact Fill	1,804.00	CY	\$1.62	\$2,922.48
1111	Import Fill Material	1,804.00	CY	\$6.69	\$12,068.76
Total Price for above 011 Earthwork Items:					\$14,991.24

013 Subsoil Stabilization

1304	Subsoil Stabilization (LBR 40)	66.00	SY	\$11.95	\$788.70
Total Price for above 013 Subsoil Stabilization Items:					\$788.70

014 Base

1402	6" Limerock	66.00	SY	\$19.33	\$1,275.78
Total Price for above 014 Base Items:					\$1,275.78

015 Asphalt Paving

1505	1 1/2" Asphalt Pavement	66.00	SY	\$14.81	\$977.46
1517	Prime Limerock	66.00	SY	\$0.59	\$38.94
Total Price for above 015 Asphalt Paving Items:					\$1,016.40

030 Storm Drain

3198	24" RCP 0-6' Deep	46.00	LF	\$131.87	\$6,066.02
3279	Punch Out Storm Drain	46.00	LF	\$2.54	\$116.84
3280	TV Storm Drain	46.00	LF	\$4.69	\$215.74
3086	24" Mitered End Section	1.00	EACH	\$3,078.25	\$3,078.25
3102	24" Headwall	1.00	EACH	\$3,196.09	\$3,196.09
Total Price for above 030 Storm Drain Items:					\$12,672.94

120 Signalization

12000	Flashing Beacon	1.00	LS	\$51,678.74	\$51,678.74
Total Price for above 120 Signalization Items:					\$51,678.74

Total Price for above Rec Pond Changes Items: \$82,423.80

Notes:

* The above price excludes Landscaping & Irrigation

- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control
- Excludes wood dock
- Excludes all sidewalk, pavers, geo pavers, hardscape, etc.
- Excludes all freestanding structures such as dumpster enclosures, canopies, pavilions, bollards, etc.

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Vallencourt Construction Company, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------



PCO #033

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 #033: Owner Direct Purchase

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	FROM:	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	033 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	4/27/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$34,178.64)

POTENTIAL CHANGE ORDER TITLE: Owner Direct Purchase

CHANGE REASON: No Change Reason

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

ATTACHMENTS:

[Fortiline Invoices to Date.pdf](#) , [_Inv 7134703.pdf](#) , [_7240841.pdf](#) , [_Fortiline Invoices .pdf](#)

#	Budget Code	Description	Amount
1	40.6000-6160.000.Subcontract Construction.Hardie Lap Siding.Subcontract	ODP Deduct - Manning Lumber Revision	\$(31,641.00)
2	40.2000-2720.000.Subcontract Construction.Drainage System.Subcontract	Fortiline Revision	\$(2,537.64)
Subtotal:			\$(34,178.64)
P&P Bond (0.00%):			\$0.00
Liability Insurance (0.00%):			\$0.00
CM Fee (0.00%):			\$0.00
Grand Total:			\$(34,178.64)

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

 05/04/26
SIGNATURE DATE

SIGNATURE DATE

 4/27/26
SIGNATURE DATE



INVOICE

INVOICE NUMBER: 7134703
 BILL OF LADING:
 INVOICE DATE: 11/12/25
 DUE DATE: 12/11/25

15850 Dallas Pkwy
 Dallas, TX 75248
 Payment Inquiries 704-788-9800

Please Remit Payment To:
 Fortiline, Inc
 PO Box 744053
 Atlanta, GA 30374-4053
 Federal Tax ID# 57-0819190

Warehouse:
 FORTILINE JACKSONVILLE
 6982 HIGHWAY AVE.
 JACKSONVILLE, FL 32254
 Telephone: 904-652-0962

SOLD TO
 2167 1 MB 0.672 E0262X 10423 D14730497320 S2 P10935108 0001:0001

SHIP TO



Customer Pickup



COASTAL RIDGE DEVDIST C / O PAC
 475 W TOWN PL STE 114
 ST AUGUSTINE FL 32092-3649

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
014		7134703	Pickup	242244	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
EVERR-024	EVER RANGE	EVERANG	DTW	12/11/25	11/10/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
NDS11	4" ROUND GRATE BLACK 11 BID LINE # 00030	EA	8	8	0	6.0000	48.00

RECEIVED
 NOV 18 2025



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.
REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>
Online Payments, View and Download Invoices and Statements.

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

AMOUNT DUE	\$48.00
TAX	\$0.00
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$48.00



INVOICE

INVOICE NUMBER: 7240841
 BILL OF LADING:
 INVOICE DATE: 2/05/26
 DUE DATE: 3/06/26

Please Remit Payment To:
 FORTILINE, INC
 PO BOX 744053
 ATLANTA, GA 30374-4053

Federal Tax ID# 57-0819190

Warehouse:

FORTILINE JACKSONVILLE
 6982 HIGHWAY AVE.
 JACKSONVILLE, FL 32254
 Telephone: 904-652-0962

15850 Dallas Pkwy
 Dallas, TX 75248
 Payment Inquiries 704-788-9800

SOLD TO

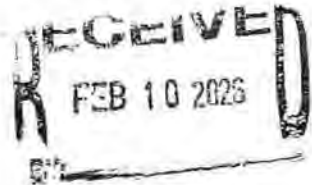
1543 1 AB 0.641 E0092X I0184 D14892367608 S2 P10987362 0001:0001

SHIP TO

COASTAL RIDGE DEVDIST C/O PAC
 12858 EVER RANGE PARKWAY
 CHRIS 904.571.0905
 JACKSONVILLE, FL 32256

COASTAL RIDGE DEVDIST C / O PAC
 475 W TOWN PL STE 114
 ST AUGUSTINE FL 32092-3649

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
014		7240841	Our Truck	242244	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
ADD ON	EVER RANGE	EVERANG	DTW	3/06/26	2/03/26		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
NDS40010	10' CHANNEL DRAIN 400-10 BID LINE # 00010	EA	14	14	0	69.0000	966.00
NDS241	2' CHANNEL GRATE GRAY 241 BID LINE # 00020	EA	70	70	0	15.0000	1,050.00
NDS2381	7" FAB 90 ELBOW W/GRATE 2381 BID LINE # 00030	EA	2	2	0	39.0000	78.00
NDS2351	7"X4-3/4" SPEE-D CHANNEL DRAIN ASSEMBLY W/4" BOTTOM OUTLET BID LINE # 00040	EA	10	10	0	21.0000	210.00
NDS247	CHANNEL END CAP 247 BID LINE # 00050	EA	6	6	0	7.0000	42.00



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>

Online Payments, View, and Download Invoices and Statements.

AMOUNT DUE	\$2,346.00
TAX	\$0.00
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$2,346.00

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

STATEMENT



STATEMENT DATE: 10/31/25

CUSTOMER NO.: 242244

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

CODES

- 1 - INVOICE
- 3 - CREDIT MEMO
- 8 - ADJUSTMENT ON ACCOUNTS
- 10 - SERVICE CHARGE
- 12 - UNAPPLIED CASH

2259 1 MB 0.872 E0458X I0591 D14707851309 S2 P10927433 0001:0001

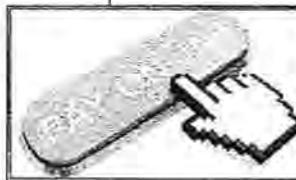
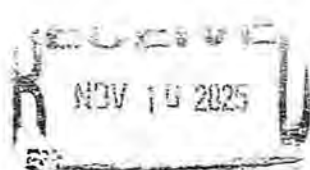


COASTAL RIDGE DEVDIST C / O PAC
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

TO VIEW AND PAY ONLINE:	Fortiline.com
USE THIS ENROLLMENT TOKEN:	DWZ RMZ BGM

DATE	INVOICE NO.	JOB	PURCHASE ORDER	CODE	AMOUNT
10/30/25	7132264	EVERANG	EVERR-024	1	144.00
10/31/25	7131876	EVERANG	EVERR-024	1	234.00
10/31/25	7132245	EVERANG	EVERR-024	1	935.58
10/31/25	7132404	EVERANG	EVERR-024	1	88,061.10
10/31/25	7132465	EVERANG	EVERR-024	1	1,224.00
10/31/25	7132486	EVERANG	EVERR-024	1	3,968.00
10/31/25	7132528	EVERANG	EVERR-024	1	658.00
10/31/25	7132571	EVERANG	EVERR-024	1	14,618.00
10/31/25	7132632	EVERANG	EVERR-024	1	3,505.52
10/31/25	7133712	EVERANG	EVERR-024	1	36.00
10/31/25	7134229	EVERANG	EVERR-024	1	2,458.03

EVERANG	Current	30 Days	60 Days	90 Days	Subtotal
	115,842.23	0.00	0.00	0.00	115,842.23



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.
REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>
Online Payments, View, and Download Invoices and Statements.

CURRENT	OVER 30	OVER 60	OVER 90	PLEASE PAY THIS AMOUNT:	
115,842.23	0.00	0.00	0.00		115,842.23

SHORTAGES:
SHORTAGES MUST BE REPORTED WITHIN 5 DAYS AFTER RECEIPT OF SHIPMENT FOR ADJUSTMENTS

RETURNS:
NO MERCHANDISE MAY BE RETURNED FOR CREDIT WITHOUT INVOICE NUMBER OF PURCHASE. NO CREDIT ISSUED ON SPECIAL OR NON-STOCK ITEMS.
STOCK ITEMS CREDIT IF RETURNED WITHIN 60 DAYS OF SHIPPING DATE

SERVICE CHARGE:
A SERVICE CHARGE OF 1.5 PERCENT PER MONTH (18 PERCENT PER ANNUM) WILL BE MADE ON ALL CHARGES PAST DUE

SEVENTH ORDER OF BUSINESS

**AGREEMENT BETWEEN COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC.
FOR PROPERTY MANAGEMENT AND MAINTENANCE SERVICES**

This Agreement (“Agreement”) is made and entered into this _____ day of _____
2026, by and between:

Coastal Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Jacksonville, Duval County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

Vesta Property Services, Inc., a Florida corporation, with offices located at 245 Riverside Avenue, Suite 250 Jacksonville, Florida 32204 (“Property Manager” or “Contractor”).

RECITALS

WHEREAS, the District owns and operates a recreation center and associated property that includes a swimming pool, and other recreational facilities (“Amenities”); and

WHEREAS, the District desires to retain an independent contractor to provide property management and maintenance services to set forth in more detail on **Exhibit A** attached hereto (“Services”); and

WHEREAS, the District seeks to have the Services provided by Property Manager; and

WHEREAS, Property Manager has a background in providing the Services and is willing to provide such Services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Property Manager to provide the Services as described in this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and Property Manager agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

i. Property Manager agrees to provide the Services as set forth in the Scope of Services attached hereto as **Exhibit A**, which is made a part hereof by this reference. To the extent that any provision of **Exhibit A** conflicts with

any provision contained herein, the express terms of this Agreement shall control.

- ii. The Amenity Manager, as identified in **Exhibit A**, shall prepare a report and submit it to the District Manager at least eight days prior to the Board meeting, shall include substantive updates and information as may be needed and shall attend the District's Board of Supervisors' ("Board") meetings upon request.
- iii. Property Manager shall ensure at all times there is a manager assigned to on-call duty. There shall always be management oversight, availability and communication, which is included in the compensation contemplated herein.
- iv. Should the District modify its staffing requirements related to the Amenity Management Services provided by Contractor under this Agreement, Contractor shall provide a revised Proposal that reflects these modifications, whether they would result in a net increase or net decrease in the staffing requirements) in its corresponding Pricing for its Amenity Management Services under this Agreement. If such revised Proposal is accepted by the District, this Agreement, including any adjustments in the Compensation provided to Contractor, shall be amended accordingly, in writing in the form of an Addendum to this Agreement, and such Addendum to this Agreement shall be fully executed by both Parties.

3. COMPENSATION. As compensation for the Services described in Exhibit A of this Agreement, the District agrees to pay Contractor an annual amount not to exceed One Hundred Twenty-Eight Thousand and Seven Hundred Sixty-Six Dollars (\$128,766.00) for Fiscal Year 2026 Services, and Two Hundred Ninety Thousand Six Hundred Seventy-Two Dollars (\$290,672.00) for Fiscal Year 2027 Services. The staffed hours shall be in accordance with this Agreement. Property Manager shall provide, upon request, copies of employee time and attendance records documenting total hours worked. Property Manager shall invoice the District monthly for Services on the 25th day of each month. The District shall provide payment within thirty (30) days of receipt of invoices. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the parties.

4. TERM; RENEWAL. This Agreement shall become effective on the date first written above and, unless otherwise terminated in accordance with Section 23 hereof, shall remain in effect until September 30, 2027. This Agreement may be renewed at the discretion of the District for two (2) additional one (1) year terms at compensation rates approved by the parties in a written amendment to this Agreement.

5. GENERAL PROVISIONS. The following general provisions shall apply to all services provided for under this Agreement:

- a. Notwithstanding anything else in this Agreement, Property Manager shall be accountable at all times to the Board for all services provided under this Agreement.

- b. Property Manager shall employ adequate personnel to discharge its obligations under this Agreement. Property Manager shall be the employer of such personnel; shall be responsible for all record keeping, salaries, fringe benefits, insurance and other employment-related costs; and shall supervise all such personnel in such manner as Property Manager deems necessary. Additionally, Property Manager shall be liable for the performance, or lack thereof, of its personnel and vendors that are within its control.
- c. Property Manager hereby agrees to cooperate with the District Manager and his or her staff with respect to all business with the District.
- d. The Property Manager shall be responsible for the Services, including the recruitment, selection and hiring of staff members. However, upon determination of the District that a staff member is not fulfilling his or her assigned duties in a satisfactory manner, the District, through its representative, shall confer with the Property Manager regarding the same and the Property Manager agrees to resolve such issues expeditiously.
- e. Property Manager shall promptly respond to any and all emergencies or urgent issues related to the District's property or community operations and shall report to the District all known urgent issues within twenty-four (24) hours.
- f. Costs incurred by Property Manager due to emergencies or at the written direction of the District shall be reimbursed to the Property Manager at cost. Such reimbursements shall only be paid in accordance with receipts for such costs.
- g. All purchases made by the Property Manager pursuant to this Agreement will be in accordance with and subject to the District's Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. No expenditure in excess of budgeted amounts may be made without prior Board approval except in the event of an emergency, in which case the Property Manager shall submit such expenditure and the reason for the emergency expense to the District Manager.
- h. The Property Manager shall (i) provide equal treatment and access to the District's facilities to all residents and paid user and (ii) maintain the assets of the District in a manner consistent with direction from the Board.
- i. Omitted.

- j. The District shall reimburse Contractor for mileage expenses incurred due to conducting District business with either a Contractor-owned vehicle or a personal-owned vehicle (rather than a District-owned vehicle.) Such mileage shall include travel conducted within the District's property as well as offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per IRS guidelines and there shall be no "mark-up" of the expense by Contractor, who shall document the mileage expenses with appropriate back-up information such as mileage figures for each trip.
- k. Every attempt shall be made to conduct periodic training and development of the on-site Contractor employees while on the District's property; however, on some occasions an employee may need to leave for training conducted elsewhere besides the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities.
- l. Contractor shall provide all needed uniforms for on-site staff, at its own expense. If the District prefers uniforms to be branded specifically for the community the expense will be billable.
- m. Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.
- n. Contractor shall provide use of its Food and Beverage, Alcohol and Catering Licenses for District Events at no additional charge to the District, if applicable.
- o. Contractor shall provide assistance in the development and execution of a marketing and communications plan and periodic community surveys at no additional charge to the District.
- p. Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.
- q. Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District.
- r. In the event of an unexpected or unforeseen absence by on-site staff, every attempt shall be made by Contractor to provide alternate staffing and avoid any disruption of its amenity management services. However, staffing replacements cannot be reasonably guaranteed in each and every instance, due to either a lack of prior notice being provided to Contractor

management and/or a lack of availability of suitable, local staffing substitutes. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

6. PROCUREMENT PROCEDURES BY CONTRACTOR. Contractor shall have the authority to make payment directly to vendors for emergency or non-recurring purchases using a District-issued credit card ("Credit Card") as described in this section. All of Contractor's expenditures shall be in accordance with the District's rules of procedure and Florida law. Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District. The District shall provide to Contractor one (1) Credit Card, with a limit of Five Thousand Dollars (\$5,000.00). The Amenity Manager, on behalf of Contractor, shall be the only individual authorized to use the Credit Card and shall execute and abide by the District's *Agreement Regarding Use of District-Issued Credit Card*, the form of which is attached hereto as **Exhibit B** and incorporated herein by this reference. To the extent feasible, the Contractor shall take all necessary steps to ensure that any Credit Card purchases are made on a tax-exempt basis. The District may at any time suspend the use of the Credit Card until the District is provided with a full accounting, including copies of any receipts, for any monies the Contractor spent. Any purchases pursuant to this section that would require spending in excess of the applicable line-item amounts set forth in the annual operations and maintenance budget adopted by the District's Board and as may be amended from time to time ("O&M Budget") shall require prior approval from the Board unless otherwise authorized by District resolution. The Contractor shall be responsible for reimbursing the District for any Credit Card purchases that are not supported by appropriate receipts or other proof of payment mutually agreed upon by the Parties, or that are not (i) in furtherance of the Services provided for herein, (ii) approved as part of the O&M Budget, (iii) approved in the manner that is customary for the Parties, or (iv) approved by the Board ("Reimbursement Amount"). Any Reimbursement Amount shall include reasonable fees or penalties incurred as a result of such purchases. The Contractor shall pay the District an additional fee in the amount of ten (10) percent of the Reimbursement Amount in the event Contractor fails to reimburse the District within fifteen (15) days of receipt of notice from the District of unsupported Credit Card charges unless the validity of such charges is reasonably in dispute.

7. CARE OF THE PROPERTY. The Property Manager shall use all due care to protect the property of the District, its residents, landowners and authorized guests from damage by Property Manager or its employees or agents. The Property Manager agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Property Manager's sole expense, unless otherwise agreed, in writing, by the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, the Property Manager shall use effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Property Manager shall take any action necessary to promptly comply with any and all orders or requirements affecting the District's property unless the District specifically directs otherwise.

9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. The Property Manager shall promptly and in no event within more than forty-eight (48) hours provide a written report as to all accidents, injuries or claims for damage relating to the District's property or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Property Manager otherwise, in writing.

10. PERMITS, LICENSES, AND OTHER APPROVALS. Unless the District expressly directs otherwise in writing, the Property Manager, at the District's expense, shall timely apply for, obtain, and maintain all applicable permits, licenses, certifications, consents, and other approvals for operation and management of the District's improvements under this Agreement and from all governmental agencies which have jurisdiction over the operation and management of the said improvements. The Property Manager, by applying for such permits, licenses, certifications, consents, and other approvals, does not in any way guarantee the approval of such applications. In the event an applicable permit, license, certification, consent, or other approval is not obtained for a particular service, or a permit, license, certificate, consent, or other approval necessary for a particular service is rescinded or revoked, the Property Manager shall immediately notify the District and shall not provide, and shall immediately abate the provision of that service.

11. ADHERENCE TO DISTRICT RULES AND POLICIES. The Property Manager and its personnel shall be familiar with, and comply with, all District rules and policies, and further shall ensure that all persons using the Amenities are informed with respect to the rules and policies and ensure that said persons conform therewith. The Property Manager has the authority to have patrons, guests, and others who are failing to comply with District rules and policies removed from the Amenities only to the extent such authorization is set forth in the District's rules and policies and only to the extent the Property Manager acts in a manner consistent with the District's rules and policies. Such incidents shall be reported promptly to the District.

12. INSURANCE.

A. Property Manager shall maintain throughout the term of this Agreement the following insurance:

(i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

(iii) Employers Liability Insurance with limits of \$250,000.

B. Insurance obtained by Property Manager shall be primary and noncontributory with respect to insurance outlined above. All such

policies shall be issued by insurance companies licensed to do business in the state of Florida. The Coastal Ridge Community Development District and its staff, consultants, supervisors and Coastal Ridge Land Associates, LLC shall be listed as named additional insureds on each such policy (with the exception of worker's compensation, employer's liability, and professional liability), and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement.

13. INDEMNIFICATION.

- A. Property Manager agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Property Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Property Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Property Manager as jointly liable parties; however, Property Manager shall indemnify the District for any and all percentage of fault attributable to Property Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

To the extent allowed by law and without waiving any of the protections and immunities afforded to the District under Florida law, District agrees to defend, indemnify, and hold harmless the Contractor and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Contractor, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the District or its employees, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires District to indemnify the Contractor for the Contractor's percentage of fault if the Contractor is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, District shall indemnify the Contractor for any and all percentage of fault attributable to District for claims against

the Contractor, regardless whether the Contractor is adjudged to be more or less than 50% at fault.

Property Manager further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- C. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

14. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. ENFORCEMENT OF AGREEMENT. In the event that either the District or Property Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and Property Manager relating to the subject matter of this Agreement.

17. INDEPENDENT CONTRACTOR. Property Manager and District agree that Property Manager is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Property Manager shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to the services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Property Manager.

19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Property Manager, both the District and Property Manager have complied with all the requirements of law, and both the District and Property Manager have full power and authority to comply with the terms and provisions of this Agreement.

20. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

A. If to Property Manager: Vesta Property Services, Inc.
245 Riverside Avenue #300
Jacksonville, Florida 32202
Attn: Dana Harden

B. If to District: Coastal Ridge Community
Development District
475 West Town Place, Suite 114
Tallahassee, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Property Manager may deliver Notice on behalf of the District and Property Manager. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Property Manager and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or

corporation or other entity other than the District and Property Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Property Manager and their respective representatives, successors, and assigns.

22. ASSIGNMENT. Neither the District nor Property Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignments attempted to be made by Property Manager without the prior written approval of the District are void.

23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Duval County, Florida.

24. TERMINATION. Either party may terminate this Agreement upon sixty (60) days' written notice without cause. Either party may terminate this Agreement immediately for cause upon written notice stating a failure to perform in accordance with the Agreement; provided however, the party receiving the notice of termination shall be provided thirty (30) days to cure any failure under this Agreement. Upon any termination of this Agreement, Property Manager shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Property Manager. Upon termination of this Agreement, the Property Manager shall, as soon as practicable, but in no event later than the effective date of the termination: (i) deliver to the District all materials, equipment, tools and supplies, keys, contracts and other documents relating to the District's operations and the Services provided herein; (ii) vacate any portion of the District's property accessed by the Property Manager as a consequence of this Agreement; and (iii) furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Services hereunder. Within ten (10) days after the effective date of any such termination, Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the effective date of termination.

25. PUBLIC RECORDS. Property Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Property Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Property Manager acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Property Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of

the contract term and following the contract term if the Property Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Property Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Property Manager, the Property Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE PROPERTY MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROPERTY MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

27. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

29. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

30. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

31. E-Verify. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

32. Compliance with Section 20.055, Florida Statutes. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

33. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

[remainder of page intentionally left blank; signatures on following page]

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year shown below.

Attest:

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman, Board of Supervisors

VESTA PROPERTY SERVICES, INC.

Witness

By: _____

Print: _____

Its: _____

Print Name of Witness

Exhibit A: Scope of Services

Exhibit B: Agreement Regarding Use of District-Issued Credit Card

Exhibit A

SCOPE OF SERVICES:



Coastal Ridge CDD & Vesta Property Services

	Proposed FY2026	Proposed FY 2027	Notes
Amenity Mgmt	75,827	137,480	GM 20 hours+ and AM 20 hours+
Facility Maintenance	12,595	22,242	1080 annual hours
Facility Attendants	9,975	98,500	3200 annual hours (can be changed at board discretion)
Pool Chemicals	12,300	32,450	Chemicals for pool and splash pad
Janitorial Services	6,890	18,534	Cleaning 3x's per week
Pool Maintenance	11,179	25,953	CPO to maintain pool and splash pad
Annual	128,766	290,672	Total

FY 2026 Payment terms:

12/1/2025	5,000	Management Fee
1/1/2026	5,000	Management Fee
2/1/2026	5,000	Management Fee
3/1/2026	5,000	Management Fee
4/1/2026	5,000	Management Fee
5/1/2026	11,986	Management Fee and 1/2 month of open amenities
6/1/2026	21,243	Full Amenity Agreement
7/1/2026	23,516	Full Amenity Agreement
8/1/2026	23,516	Full Amenity Agreement
9/1/2026	23,516	Full Amenity Agreement
	128,776	

Exhibit B

AGREEMENT REGARDING USE OF DISTRICT-ISSUED CREDIT CARD

As the Amenity Manager for the Coastal Ridge Community Development District (“District”), and pursuant to that certain *Agreement between Coastal Ridge Community Development District and Vesta Property Services, Inc. for Property Management and Maintenance Services*, dated _____, 2026 (“Agreement”), I, _____, as Amenity Manager, understand that I am authorized to use the District-issued Credit Card, as defined in the Agreement, to make purchases as set forth in the Agreement. In this respect, I will adhere to the following:

1. Compliance with Agreement, Rules & Policies. I agree to abide by all of the terms of the Agreement, as may be amended from time to time. I further agree to abide by the policies of the bank from which the Credit Card is issued. I understand all such terms, rules, and policies.

2. Authorized Expenditures Only. I agree to use the Credit Card for approved District expenditures only, as set forth in the Agreement, and not personal expenses. I further agree not to use the Credit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that in all cases of misuse, the District reserves the right to recover any monies and other damages from me.

3. Security. I agree to maintain the security of the Credit Card at all times in order to prevent the Credit Card from being used for fraudulent or corrupt purposes, and to account for all Credit Card expenditures with appropriate receipts.

4. Accounting. I understand that in order for the Credit Card to continue to be used, I must submit appropriate receipts to the District pursuant to the terms of the Agreement. I understand that unaccounted for or unapproved Credit Card expenditures are my responsibility, and that I may be liable for them at the discretion of the District. I will notify the District immediately upon discovering the Credit Card has been lost, misused, or stolen.

5. Conclusion of Employment. Upon the conclusion of my employment at the District, I agree to submit the Credit Card to the District and all receipts within twenty-four (24) hours of my last day of work.

Signature:

Date: _____, 2026

EIGHTH ORDER OF BUSINESS

Coastal Ridge
Community Development District

Approved Budget
FY 2027

May 5, 2026



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Coastal Ridge
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026 (1)	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments/Developer Contributions	\$ 1,134,851	\$ 809,936	\$ 421,748	\$ 1,231,684	\$ 1,402,368
Special Assessments - Direct	-	-	-	-	-
Interest income	-	-	-	-	500
Carry Forward Surplus	-	-	-	-	-

TOTAL REVENUES	\$ 1,134,851	\$ 809,936	\$ 421,748	\$ 1,231,684	\$ 1,402,868
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EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 4,000	\$ 7,400	\$ 12,000
FICA Expenses	918	260	306	566	918
Engineering Fees	9,500	-	4,750	4,750	9,500
Annual Audit	5,100	-	5,100	5,100	5,200
Attorney	13,000	3,977	9,023	13,000	13,000
Arbitrage Rebate	450	-	450	450	450
Assessment Roll Administration	7,500	7,500	-	7,500	7,950
Management Fees	45,000	26,250	18,750	45,000	47,700
Information Technology	1,500	875	625	1,500	1,590
Website Administration	1,500	875	625	1,500	1,590
Website Creation/ADA Compliance	960	-	960	960	960
Dissemination Agent	3,000	1,750	125	1,875	3,180
Trustee Fees	4,500	938	3,563	4,500	7,206
Telephone	500	29	221	250	500
Postage	1,500	781	491	1,272	1,500
Insurance	7,460	5,000	-	5,000	5,500
Printing & Binding	2,500	1,383	1,117	2,500	2,500
Legal Advertising	5,000	807	4,193	5,000	5,000
Other Current Charges	500	107	250	357	500
Office Supplies	600	2	48	50	600
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 123,163	\$ 54,108	\$ 54,597	\$ 108,705	\$ 127,519
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Operations & Maintenance

Grounds Maintenance

Landscape Maintenance	\$ 477,228	\$49,176	\$81,960	\$131,136	\$ 533,375
Landscape Contingency	15,000	-	7,500	7,500	15,000
Lake Maintenance	6,000	1,000	5,000	6,000	12,000
Pump Maintenance	4,500	-	2,250	2,250	4,500
Water & Sewer	42,500	-	21,250	21,250	42,500
JEA Reuse Station - Bulk Pond Refill	14,500	-	7,250	7,250	14,500
Irrigation Repairs	12,500	-	6,250	6,250	12,500
Pest Control	2,400	-	1,200	1,200	2,400
Environmental Permit/Monitoring	20,000	-	10,000	10,000	20,000
Other Repairs and Maintenance	5,000	-	2,500	2,500	5,000
Monument Sign Pressure Washing	2,500	-	1,250	1,250	2,500
Street Sign Maintenance & Replacement	6,800	-	3,400	3,400	6,800
Street Lighting - (placeholder)	-	-	-	-	-
Electric Meters for Sign Lighting	-	-	-	-	3,600

Total Grounds Maintenance	\$ 608,928	\$ 50,176	\$ 149,810	\$ 199,986	\$ 674,675
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Amenity Expenditures

Insurance	\$ 67,815	\$ -	\$ 33,908	\$ 33,908	\$ 67,815
Amenity Manager	70,000	25,000	25,000	50,000	137,480
Pool Maintenance	11,189	-	11,179	11,179	25,953
Pool Chemicals	18,863	-	12,300	12,300	32,450
Facility Attendant	50,000	-	9,975	9,975	98,500
Janitorial Services	14,673	-	6,890	6,890	18,534
Refuse	3,300	-	3,300	3,300	3,300
Security and Gate Maintenance	20,000	-	20,000	20,000	20,000
Security Patrol	10,000	-	10,000	10,000	10,000
Facility Maintenance	5,000	-	5,000	5,000	22,242

Coastal Ridge
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026 (1)	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Electric	28,050	1,920	5,200	7,120	28,050
Potable Water/Sewer for Meters 1 & 2	-	-	-	-	7,200
IQ Fiber Internet	11,220	-	-	-	3,000
Vizpin Access System	-	-	-	-	18,000
Cable/Streaming	-	-	-	-	8,000
Licenses and Permits	1,100	-	1,100	1,100	1,100
Repairs & Maintenance	15,000	-	15,000	15,000	15,000
Special Events	38,500	-	38,500	38,500	38,500
Holiday Decorations	1,650	-	1,650	1,650	1,650
Reserve for Amenities	25,000	3,600	21,400	25,000	25,000
Mobile Application	9,900	7,250	7,250	14,500	17,400
Other Current Charges	1,500	-	750	750	1,500
Total Amenity Expenditures	\$ 402,760	\$ 37,770	\$ 228,402	\$ 266,172	\$ 600,674
Capital Reserve					
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 1,134,851	\$ 142,055	\$ 432,808	\$ 574,863	\$ 1,402,868
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 667,881	\$ (11,060)	\$ 656,821	\$ -

(1) All expenses prorated amount represents 7 months of fiscal year.

Gross Assessments	\$ 1,516,074
Less: Discounts & Collections 7.5%	<u>113,706</u>
Net Assessments	<u>\$ 1,402,368</u>

Coastal Ridge
Community Development District
Budget Narrative

REVENUES

Special Assessments

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

Developer Contribution

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Annual Audit

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

Attorney

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

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2025 Special Assessment Revenue Bonds. The District has contract with an American Municipal Tax Exempt Compliance Corp (AMTEC) to calculate the rebate liability and submit a report to the District.

Assessment Roll Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Website Creation/ADA Compliance

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

Dissemination Agent

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

Trustee Fees

The District bonds will be held and administered by The Bank of New York Mellon Trust Company (BNY). US Bank will hold assessments received from tax collector and developers for interest earnings and wire debt service payments to BNY.

Vendor	Contract	Annual
BNY	Series 2025	\$4,400
BNY	Construction Fee	\$2,000
US Bank	Custody(Asmnt) and expenses	\$806
		\$7,206

Telephone

Phone, internet and Wi-Fi service for office.

Postage and Delivery

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

Printing and Binding

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

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Coastal Ridge
Community Development District
Budget Narrative

Expenditures - Operations & Maintenance

Landscape Maintenance

The District is contracted with a Sun State Nursery & Landscaping Inc for Phase 1, 2 and Rustic Ridge Drive common areas of the District including pond bank mowings.

Vendor	Contract	Monthly	Annual
Sun State Nursery & Landscaping Inc	Landscape service Phase 1	\$14,917	\$179,008
Sun State Nursery & Landscaping Inc	Rustic Ridge	\$2,251	\$27,007
		\$17,168	\$206,015

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae.

Pump Maintenance

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

Water & Sewer

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

JEA Reuse Station - Bulk Pond Refill

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

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Pest Control

The estimated cost to provide monthly pest control services.

Environmental Permit/Monitoring

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

Other Repairs & Maintenance

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

Monument Sign Pressure Washing

Estimated costs for pressure washing services to maintain monument sign.

Street Sign Maintenance & Replacement

Estimated costs for the maintenance and replacements for street signs throughout the district.

Coastal Ridge
Community Development District
Budget Narrative

Expenditures - Amenity

Insurance

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

Amenity Manager

The District will contract to provide management services for the Amenity Center. General Manager 20 or more hours and Assistant Manager 20 or more hours.

Vendor	Monthly	Annual
Vesta Property Services	\$11,457	\$137,480

Pool Maintenance

The District will be contracted to maintain the Amenity swimming pool and splash pad.

Vendor	Monthly	Annual
Vesta Property Services	\$2,163	\$25,953

Pool Chemicals

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

Vendor	Monthly	Annual
Vesta Property Services	\$2,704	\$32,450

Facility Attendant

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

Vendor	Monthly	Annual
Vesta Property Services	\$8,208	\$98,500

Janitorial Services

The District will contract to provide janitorial services for cleaning 3 times per week

Vendor	Monthly	Annual
Vesta Property Services	\$1,545	\$18,534

Refuse

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

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Security Patrol

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

Facility Maintenance

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

Vendor	Monthly	Annual
Vesta Property Services	\$1,854	\$22,242

Electric

Estimated cost to provide for electric services for the District associated with the Recreation Facilities and common areas provided by JEA.

Account #	Location	Monthly	Annual
26518179	12132 Ever Range PY	\$30	\$360
26108283	12132 Ever Range Py Apt IR01	\$1,300	\$15,600
26450472	12858 Ever Range PY-Clubhouse 1	\$500	\$6,000
	Contingency	\$508	\$6,090
	Total	\$2,338	\$28,050

Cable and Internet

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

Licenses and Permits

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

Repairs & Maintenance

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

Special Events

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

Holiday Decorations

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

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Mobile Application

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

Other Current Charges

Represents miscellaneous costs incurred by the District.

Expenditures - Reserves

Capital Reserve Funding

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

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

Description	Adopted Budget FY 2025	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments-Direct	2,159,277	1,238,216	921,159	2,159,375	2,159,277
Interest Earnings	-	53,688	(53,688)	-	-
Carry Forward Surplus ⁽¹⁾	707,338	732,509	-	732,509	896,471
TOTAL REVENUES	\$ 2,866,615	\$ 2,024,413	\$ 867,472	\$ 2,891,884	\$ 3,055,748
EXPENDITURES:					
Series 2025					
Interest - 11/01	\$ 707,338	\$ 707,338	\$ -	\$ 707,338	\$ 869,055
Interest - 05/01	878,075	-	878,075	878,075	869,055
Principal - 05/01	410,000	-	410,000	410,000	430,000
TOTAL EXPENDITURES	\$ 1,995,413	\$ 707,338	\$ 1,288,075	\$ 1,995,413	\$ 2,168,110
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 871,202	\$ 1,317,075	\$ (420,603)	\$ 896,471	\$ 887,638

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27
\$859,595
\$859,595

Gross Assessments
Less: Discounts & Collections 7.5%
Net Assessments
\$ 2,334,354
175,077
\$ 2,159,277

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Townhome	90	\$ 141,120.00	\$ 1,449.98	\$ 1,568.00	\$ 118.02
40' Lot	107	\$ 214,000.00	\$ 1,849.98	\$ 2,000.00	\$ 150.02
50' Lot	385	\$ 811,580.00	\$ 1,949.98	\$ 2,108.00	\$ 158.02
60' Lot	418	\$ 926,288.00	\$ 2,049.98	\$ 2,216.00	\$ 166.02
70' Lot	72	\$ 169,272.00	\$ 2,174.97	\$ 2,351.00	\$ 176.03
80' Lot	29	\$ 72,094.00	\$ 2,299.97	\$ 2,486.00	\$ 186.03
Total	1101	\$ 2,334,354			

Coastal Ridge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 Special Assessment Bonds

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

Coastal Ridge
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2025 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY 2026 (1)	Increase/ (decrease)	FY 2027	FY 2026 (1)	Increase/ (decrease)	FY 2027	FY 2026 (1)	Increase/ (decrease)
Townhome	90	90	\$651.01	\$971.25	-\$320.24	\$1,568.00	\$1,449.98	\$118.02	\$2,219.01	\$2,421.23	-\$202.22
40' Lot	107	107	\$1,041.62	\$1,063.75	-\$22.13	\$2,000.00	\$1,849.98	\$150.02	\$3,041.62	\$2,913.73	\$127.89
50' Lot	385	385	\$1,302.02	\$1,110.00	\$192.02	\$2,108.00	\$1,949.98	\$158.02	\$3,410.02	\$3,059.98	\$350.04
60' Lot	418	418	\$1,562.43	\$1,156.25	\$406.18	\$2,216.00	\$2,049.98	\$166.02	\$3,778.43	\$3,206.23	\$572.20
70' Lot	72	72	\$1,822.83	\$1,179.38	\$643.45	\$2,351.00	\$2,174.97	\$176.03	\$4,173.83	\$3,354.35	\$819.48
80' Lot	29	29	\$2,083.23	\$1,202.50	\$880.73	\$2,486.00	\$2,299.97	\$186.03	\$4,569.23	\$3,502.47	\$1,066.76
Total	1101	1101									

TENTH ORDER OF BUSINESS

B.

**Coastal Ridge CDD
CDD Requisition Summary - June 2, 2026 Meeting
2025 Acquisition and Construction Account
Approved & Processed**

Requisition Number	Payee	Reference	Requisition Amount
93	Fortiline, Inc.	Water Drains and Grates	\$ 2,346.00
			\$ 2,346.00

ELEVENTH ORDER OF BUSINESS

A.

Coastal Ridge
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Coastal Ridge
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 267,308	\$ -	\$ -	\$ 267,308
Custody - US Bank	400,000	-	-	400,000
Due from Developer	-	-	-	-
Due from Capital Projects	125	-	-	125
Investments:				
Series 2025				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	29,000	-	29,000
Interest	-	878,075	-	878,075
Sinking	-	410,000	-	410,000
Construction	-	-	\$ 6,368,080	6,368,080
COI	-	-	-	-
Prepaid Expenses	35,531	-	-	35,531
Total Assets	\$ 702,964	\$ 3,476,450	\$ 6,368,080	\$ 10,547,493
Liabilities:				
Accounts Payable	\$ 22,192	\$ -	\$ -	\$ 22,192
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Federal Withholding Payable	-	-	-	-
Retainage Payable	-	-	770,798	770,798
Due to General Fund	-	-	125	125
Due to Developer	-	-	-	-
Total Liabilities	\$ 22,192	\$ -	\$ 770,922	\$ 793,114
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 35,531	\$ -	\$ -	\$ 35,531
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	3,476,450	-	3,476,450
Capital Project	-	-	5,597,158	5,597,158
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	645,240	-	-	645,240
Total Fund Balances	\$ 680,772	\$ 3,476,450	\$ 5,597,158	\$ 9,754,379
Total Liabilities & Fund Balance	\$ 702,964	\$ 3,476,450	\$ 6,368,080	\$ 10,547,493

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Direct	\$ 1,231,684	\$ 809,936	\$ 809,936	\$ -
Developer Contributions	-	-	-	-
Interest	-	-	-	-
Total Revenues	\$ 1,231,684	\$ 809,936	\$ 809,936	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,400	\$ 3,600
FICA Expense	918	536	260	275
Engineering	9,500	5,542	-	5,542
Annual Audit	5,100	-	-	-
Attorney	13,000	7,583	3,977	3,606
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	26,250	26,250	-
Information Technology	1,500	875	875	-
Website Administration	1,500	875	875	-
Website Creation/ADA Compliance	960	560	-	560
Dissemination Agent	3,000	1,750	1,750	-
Trustee Fees	4,500	938	938	-
Telephone	500	292	29	263
Postage	1,500	875	781	94
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	1,458	1,383	75
Legal Advertising	5,000	2,917	807	2,110
Other Current Charges	500	292	107	185
Office Supplies	600	350	2	348
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,163	\$ 73,226	\$ 54,108	\$ 19,118

Operations & Maintenance:

Ground Maintenance

Landscape Maintenance	\$ 477,228	\$ 49,176	\$ 49,176	\$ -
Landscape Contingency	15,000	-	-	-
Lake Maintenance	6,000	1,000	1,000	-
Pump Maintenance	4,500	-	-	-
Water & Sewer	42,500	-	-	-
JEA Reuse Station - Bulk Pond Refill	14,500	-	-	-
Irrigation Repairs	12,500	-	-	-
Pest Control	2,400	-	-	-
Environmental Permit/Monitoring	20,000	-	-	-
Other Repairs and Maintenance	5,000	-	-	-
Monument Sign Pressure Washing	2,500	-	-	-
Street Sign Maintenance & Replacement	6,800	-	-	-
Total Ground Maintenance	\$ 608,928	\$ 50,176	\$ 50,176	\$ -

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Amenity Expenditures</i>				
Insurance	\$ 67,815	\$ -	\$ -	\$ -
Amenity Manager	70,000	25,000	25,000	-
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	1,920	1,920	-
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	7,250	7,250	-
Other Current Charges	1,500	-	-	-
Total Amenity Expenditures	\$ 402,760	\$ 37,770	\$ 37,770	\$ -
<i>Operational Reserve Funding</i>				
Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,231,684	\$ 161,173	\$ 142,055	\$ 19,118
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 648,763	\$ 667,881	\$ (19,118)
Net Change in Fund Balance	\$ -	\$ 648,763	\$ 667,881	\$ (19,118)
Fund Balance - Beginning	\$ -		\$ 12,891	
Fund Balance - Ending	\$ -		\$ 680,772	

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Direct Interest	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 809,936
Total Revenues	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 809,936
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 600	\$ -	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	-	61	46	-	61	46	46	-	-	-	-	-	260
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	230	846	402	837	1,663	-	-	-	-	-	-	-	3,977
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	26,250
Information Technology	125	125	125	125	125	125	125	-	-	-	-	-	875
Website Administration	125	125	125	125	125	125	125	-	-	-	-	-	875
Website Creation /ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	250	250	-	-	-	-	-	1,750
Trustee Fees	-	-	938	-	-	-	-	-	-	-	-	-	938
Telephone	-	11	-	3	11	-	5	-	-	-	-	-	29
Postage	184	12	200	17	5	102	260	-	-	-	-	-	781
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	213	208	272	370	127	85	108	-	-	-	-	-	1,383
Legal Advertising	214	97	97	100	100	100	100	-	-	-	-	-	807
Other Current Charges	61	-	-	-	-	-	46	-	-	-	-	-	107
Office Supplies	0	0	0	0	0	0	0	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,826	\$ 6,285	\$ 6,804	\$ 5,577	\$ 7,017	\$ 5,183	\$ 5,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,108
Operations & Maintenance													
Grounds Maintenance													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 16,392.00	\$ 16,392.00	\$ 16,392.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,176.00
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	1,000	-	-	-	-	-	1,000
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
JEA Reuse Station - Bulk Pond Refill	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Monument Sign Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Sign Maintenance & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Ground Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 16,392	\$ 16,392	\$ 17,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,176

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Manager	-	-	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-	25,000
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	10	136	734	1,041	-	-	-	-	-	1,920
Cable and Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for Amenities	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Mobile Application	-	-	1,450	1,450	1,450	1,450	1,450	-	-	-	-	-	7,250
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	\$ -	\$ -	\$ 6,450	\$ 10,060	\$ 6,586	\$ 7,184	\$ 7,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,770
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 17,826	\$ 6,285	\$ 13,254	\$ 15,637	\$ 29,995	\$ 28,759	\$ 30,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,055
Excess (Deficiency) of Revenues over Expenditures	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 254,341	\$ (29,995)	\$ (28,759)	\$ 239,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 667,881
Net Change in Fund Balance	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 254,341	\$ (29,995)	\$ (28,759)	\$ 239,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 667,881

Coastal Ridge
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 2,159,277	\$ 1,238,216	\$ 1,238,216	\$ -
Interest Income	-	-	53,688	53,688
Total Revenues	\$ 2,159,277	\$ 1,238,216	\$ 1,291,903	\$ 53,688
Expenditures:				
Interest - 11/01	\$ 707,338	\$ 707,338	\$ 707,338	\$ -
Interest - 5/01	878,075	-	-	-
Principal - 5/01	410,000	-	-	-
Total Expenditures	\$ 1,995,413	\$ 707,338	\$ 707,338	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 163,864		\$ 584,565	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 163,864	\$ -	\$ 584,565	\$ -
Fund Balance - Beginning	\$ 707,338		\$ 2,891,884	
Fund Balance - Ending	\$ 871,202		\$ 3,476,450	

Coastal Ridge
Community Development District
Capital Project Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Actual
	Thru 04/30/26
Revenues:	
Interest Income	\$ 316,006
Total Revenues	\$ 316,006
Expenditures:	
Capital Outlay	\$ 12,563,222
Total Expenditures	\$ 12,563,222
Excess (Deficiency) of Revenues over Expenditures	\$ (12,247,216)
Other Financing Sources/(Uses):	
Transfer In/(Out)	-
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (12,247,216)
Fund Balance - Beginning	\$ 17,844,374
Fund Balance - Ending	\$ 5,597,158

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 LLC	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 LLC	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 Various 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
2/2/26	60	Lamp Sales Unlimited	Invoice #312947 Lighting Install	73,713.00
2/3/26	61	Vallencourt Construction Co, Inc	Phase 1-Pay App #7 Ranger Station Phase 1 & US Widening	312,752.26

Coastal Ridge COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2025

Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
2/24/26	62	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #7R1 EverRange Phase 2 (Sta 523-651)	971,380.59
2/2/26	63	Stan Weaver & Company	Invoice #455604 and Invoice #457976	3,945.00
2/2/26	64	Cemex	Invoice #9452873599 and Invoice #9452879472	18,982.46
2/10/26	65	VAK PAK	Invoice #26-00110 Grande Splash Pad Equip Cabinet Sys	61,190.07
2/10/26	66	Lamp Sales Unlimited	Invoice #0313351 and Invoice #0313352	11,060.43
2/10/26	67	Surveying & Mapping LLC	Invoice #201304532 - Survey Services	1,800.00
2/10/26	68	Neptune-Benson	Invoice #1000074066	18,310.03
2/19/26	69	Carlton Construction Inc	EverRange Amenity Pay App #8	1,127,904.92
2/19/26	70	Manning Building Supplies	Invoice #1436804-065	14,900.00
2/20/26	71	Coastal Ridge CDD	Invoice #86275 50% Dep on Furniture Pickup and Storage	7,710.00
2/19/26	72	VAK PAK	Invoice #26-00111 Pool pump and Chemical Storage Cabinet	47,732.91
2/20/26	73	England Thims & Miller	Invoice #224519	2,447.50
2/20/26	74	Preferred Materials Inc	Invoice #2448338	13,904.05
2/25/26	75	Lamp Sales Unlimited	Invoice #0314158, Invoice #0314159, and Invoice #0314159	108,653.00
2/24/26	76	Office Images Inc	Invoice #15534 EverRange Furniture	163,553.17
2/24/26	77	WinSupply Jacksonville FL Co	Invoice #505991 01 - Restroom Sink, Urinals, Toilets, Laundry Tub, Faucets	16,629.18
2/24/26	78	Spectra Services	Invoice #2026006 1500mm Square Tree Grate	5,809.80
3/11/26	79	Prime Recreational Solutions, LLC	Invoice RFQ-4233-1EQP Final -Benches and Trash Receptacles	43,790.23
3/12/26	80	England Thims & Miller	Invoice #27885	11,240.00
3/12/26	81	Manning Building Supplies	Invoice #1444677-065 Savannah Smooth	7,450.00
3/12/26	82	Stan Weaver LLC	Invoice #464612 Grilles and Linears	2,800.00
3/12/26	83	Aqua Worx	Order #12397 Pool Spray	40,341.00
3/23/26	84	Gorman Co	Invoice #S021446891.001Pavers	152,276.00
3/20/26	85	Carlton Construction Inc	EverRange Amenity Pay App #9	1,052,498.17
3/23/26	86	England Thims & Miller	Invoice #225014	2,453.75
4/9/26	87	Trane U.S. Inc	Invoice #990437924, Invoice #990447908, Invoice #990455167	66,832.99
4/7/26	88	Manning Building Supplies	Invoice #1413383-065, Invoice #2211865-065, Invoice #1441486-065,	7,756.78
4/14/26	89	Carlton Construction Inc	Invoice #2221951-065, Invoice #2233004-065	449,697.89
4/21/26	90	Trane U.S. Inc	EverRange Amenity Pay App #10	255.37
4/21/26	91	Spectra Services	Invoice #990466919	13,556.20
4/21/26	92	England Thims & Miller	Invoice #225454	1,803.75
TOTAL				\$ 20,893,656.34
Project (Construction) Fund at 5/21/25				\$ 26,696,634.31
Interest Earned and Transfer thru 04/30/26				559,575.37
Transfer from COI				5,526.55
Transfer from Debt Service				-
Outstanding Requisitions				-
Requisitons Paid thru 04/30/26				(20,893,656.34)
Remaining Project (Construction) Fund				\$ 6,368,079.89

Coastal Ridge
Community Development District
Long Term Debt Report

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2025 DEBT ASSESSED	FY26 O&M ASSESSED	TOTAL ASSESSED
EVRDEV LLC	825	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BULDER GROUP LLC	54	121,073.60	64,356.87	185,430.47
TDC LB EVERRANGE LLC	132	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	90	130,498.49	87,412.50	217,910.99
TOTAL DIRECT INVOICES (1)(2)	1,101	2,159,375.00	1,231,683.75	3,391,058.75
ASSESSED REVENUE TAX ROLL	0	-	-	-
TOTAL ASSESSED	1,101	2,159,375.00	1,231,683.75	3,391,058.75

DUE/RECEIVED	BALANCE DUE	SERIES 2025 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
EVRDEV LLC	890,417.24	986,643.58	697,964.52	1,684,608.10
MASTERCRAFT BULDER GROUP LLC	64,356.87	121,073.60	-	121,073.60
TDC LB EVERRANGE LLC	300,720.70	-	111,971.25	111,971.25
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	87,412.50	130,498.49	-	130,498.49
TOTAL DIRECT RECEIVED	1,342,907.31	1,238,215.67	809,935.77	2,048,151.44
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	1,342,907.31	1,238,215.67	809,935.77	2,048,151.44

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

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

B.

Coastal Ridge
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
	4/7/26	59-60	\$9,623.29
	4/8/26	61-62	989,143.58
	4/21/26	63	100.00
	4/28/26	64	1,000.00
Total General Fund Checks			\$999,866.87
Autopayment			
	4/13/26	IRS FICA TAX PAYMENT	\$91.80
	4/13/26	JEA	1,040.70
Total Autopayments			\$1,132.50
Total Paid Checks			\$1,000,999.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
4/07/26	00001	4/01/26	16	202604	310	51300	34000			*	3,750.00				
				APR MANAGEMENT FEES											
4/01/26		4/01/26	16	202604	310	51300	35300			*	125.00				
				APR WEBSITE ADMIN											
4/01/26		4/01/26	16	202604	310	51300	35100			*	125.00				
				APR INFORMATION TECH											
4/01/26		4/01/26	16	202604	310	51300	31200			*	250.00				
				APR DISSEMINATION SVCS											
4/01/26		4/01/26	16	202604	310	51300	51000			*	.33				
				OFFICE SUPPLIES											
4/01/26		4/01/26	16	202604	310	51300	42000			*	259.92				
				POSTAGE											
4/01/26		4/01/26	16	202604	310	51300	42500			*	107.85				
				COPIES											
4/01/26		4/01/26	16	202604	310	51300	41000			*	5.19				
				TELEPHONE											
				GOVERNMENTAL MANAGEMENT SERVICES									4,623.29	000059	
4/07/26	00009	4/01/26	431559	202604	330	53800	34100			*	5,000.00				
				AMENITY MGMT SERVICES-APR											
				VESTA PROPERTY SERVICES INC									5,000.00	000060	
4/08/26	00017	4/03/26	04032026	202604	300	20700	10100			*	986,643.58				
				4/2 ERDEV APR26 ASSMNTS											
				COASTAL RIDGE CDD C/O BNY DS2025									986,643.58	000061	
4/08/26	00008	4/06/26	3728703	202601	310	51300	31500			*	837.00				
				JAN GENERAL COUNSEL											
4/06/26		4/06/26	3728703.	202602	310	51300	31500			*	1,663.00				
				FEB GENERAL COUNSEL											
				KUTAK ROCK LLP									2,500.00	000062	
4/21/26	00005	4/16/26	26-02067	202604	310	51300	48000			*	100.00				
				NOTICE OF MEETING-5/5/26											
				JACKSONVILLE DAILY RECORD									100.00	000063	
4/28/26	00018	4/21/26	2213815	202604	320	57200	46400			*	1,000.00				
				APR LAKE MAINTENANCE											
				THE LAKE DOCTORS INC									1,000.00	000064	
				TOTAL FOR BANK A											999,866.87
				TOTAL FOR REGISTER											999,866.87

Governmental Management Services, LLC

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

Invoice

Invoice #: 16
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		3,750.00	3,750.00
Website Administration - April 2026		125.00	125.00
Information Technology - April 2026		125.00	125.00
Dissemination Agent Services - April 2026		250.00	250.00
Office Supplies		0.33	0.33
Postage		259.92	259.92
Copies		107.85	107.85
Telephone		5.19	5.19

Total \$4,623.29

Payments/Credits \$0.00

Balance Due \$4,623.29

RECEIVED
By Tara Lee at 9:28 am, Apr 03, 2026



Invoice

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

Invoice # 431559
Date 04/01/2026

Terms

Due Date 05/01/2026

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

Total 5,000.00

RECEIVED
By Tara Lee at 12:44 pm, Mar 30, 2026

**COASTAL RIDGE CDD
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
April 3, 2026	\$986,643.58	Sheryl Fulks

Payable to:

Coastal Ridge CDD c/o BNY DS 2025

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10100
------	-------------------

Intended Use of Funds Requested:

4/2 ERDEV APR26 ASSESSMENTS	\$ 986,643.58
	\$ 986,643.58

(Attach supporting documentation for request. Overnight via Fedex with deposit letter from Accountant)

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

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

DATE 9/25/2025

PERIOD COVERED

10/1/25 - 9/30/26

FY 2026 NON AD VALOREM ASSESSMENTS INVOICE

EVRDEV LLC
ATTN: MO RUDOLPH
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224
MRudolph@parcgroup.net

PARCEL ID	LOT SIZE	# UNITS	BOND ISSUE	DEBT RATE	TOTA DEBT ASMT	O&M RATE	TOTAL O&M	TOTAL
R-167900-0350	TH	0	2025	\$1,449.98	-	\$971.25	-	-
R-167900-0350	40'	107	2025	\$1,849.98	197,947.71	\$1,063.75	113,821.25	311,768.96
R-167900-0350	50'	313	2025	\$1,949.98	610,342.93	\$1,110.00	347,430.00	957,772.93
R-167900-0350	60'	358	2025	\$2,049.98	733,891.50	\$1,156.25	413,937.50	1,147,829.00
R-167900-0350	70'	47	2025	\$2,174.97	102,223.82	\$1,179.38	55,430.63	157,654.44
R-167900-0350	80'	0	2025	\$2,299.97	-	\$1,202.50	-	-
TOTAL		825			1,644,405.96		930,619.38	2,575,025.34

Due in full by December 1, 2025 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	S2025 DEBT SERVICE	O&M	TOTAL DUE
EVROCT25	10/15/25	25%		232,654.84	232,654.84
EVRJAN26	1/1/26	25%		232,654.84	232,654.84
EVRAPR26	4/1/26	60%, 25%	986,643.58	232,654.84	1,219,298.42
EVRJUL26	7/1/26	25%		232,654.86	232,654.86
EVRSEP26	9/30/26	40%	657,762.38	-	657,762.38
			1,644,405.96	930,619.38	2,575,025.34

All CDD assessments need to be paid in full at closing to a builder. Remaining balance is to be paid in installments as reflected above.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

Please Remit to:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Attn: Sheryl Fulks, Assessment Roll Administrator
475 West Town Place, Suite 114
St. Augustine, FL 32092
sfulks@gmsnf.com
904-940-5850 x 407

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

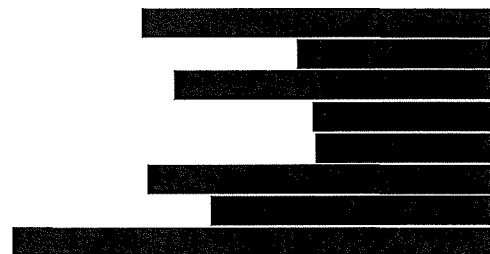
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

April 6, 2026



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

RECEIVED
By Tara Lee at 2:40 pm, Apr 07, 2026

Invoice No. 3728703
58523-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	19.50	Prepare tracking chart for fiscal year 2027 budget adoption, audit acceptance and meeting schedule adoption
01/23/26	K. Buchanan	0.40	148.00	Perform meeting follow up
01/27/26	K. Haber	1.70	484.50	Prepare addendum to license agreement for amenity management system; correspond with Rudolph and Oliver regarding same
01/30/26	K. Buchanan	0.50	185.00	Review matters relating to potential boundary amendment
02/02/26	K. Buchanan	1.40	518.00	Confer with landowner regarding boundary amendment process; confer with underwriter
02/03/26	K. Buchanan	0.50	185.00	Prepare for and attend board meeting
02/09/26	K. Buchanan	0.50	185.00	Perform meeting follow up
02/09/26	K. Haber	0.90	256.50	Prepare landscape maintenance agreement; correspond with Hogge regarding same

KUTAK ROCK LLP

Coastal Ridge CDD

April 6, 2026

Client Matter No. 58523-1

Invoice No. 3728703

Page 2

02/10/26	K. Haber	0.60	171.00	Revise landscape maintenance agreement; correspond with Hogge, Brubaker, and Murphy regarding same
02/11/26	K. Haber	0.70	199.50	Review tax collection interlocal agreement; correspond with Hogge regarding same; correspond with Murphy, Brubaker, and Hogge regarding landscape maintenance agreement
02/20/26	K. Buchanan	0.40	148.00	Confer with Foster regarding JEA easements

TOTAL HOURS 7.70

TOTAL FOR SERVICES RENDERED \$2,500.00

TOTAL CURRENT AMOUNT DUE \$2,500.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 16, 2026

Date

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

Serial #	26-02067D	PO/File #		\$100.00
	Notice of Meeting of the Board of Supervisors			Payment Due
	Coastal Ridge Community Development District			\$100.00
				Publication Fee
Case Number				Amount Paid
Publication Dates	4/16			
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 # 26-02067D on your
check or remittance advice.

RECEIVED

By Tara Lee at 10:46 am, Apr 16, 2026

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

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

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

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

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

BOARD OF SUPERVISORS

Notice is hereby given that the Coastal Ridge Community Development District ("District") will be hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, May 5, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, 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
Apr. 16 00 (26-02067D)

C.

Coastal Ridge

Community Development District

Construction Funding Request #1

May 12, 2026

Req. PAYEE

Carlton Construction Inc

Pay App #11 EverRange Amenity 4/30/26

\$ 874,264.79

Total Funding Request

\$ 874,264.79

Please make che Coastal Ridge CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER **Coastal Ridge CDD**
475 W. Town Place, Suite 114
St. Augustine FL 32092

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

APPLICATION NO: 11

Distribution to:

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

VIA ARCHITECT:

PERIOD TO: 04/30/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

X	OWNER
	ARCHITECT
X	CONTRACTOR
	CONSULTANT

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	<u>12,209,201.77</u>
2. Net change by Change Orders	<u>-2,440,253.51</u>
3. CONTRACT SUM TO DATE (Line 1+2)	<u>9,768,948.26</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	<u>7,779,966.12</u>
5. RETAINAGE:	
a. <u>5.00</u> % of Completed Work	<u>345,627.78</u>
(Column D + E on detailed sheet)	
b. <u>0.00</u> % of Stored Material	<u>0.00</u>
(Column F on detailed sheet)	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	<u>345,627.78</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	<u>7,434,338.34</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>6,560,073.55</u>
8. CURRENT PAYMENT DUE	<u>874,264.79</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>2,334,609.92</u>

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

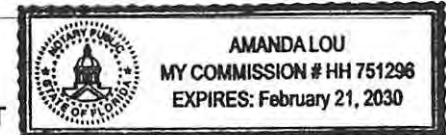
CONTRACTOR: [Signature] Date: 5-5-2026

State of: Florida County of: Clay

Subscribed and sworn to before me this 5th day of May 2026

Notary Public: [Signature]

My Commission Expires: 2/21/2030



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....\$ 874,264.79

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

ARCHITECT: [Signature] Date: 05-05-2026

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	189,005.57	-2,629,259.08
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	189,005.57	-2,629,259.08
TOTAL	-2,440,253.51	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00	400.00	726,838.00	605,365.00	60,536.50		665,901.50	91.62	60,936.50	
Performance Bond	90,693.49	-1,927.34	88,766.15	84,725.00			84,725.00	95.45	4,041.15	
Liability Insurance	125,544.78	1,945.05	127,489.83	106,079.42	10,705.19		116,784.61	91.60	10,705.22	
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	21,388.50	521.50		21,910.00	67.42	10,590.00	1,095.50
Permits	11,315.00	3,324.24	14,639.24	14,616.17	232.88		14,849.05	101.43	-209.81	742.45
Sitework	1,368,730.00	-257,381.49	1,111,348.51	850,388.68	258,725.36		1,109,114.04	99.80	2,234.47	55,455.72
Beacon Crossing	85,000.00		85,000.00		51,678.74		51,678.74	60.80	33,321.26	2,583.94
Landscape & Irrigation	557,654.00	2,331.00	559,985.00	151,652.24	127,081.14		278,733.38	49.78	281,251.62	13,936.67
Surveying & Layout	45,740.00		45,740.00	39,252.50	6,165.00		45,417.50	99.29	322.50	2,270.88
Hardscapes	849,978.00	-158,137.56	691,840.44	255,886.84	161,652.89		417,539.73	60.35	274,300.71	20,876.98
Site Furnishings	53,445.00	-42,730.32	10,714.68	2,302.67	1,171.71		3,474.38	32.43	7,240.30	173.72
Pool & Splash Pad	1,716,419.00	-353,327.01	1,363,091.99	1,157,495.54	74,145.88		1,231,641.42	90.36	131,450.57	61,582.07
Shade Structures	577,187.00	-341,222.25	235,964.75	230,183.16			230,183.16	97.55	5,781.59	11,509.16
Pickleball Courts	285,900.00	-56,680.43	229,219.57	176,558.30	21,525.00		198,083.30	86.42	31,136.27	9,904.17
Playground	232,595.00	-121,226.50	111,368.50	90,233.42			90,233.42	81.02	21,135.08	4,511.67
Welcome Ctr & Lakeside Pav.	3,386,019.00	-509,321.13	2,876,697.87	2,256,479.54	60,471.39		2,316,950.93	80.54	559,746.94	115,847.55
Site & Hardscape Plumbing	63,200.00		63,200.00	33,240.00	22,160.00		55,400.00	87.66	7,800.00	2,770.00
Site & Hardscape Electrical	500,000.00	-148,212.00	351,788.00	286,428.00	10,000.00		296,428.00	84.26	55,360.00	14,821.40
FF&E	684,650.00	-346,807.71	337,842.29	18,620.00			18,620.00	5.51	319,222.29	931.00
Final Clean	19,600.00		19,600.00		1,059.65		1,059.65	5.41	18,540.35	52.98
Contractor Contingency	250,000.00	-144,621.19	105,378.81						105,378.81	
Contractor Fee	571,093.50	8,841.13	579,934.63	482,541.98	48,696.33		531,238.31	91.60	48,696.32	26,561.92
Totals:	12,209,201.77	-2,440,253.51	9,768,948.26	6,863,436.96	916,529.16		7,779,966.12	79.64	1,988,982.14	345,627.78

The Grove at EverRange

Coastal Ridge CDD – Carlton Construction Contract Summary


- Guaranteed Maximum Price Contract, 12-month duration
 - **GMP = \$12,209,201.77**
 - GMP = Cost of the Work + Lump Sum GCs + Contractor's Fee
 - Cost of the work includes **P&P Bond** (\$90,693.49) & **Liability Insurance** (\$125,544.78)
 - **Project savings** are shared 70/30 between CDD/Carlton
 - Project savings are only possible through subcontractor buy-out, as GCs are a lump sum.
 - **Lump Sum General Conditions = \$726,438.00 (\$60,536.50 per month)**
 - Monthly GC billing = \$60,536.50
 - This is the total of Proj. Mgmt. (\$540,000) and GRs (\$186,438.00)
 - There is no automatic mark-up of GCs in a C.O. (sections 5.5, 6.2)
 - If required by the change in the work, added GCs must be quantified
 - **Lump Sum Fee = \$571,093.50**
 - Monthly fee billing = \$47,591.00
 - Fee can increase or decrease 5% by C.O. (section 6.2)
- Substantial Completion Date: **June 15th, 2026**
- Billing Checklist
 - Pay app submitted on or before the 30th of each month.
 - Verify Pay App has the correct sequence # and date for corresponding month.
 - Verify Pay app is **signed, dated, and notarized by the GC.**
 - Verify the Pay app is **certified by the AOR**
 - Verify the monthly summary of change orders is accurate.
 - Verify the **General Conditions billing amount equals the monthly installment amount of \$60,536.50** (The lump sum General Conditions amount shall be subject to adjustments per contract)
 - Verify **the Liability Insurance billing amount equals the monthly installment amount of \$10,462.07** (Subject to change with approved change orders) - **10/31/25 New Billing Amount \$10,705.19**
 - Verify the **Contractor's Fee equals the monthly installment amount of \$47,591.00** (Subject to change with approved change orders) - **10/31/25 New Billing Amount \$48,696.33**
 - Verify Pay App includes all appropriate back up (subcontractor pay-apps)
 - Verify the payment due amount matches the requested amount.

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: \$ 874,264.79
Through Date: 04.30.2026
Owner: Coastal Ridge Community Development District

The undersigned company has provided labor, services, materials or equipment for the above-listed project at the property listed above. The undersigned company does hereby waive and release all bond claims, liens, or claims of right of lien, statutory or otherwise against the above-listed property, project, owner and any sureties, for labor, services, material or equipment provided by the undersigned company through the above-listed through date. This document is effective only upon the undersigned company's receipt of payment from the financial institution on which the check in the above-listed payment amount is drawn.

This Conditional Waiver and Release of Lien does not cover any retention or labor, services, equipment, or materials furnished for the above-mentioned project at the property listed above after the above-listed through date.


Company Name: Carlton Construction, Inc.
Signature: 
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: 05.05.2026

ACKNOWLEDGMENT

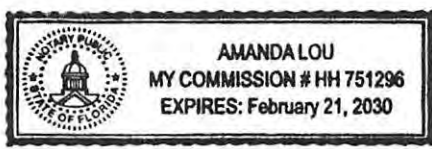
STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 5th day of May, 2026,
Anthony Cantu, who being duly sworn on oath says that he/she is
Project Manager of Carlton Construction, Inc. and that he hereby
acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature: 
Printed Name: Amanda Lou

NOTARY PUBLIC – STATE OF: Florida
NOTARY STAMP



Private Provider Plan Review 1317.000



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

Invoice Date	Invoice Number
4/13/2026	2154530
Always Refer To Above Number	

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

TO: Accounts Payable
 Carlton Construction Inc
 4615 US Highway 17
 Suite 1
 Fleming Island, FL 32003

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:43270D	35:37169	4/4/2026	DUE UPON RECEIPT

Please Pay This Amount: \$521.50

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Principal - CMT	0.30	HOUR	\$185.00		\$55.50
Project Engineer	0.60	HOUR	\$135.00		\$81.00
				Subtotal:	\$136.50
Private Provider Inspection (#33)					
				Subtotal:	\$385.00

Invoice Total - Please Remit => \$521.50

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

Permits

1310.00



City of Jacksonville
Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

Control #: 220871
Date Paid: 3/27/2026, 5:19 PM
Payment Type: credit

Payee Name: Amy BROOKS

Payee Address: 4615 U. S. Highway 17, Fleming Island FL
32003

Phone Number: 9042848321

COJP- 5342398		
Permit #:	Address:	Invoice Total:
B-25-330894.000	12858 EVER RANGE PKWY	\$225.00
DESCRIPTION		
Initial fire review not added \$150 with \$75 revision fee.		
Fees		Amount
Fire Review Fee		\$225.00

SUB TOTAL 225.00

Convenience Fee 7.88

TOTAL 232.88

202416- EVERRANGE
cc: 1310 PERMIT (FIRE RENEW FEE)
FOR SHADE STRUCTURE D.

1710.000 837.17
- 837.16



P. O. Box 2146
Houston, TX 77252-2146

Office: JACKSONVILLE
Phone: (904) 354-0404
TIN: 59-3143937
Territory: 748
Account #: 144092

Invoice # 167733JAX
For Week Ending 4/26/2026
Total Due: \$1,674.33

CARLTON CONSTRUCTION
ATTN: ACCOUNTS PAYABLE
4615 US HWY 17
FLEMING ISLAND, FL 32003

Payment Due Upon Receipt
This invoice includes wages and taxes already paid.
PO: GENERAL LABOR

Billing Inquiries:
ARsupport@pps.com or 1-888-529-0202 ext. 107

BILLING SUMMARY: 14945 PHILIPS HWY JAX

Regular Hours	Overtime Hours	Total Hours	Amount Due
70	0	70	\$1,674.33



1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

To insure proper credit, please detach and submit along with your payment.
Due upon receipt. This invoice includes wages and taxes already paid.



Account #	Week Ending Date	Invoice #	Please Pay this Amount
144092	4/26/2026	167733JAX	\$1,674.33

Remit to:
Pacesetter Personnel Services
P. O. Box 2324
Houston, TX 77252-2324

Amount Enclosed \$

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003



Customer: CARLTON CONSTRUCTION
 Attention: ACCOUNTS PAYABLE
 Address: 4615 US HWY 17
 FLEMING ISLAND, FL 32003

Invoice: 167733JAX
 Week Ending: 4/26/2026
 Office: JACKSONVILLE
 Phone: (904) 354-0404
 Territory: 748
 PO: GENERAL LABOR

Account #: 144092

Remit to:
 P.O. Box 2324, Houston, TX 77252-2324

Billing Inquiries:
 ARsupport@pps.com or 1-888-529-0202 ext. 107

Billing Detail For: 14945 PHILIPS HWY JAX

EMPLOYEE	TICKET #	WORK DATE	HOURS	BILL RATE	BILL TOTAL
HUGHES, ARTHWELL	6481900	Monday, April 20, 2026	9.00	23.80	214.20
HUGHES, ARTHWELL	6482006	Tuesday, April 21, 2026	9.00	23.80	214.20
HUGHES, ARTHWELL	6482064	Wednesday, April 22, 2026	9.00	23.80	214.20
HUGHES, ARTHWELL	6482126	Thursday, April 23, 2026	8.00	23.80	190.40
STIESS, DON	6481901	Monday, April 20, 2026	9.00	23.80	214.20
STIESS, DON	6482005	Tuesday, April 21, 2026	9.00	23.80	214.20
STIESS, DON	6482065	Wednesday, April 22, 2026	9.00	23.80	214.20
STIESS, DON	6482125	Thursday, April 23, 2026	8.00	23.80	190.40

(8) Overtime Hours: 0.00 Regular Hours: 70.00 SUB TOTAL: \$1,666.00
 ACA Compliance 0.50% \$8.33
 PAY THIS AMOUNT: \$1,674.33

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Vallencourt Construction Co., Inc.
 Project Name: EverRange Amenity
 Payment Request No: 5 Subcontract No: SC-7500
 Period: 3/31, 2025 TO 4/30, 2025

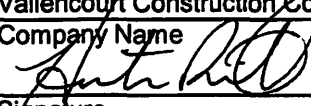
STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>927,517.97</u>	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>(74,120.06)</u>	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	<u>853,397.91</u>	(3)
4. Work Completed Previous Application	\$	<u>538,136.11</u>	(4)
5. Work Completed This Application	\$	<u>305,373.80</u>	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	<u>843,509.91</u>	(6)
7. Total Prior Retainage	\$	<u>26,906.81</u>	(7)
8. Amount retained w/This Application	\$	<u>15,268.69</u>	(8)
9. Total Retainage to Date (7 + 8)	\$	<u>42,175.50</u>	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	<u>801,334.41</u>	(10)
11. Less Previous Payments Received	\$	<u>511,229.30</u>	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>290,105.11</u>	(12)

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

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

Dated on 4/30/2026

Vallencourt Construction Co., Inc.
 Company Name

 Signature
 Hunter Pruitt, PM
 Printed Name and Title

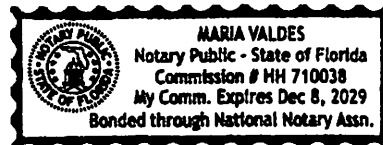
State of Florida County of Clay

The foregoing instrument was acknowledged before me this 30th date of April, 2026 by Hunter Pruitt (name) as Project Manager (title) for Vallencourt Construction Company Inc (company name)

Personally Known
 Produced ID _____

Notary Maria Valdez
 My Commission Expires: Dec 8, 2029

Notary Seal:



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

Name	Address	Amt Remaining Unpaid



SCHEDULE OF VALUES

APPLICATION NUMBER:

5

SUBCONTRACTOR NAME: Vallencourt Construction Co., Inc

APPLICATION DATE:

04/30/26

JOB NAME: EverRange Amenity

PERIOD FROM:

03/31/26

TO:

04/30/26

RETAINAGE %:

5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Construction Site Work	\$ 33,741.76	\$ 29,700.00	\$ 3,300.00		\$ 33,000.00	98%	\$ 741.76	\$ 1,650.00
2	Erosion Control	\$ 41,569.00	\$ 36,700.00	\$ 4,100.00		\$ 40,800.00	98%	\$ 769.00	\$ 2,040.00
3	Site Grading	\$ 119,986.27	\$ 104,986.27	\$ 15,000.00		\$ 119,986.27	100%	\$ -	\$ 5,999.31
4	Asphalt Paving	\$ 355,877.24	\$ 157,500.00	\$ 190,000.00		\$ 347,500.00	98%	\$ 8,377.24	\$ 17,375.00
5	Drainage Systems	\$ 169,336.52	\$ 164,336.52	\$ 5,000.00		\$ 169,336.52	100%	\$ -	\$ 8,466.83
6	Sanitary Sewer	\$ 57,833.35	\$ 54,833.35	\$ 3,000.00		\$ 57,833.35	100%	\$ -	\$ 2,891.67
7	Water Distribution	\$ 149,173.83	\$ 144,173.83	\$ 5,000.00		\$ 149,173.83	100%	\$ -	\$ 7,458.69
			\$ -			\$ -	#DIV/0!	\$ -	\$ -
CO-01	CE #003	\$ 9,000.00	\$ 9,000.00			\$ 9,000.00	100%	\$ -	\$ 450.00
CO-02	CE #008	\$ (40,131.20)	\$ (40,131.20)			\$ (40,131.20)	100%	\$ -	\$ (2,006.56)
CO-03	CE #008	\$ (77,837.66)	\$ (77,837.66)			\$ (77,837.66)	100%	\$ -	\$ (3,891.88)
CO-04	CE #008	\$ (45,125.00)	\$ (45,125.00)			\$ (45,125.00)	100%	\$ -	\$ (2,256.25)
CO-05	CE #049	\$ (2,450.00)	\$ -	\$ (2,450.00)		\$ (2,450.00)	100%	\$ -	\$ (122.50)
CO-06	CE #	\$ 82,423.80	\$ -	\$ 82,423.80		\$ 82,423.80	100%	\$ -	\$ 4,121.19
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 853,397.91	\$ 538,136.11	\$ 305,373.80	\$ -	\$ 843,509.91	99%	\$ 9,888.00	\$ 42,175.50

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	CE #003 - Trailer/Temp Parking Limerock	\$ 9,000.00	Yes
2	CE #008 - Owner Direct Purchase (Core & Main)	\$ (40,131.20)	Yes
3	CE #008 - Owner Direct Purchase (American Precast)	\$ (77,837.66)	Yes
4	CE #008 - Owner Direct Purchase (Preferred Materials)	\$ (45,125.00)	Yes
5	CE #049 Parking Lot Sign Changes	\$ (2,450.00)	Yes
6	CE # Rec Pond Rework & Beacon Crossing	\$ 82,423.80	Yes

Sitework

2005.000



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

Invoice Date Invoice Number

4/13/2026

2154505

Always Refer To
Above Number

PROJECT NAME: EverRange Amenity Center
Duval County, FL
Ref#: 7504

TO: Accounts Payable
Carlton Construction Inc
4615 US Highway 17
Suite 1
Fleming Island, FL 32003

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

Please Pay
This Amount:

\$863.75

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:43270D	35:36984	4/4/2026	DUE UPON RECEIPT

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Senior Engineer, P.E.	0.40	HOUR	\$185.00		\$74.00
Senior Project Manager	0.85	HOUR	\$135.00		\$114.75
				Subtotal:	\$188.75
Miscellaneous Services					
Limerock Bearing Ratio, LBR	1.00	TEST	\$350.00		\$350.00
Report #47 Field Compaction Unit Testing	10.00	EACH	\$24.00		\$240.00
Report #48 On-Site Time	1.00	HOUR	\$85.00		\$85.00
				Subtotal:	\$675.00

Invoice Total - Please Remit => **\$863.75**

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

Sitework

2112.000

REMIT PAYMENT TO:
STAFF ZONE
P.O. Box 890722
Charlotte, NC 28289-0722

INVOICE

Invoice Number: 1512427588
 Invoice Date: 4/5/2026
 Invoice Amount: \$800.60
 Amount Paid: _____

TERMS: NET CASH SEVEN (7) DAYS. PAST DUE 31ST, 18% INTEREST ANNUM (1.5% per month) THEREAFTER.

CARLTON CONSTRUCTION
 ACCOUNT PAYABLE
 4615 US HWY 17 STE 1
 FLEMING ISLAND, FL 32003

PO #: EVER RANGE DAILY CLEANING
 Customer Number: 51CARP

BE MINDFUL OF FRAUD

Staff Zone will never email you to change our ACH details. If you receive any suspicious email, disregard and/or reach out to our Director of Credit, Sissy DiRoberto. sdiroberto@staffzone.com 770-645-6134 x 302.

↑ Please remit this stub with payment ↑

<u>Date</u>	<u>Description</u>	<u>Ticket Number</u>	<u>Regular</u>		<u>Overtime</u>		<u>Amount</u>
			<u>Hours</u>	<u>Rate</u>	<u>Hours</u>	<u>Rate</u>	
3/30/2026	AVERY, CURTIS ...	396060	8.00	\$24.36	0.00	\$0.00	\$194.88
3/31/2026	FRANKS, JAMES ...	396073	8.00	\$24.36	0.00	\$0.00	\$194.88
4/2/2026	RODOWICK, JOSHUA ...	612764	8.00	\$24.36	0.00	\$0.00	\$194.88
4/2/2026	ROLLIN JR, CHARLES ...	612764	8.00	\$24.36	0.00	\$0.00	\$194.88
4/5/2026	*** Billable Transportation		0.00	\$0.00	0.00	\$0.00	\$15.00
	ACA Benefits Surcharge		32.00	\$0.19	0.00	\$0.00	\$6.08
	Premier PPE Surcharge		32.00	\$0.00	0.00	\$0.00	\$0.00

Total Due: \$800.60

Invoice Number: 1512427588
 Invoice Date: 4/5/2026
 Invoice Amount: \$800.60

THANK YOU FOR USING STAFF ZONE

Sitework

2112.000



P. O. Box 2146
Houston, TX 77252-2146

Office: JACKSONVILLE
Phone: (904) 354-0404
TIN: 59-3143937
Territory: 748
Account #: 144092

Invoice # 167657JAX
For Week Ending 4/19/2026
Total Due: \$2,128.79

CARLTON CONSTRUCTION
ATTN: ACCOUNTS PAYABLE
4615 US HWY 17
FLEMING ISLAND, FL 32003

Payment Due Upon Receipt

This invoice includes wages and taxes already paid.

PO: GENERAL LABOR

Billing Inquiries:

ARsupport@pps.com or 1-888-529-0202 ext. 107

BILLING SUMMARY: 14945 PHILIPS HWY JAX

Regular Hours	Overtime Hours	Total Hours	Amount Due
86	6	86	\$2,128.79



1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

To insure proper credit, please detach and submit along with your payment.

Due upon receipt. This invoice includes wages and taxes already paid.



Account #	Week Ending Date	Invoice #	Please Pay this Amount
144092	4/19/2026	167657JAX	\$2,128.79

Remit to:

Pacesetter Personnel Services
P. O. Box 2324
Houston, TX 77252-2324

Amount Enclosed \$

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003



T&M Invoice

Invoice#: 15586

Invoice Date: 03/31/2026

License: CGC 1508883

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

Project: EverRange Amenity
 12858 Ever Range Parkway
 Jacksonville FL 32256

Terms: 30DY

Record#	Trans#	Date	Description	Cost Amount
202416 EverRange Amenity				
SubJob Main Job - Self Perform				
1710.000	Daily Cleaning			
210098	Joseph Forte	03/03/2026	4.00 hrs @ 50.00	200.00
				Cost Code Subtotal: 200.00
2720.000	Drainage System			
211090	Riley P Steele	03/18/2026	8.00 hrs @ 50.00	400.00
				Cost Code Subtotal: 400.00
6100.000	Rough Framing			
210105	Cabe Siebenaler	03/03/2026	4.00 hrs @ 50.00	200.00
				Cost Code Subtotal: 200.00
6100.110	Rough Framing - Self Perform			
211089	Riley P Steele	03/17/2026	8.00 hrs @ 50.00	400.00
				Cost Code Subtotal: 400.00
9010.000	Floor Protection			
206474	Timothy L Guess	01/30/2026	6.00 hrs @ 90.00	540.00
206898	Joseph Forte	01/30/2026	4.50 hrs @ 50.00	225.00
				Cost Code Subtotal: 765.00

Please remit payment to: **Carlton Construction, Inc.**
 4615 U.S. Highway 17
 Suite 1
 Fleming Island FL 32003

Time & Materials Invoice

Continued...

Invoice#: 15586

Date: 03/31/2026

<u>Record#</u>	<u>Trans#</u>	<u>Date</u>	<u>Description</u>	<u>Cost Amount</u>
			Main Job - Self Perform Subtotal:	1,965.00
			Job Total:	1,965.00
			Total Charges:	1,965.00
			Invoice Total:	1,965.00

Landscape & Irrigation

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sun State Nursery & Landscaping, Inc
 Project Name: EverRange Amenity
 Payment Request No: 5 Subcontract No: SC-7507
 Period: 4/1 2026 TO 4/30 2026

2900.000

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>561,443.72</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>3,914.98</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ <u>565,358.70</u> (3)
4. Work Completed Previous Application	\$	<u>151,652.24</u>	(4)	
5. Work Completed This Application	\$	<u>127,081.14</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ <u>278,733.38</u> (6)
7. Total Prior Retainage	\$	<u>7,582.61</u>	(7)	
8. Amount retained w/This Application	\$	<u>6,354.06</u>	(8)	
9. Total Retainage to Date (7 + 8)				\$ <u>13,936.67</u> (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ <u>264,796.71</u> (10)
11. Less Previous Payments Received	\$	<u>144,069.63</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>120,727.08</u>	(12)	

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

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

Dated on 16-Apr 2026

Sun State Nursery & Landscaping, Inc

Company Name

Sheri Home

Signature

Sheri Home - Senior Accountant

Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 16th date of April, 2026 by Sheri Home (name) as Senior Accountant (title) for Sun State Nursery & Landscaping, LLC (company name)

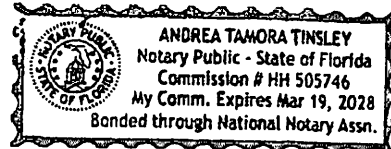
Personally Known

Produced ID _____

Notary Andrea Tinsley

Notary Seal:

My Commission Expires: March 19, 2028



SWORN STATEMENT

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

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

Surveying & layout

2105.000



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

Invoice : 201316247
Invoice Date : 4/17/2026
Project : 1025100221
Project Name : Carlton Construction - 202416 -
EverRange Amenity

For Professional Services Rendered Through 3/28/2026

PO-7500

5444101 - Survey Services
FIELD SERVICES

3-03-2026 = S/O PAVERS & BOC

3-06-2026 = GRD FNC POINTS

3-12-2026 = S/O BOW, BOC,FNC,SWK,FIRE LANE

3-13-2026 = S/O SWK WITH GRADES AND OFFSETS

3-23-2026 = RE-STK FNC W/ GRDS

3-24-2026 = S/O SWK WITH GRADES AND OFFSETS

CAD SERVICES

GENERATE STAKE OUT FOR THE ABOVE

Rate Labor 6,165.00

Current
Billings

6,165.00

Current Billings	<u>6,165.00</u>
Amount Due This Bill	6,165.00

Total Fee :	46,525.00
To Date Billings :	<u>45,417.50</u>
Total Remaining :	1,107.50

Handscapes

2490.00

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Donald J. Ruesskamp dba Top Dog Marine Construction, Inc.
Project Name: EverRange/Amenity
Payment Request No: 0 Subcontract No: SC-7529
Period: 4-1, 2025 TO 4-30, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>32,214.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>-</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)	\$			<u>32,214.00</u> (3)
4. Work Completed Previous Application	\$	<u>-</u>	(4)	
5. Work Completed This Application	\$	<u>16,107.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)	\$			<u>16,107.00</u> (6)
7. Total Prior Retainage	\$	<u>-</u>	(7)	
8. Amount retained w/This Application	\$	<u>805.35</u>	(8)	
9. Total Retainage to Date (7 + 8)	\$			<u>805.35</u> (9)
10. Work Completed, Minus Retainage (6 - 9)	\$			<u>15,301.65</u> (10)
11. Less Previous Payments Received	\$	<u>-</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)	\$			<u>15,301.65</u> (12)

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

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

Dated on 4-28, 2025

Donald J. Ruesskamp dba Top Dog Marine Construction, Inc.
Company Name

Signature

Donald J. Ruesskamp
Printed Name and Title

State of FL County of _____

The foregoing instrument was acknowledged before me this 28 date of April, 2026 by Donald J. Ruesskamp (name) as owner (title) for Top Dog Marine (company name)

Personally Known

Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Hardscapes

2517.000
+
2532.000

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Concrete and Masonry Solutions, LLC
Project Name: EverRange Amenity
Payment Request No: 9 Subcontract No: SC-7505
Period: 1-Apr, 2026 TO 30-Apr, 2026 211-04087-25 April

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>845,358.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>(92,371.16)</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ <u>752,986.84</u> (3)
4. Work Completed Previous Application	\$	<u>633,969.84</u>	(4)	
5. Work Completed This Application	\$	<u>89,017.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ <u>722,986.84</u> (6)
7. Total Prior Retainage	\$	<u>31,698.49</u>	(7)	
8. Amount retained w/This Application	\$	<u>4,450.85</u>	(8)	
9. Total Retainage to Date (7 + 8)				\$ <u>36,149.34</u> (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ <u>686,837.50</u> (10)
11. Less Previous Payments Received	\$	<u>602,271.35</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>84,566.15</u>	(12)	

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

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

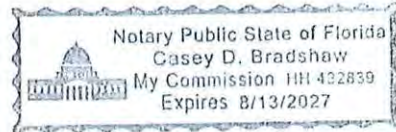
Dated on April 28, 2026 Capital Concrete and Masonry Solutions, LLC
Company Name
[Signature]
Signature
Ian Van Leer, Project Manager
Printed Name and Title

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me this 28th date of April, 2026 by Ian Van Leer (name) as Project Manager (title) for Capital Concrete and Masonry Solutions Inc. (company name)

Physical Presence Personally Known
 Online Notarization Produced ID _____
Notary Seal:

Notary [Signature]
My Commission Expires: 8/13/27



SWORN STATEMENT

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

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

Hardscapes - 49,975

Pool & Splash Pad - 118,000

2821.00
2830.00
2833.00
2836.00

Subcontractor: Superior Fence & Rail
Project Name: EverRange Amenty
Payment Request No: 1 Subcontract No: SC-7527
Period: 4/1, 2026 TO 4/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>127,160.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>-</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ <u>127,150.00</u> (3)
4. Work Completed Previous Application	\$	<u>-</u>	(4)	
5. Work Completed This Application	\$	<u>97,975.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ <u>97,975.00</u> (6)
7. Total Prior Retainage	\$	<u>-</u>	(7)	
8. Amount retained w/This Application	\$	<u>4,898.75</u>	(8)	
9. Total Retainage to Date (7 + 8)				\$ <u>4,898.75</u> (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ <u>93,076.25</u> (10)
11. Less Previous Payments Received	\$	<u>-</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ <u>93,076.25</u> (12)

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

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

Dated on 4-29, 2026

Superior Fence & Rail
Company Name
[Signature]
Signature
Randy Walters Commercial Manager
Printed Name and Title

State of Florida County of DUVAL

The foregoing instrument was acknowledged before me this 29th date of April, 2026
by John Walters (name) as Commercial Manager (title) for
Superior Fence & Rail (company name)

Personally Known
 Produced ID _____

Notary Mary Ann Jones
My Commission Expires: _____

Notary Seat:



MARY ANN JONES
Notary Public
State of Florida
Comm# HH433094
Expires 8/14/2027

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

Handscapes

2850.00



166 Industrial Loop S
Orange Park, FL 32073

Date
4/24/2026

Invoice #
25159

INVOICE

Bill To:

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

Ship To:

EVERRANGE AMENITY

Date Invoice E-Mailed or Sent: **4/28/2026**

REP

S.O. No.
25159

P.O. No.

Terms
NET 30

QTY	Description	Rate	Amount
5	MATERIAL DELIVERED TO SITE EA 6X6X5' #1 PT PINE POSTS DETAILED ONE END	77.48	387.40T

Subtotal	\$387.40
Sales Tax (7.5%)	\$29.06
Total	\$416.46
Balance Due	\$416.46

Phone # **1-888-475-3176**
E-mail: **taylor@wfpcedar.com**
Web Site: **wfpcedar.com**

Handcarries

2850.00



166 Industrial Loop S
Orange Park, FL 32073

Date
4/24/2026

Invoice #
22319

INVOICE

Bill To:

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

Ship To:

EVERRANGE AMENITY

Date Invoice E-Mailed or Sent: **4/28/2026**

REP

S.O. No.
22319

P.O. No.

Terms
NET 30

QTY	Description	Rate	Amount
	MATERIAL DELIVERED TO SITE		
9	EA 6X6X3' #1 PT PINE POSTS DETAILED ONE END	49.79	448.11T
2	EA 6X6X5' #1 PT PINE POSTS DETAILED ONE END	77.48	154.96T
110	LF 6X6 PINE #1 PT S4S 11/10'	4.50	495.00T
1	DELIVERY CHARGE	35.00	35.00

Subtotal	\$1,133.07
Sales Tax (7.5%)	\$82.36
Total	\$1,215.43
Balance Due	\$1,215.43

Phone # **1-888-475-3176**
E-mail: **taylor@wfpcedar.com**
Web Site: **wfpcedar.com**

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Carlton Construction Inc.
 Project Name: EverRange Amenity
 Payment Request No: 1 Subcontract No: SC-Int
 Period: 4/1 2026 TO 4/30 2026

Handscapes

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>2,960.00</u>	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>-</u>	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	<u>2,960.00</u>	(3)
4. Work Completed Previous Application	\$	<u>-</u>	(4)
5. Work Completed This Application	\$	<u>2,522.00</u>	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	<u>2,522.00</u>	(6)
7. Total Prior Retainage	\$	<u>-</u>	(7)
8. Amount retained w/This Application	\$	<u>-</u>	(8)
9. Total Retainage to Date (7 + 8)	\$	<u>-</u>	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	<u>2,522.00</u>	(10)
11. Less Previous Payments Received	\$	<u>-</u>	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>2,522.00</u>	(12)

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

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

Dated on _____ 2026 Carlton Construction Inc.
 Company Name

 Signature

 Printed Name and Title

State of _____ County of _____

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

- Personally Known
- Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Hardscapes

7915.00

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Southern Waterproofing Inc
Project Name: EverRange Amenity
Payment Request No: 4 **Subcontract No:** SC-7524
Period: 4/1, 2025 TO 4/30, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>50,525.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>-</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)	\$	<u>50,525.00</u>	(3)	
4. Work Completed Previous Application	\$	<u>48,125.00</u>	(4)	
5. Work Completed This Application	\$	<u>2,400.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	<u>50,525.00</u>	(6)	
7. Total Prior Retainage	\$	<u>2,406.25</u>	(7)	
8. Amount retained w/This Application	\$	<u>120.00</u>	(8)	
9. Total Retainage to Date (7 + 8)	\$	<u>2,526.25</u>	(9)	
10. Work Completed, Minus Retainage (6 - 9)	\$	<u>47,998.75</u>	(10)	
11. Less Previous Payments Received	\$	<u>45,718.75</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>2,280.00</u>	(12)	

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

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

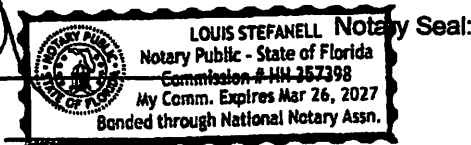
Dated on 23-Apr, 2025 Southern Waterproofing Inc
Company Name
[Signature]
Signature
Greg Winkles President
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 23rd date of APRIL, 2026 by GREG WINKLES (name) as PRESIDENT (title) for SOUTHERN WATERPROOFING, INC (company name)

Personally Known
 Produced ID _____

Notary [Signature]
My Commission Expires:



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

Name	Address	Amt Remaining Unpaid
None		

Site Furnishings

12770.000



Ring Power Corporation
500 World Commerce Parkway
St Augustine, FL 32092
(904) 737-7730

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S O L D T O
CARLTON CONSTRUCTION INC
4615 US HIGHWAY 17 STE 1
FLEMING ISLAND FL 32003

S H I P T O
EVER RANGE COMMUNITY
10400 SAN JOSE BLVD
JACKSONVILLE FL 32257
DUVAL - 16
DUVAL - 16

Table with 7 columns: INVOICE NUMBER, INVOICE DATE, SHIP VIA, DATE SHIPPED, CUSTOMER'S P.O.#, ACCOUNT NUMBER, PAGE. Row 1: OORRO1394018, 04-21-26, INTERNAL TRANSPORT, 04-08-26, PENDING, 024998, 1.

CUSTOMER CONTACT: BRENT

THIS INVOICE IS NET DUE UPON RECEIPT

Table with 4 columns: Quantity, I.D.# & SERIAL #, Description, Amount. Includes rows for EQUIPMENT RENTAL (795.00), ENV FEE (15.90), DELIVERY (150.00), and PICK UP (150.00).



Table with 2 columns: Description, Amount. Rows: FLA STATE SALES TAX (48.65), FLA DUVAL SURTAX (12.16).

..... THANK YOU FOR YOUR BUSINESS!

A SERVICE CHARGE OF 1 1/2 % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Filename=EM17600010 - Formtype=MIRR

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

Table with 2 columns: Description, Amount. Row: PAY THIS AMOUNT (1171.71)

REMITTANCE

Pool & Splash Pad

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

13152.000
13155.000

Subcontractor: Crown Pools Inc.
Project Name: EverRange Amenity
Payment Request No: 10
Period: 3/21, 2026 TO 4/20 2026

Subcontract No: SC-7502

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	1,674,164.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(372,257.01)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	1,301,906.99	(3)
4. Work Completed Previous Application	\$	1,155,127.86	(4)
5. Work Completed This Application	\$	25,599.63	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	1,180,727.49	(6)
7. Total Prior Retainage	\$	57,756.39	(7)
8. Amount retained w/This Application	\$	1,279.98	(8)
9. Total Retainage to Date (7 + 8)	\$	59,036.37	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	1,121,691.12	(10)
11. Less Previous Payments Received	\$	1,097,371.47	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	24,319.65	(12)

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

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

Dated or 20-Apr 2026

Crown Pools Inc.
Company Name

[Signature]
Signature

BRAD CORREIA PRES
Printed Name and Title

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me this 20TH date of APR, 2026 by BRAD CORREIA (name) as OWNER (title) for CROWN POOLS INC (company name)

Personally Known

Produced ID _____

Notary TERI HOWARD

[Signature]

Notary Seal:

My Commission Expires: 8/5/2027 HH383639



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

Name	Address	Amt Remaining Unpaid

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
<i>Swimming Pool</i>									
1	MOB/ PERMIT / MATERIAL / DIG	\$ 121,179.50	\$ 121,179.50			\$ 121,179.50	100%	\$ -	\$ 6,058.98
2	SHELL	\$ 545,307.75	\$ 545,307.75			\$ 545,307.75	100%	\$ -	\$ 27,265.39
3	PLUMBING	\$ 121,179.50	\$ 121,179.50			\$ 121,179.50	100%	\$ -	\$ 6,058.98
4	EQUIPMENT / TILE / COPING	\$ 302,948.75	\$ 302,948.75			\$ 302,948.75	100%	\$ -	\$ 15,147.44
5	PLASTER	\$ 121,179.50				\$ -	0%	\$ 121,179.50	\$ -
6	CO #2 SRM CONCRETE FOR SHOTCRETE	\$ (60,113.40)	\$ (60,113.40)			\$ (60,113.40)	100%	\$ -	\$ (3,005.67)
7	CO #3 VAKPAK FOR POOL EQUIPMENT	\$ (101,268.77)	\$ (101,268.77)			\$ (101,268.77)	100%	\$ -	\$ (5,063.44)
8	CO #4 NEPTUNE BENSON FOR FILTER SYSTEM	\$ (54,951.30)	\$ (54,951.30)			\$ (54,951.30)	100%	\$ -	\$ (2,747.57)
9	CO #5 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	\$ 4,250.00	\$ 4,250.00			\$ 4,250.00	100%	\$ -	\$ 212.50
10	CO #5.1 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	\$ (4,250.00)	\$ (4,250.00)			\$ (4,250.00)	100%	\$ -	\$ (212.50)
11	CO #6 NEPTUNE BENSON FILTER REVISED	\$ 8,029.52	\$ 8,029.52			\$ 8,029.52	100%	\$ -	\$ 401.48
	CO #7 33 DEPTH MARKER STATION PADS	\$ 2,475.00		\$ 2,475.00		\$ 2,475.00	100%	\$ -	\$ 123.75
12	CO #8 LADDER RELOCATION	\$ 6,207.00	\$ 6,207.00			\$ 6,207.00	100%	\$ -	\$ 310.35
<i>Interactive Water Feature (Splash Pad)</i>									
1	MOB / PERMIT / MATERIAL / DIG	\$ 46,236.90	\$ 46,236.90			\$ 46,236.90	100%	\$ -	\$ 2,311.85
2	SHELL	\$ 161,829.15	\$ 161,829.15			\$ 161,829.15	100%	\$ -	\$ 8,091.46
3	PLUMBING	\$ 46,236.90	\$ 46,236.90			\$ 46,236.90	100%	\$ -	\$ 2,311.85
4	EQUIPMENT	\$ 161,829.15	\$ 142,104.96	\$ 19,724.19		\$ 161,829.15	100%	\$ -	\$ 8,091.46
5	PLASTER	\$ 46,236.90		\$ 46,236.90		\$ 46,236.90	100%	\$ -	\$ 2,311.85
6	CO #1 ODP- AQUAWORK FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)		\$ (42,836.46)		\$ (42,836.46)	100%	\$ -	\$ (2,141.82)
7	CO #3 VAKPAK FOR SPLASH PAD EQUIPMENT	\$ (129,798.60)	\$ (129,798.60)			\$ (129,798.60)	100%	\$ -	\$ (6,489.93)
	TOTAL WORK	\$ 1,301,906.99	\$ 1,155,127.86	\$ 25,599.63	\$ -	\$ 1,180,727.49		\$ 121,179.50	\$ 59,036.37

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORK FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)	Y
CO #2	ODP- SRM CONCRETE FOR SHOTCRETE	\$ (60,113.40)	Y
CO #3	ODP- VAKPAK FOR POOL EQUIPMENT	\$ (231,067.37)	Y
CO #4	ODP- NEPTUNE BENSON FOR FILTER SYSTEM	\$ (54,951.30)	Y
CO #5	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	\$ 4,250.00	Y
CO #5.1	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	\$ (4,250.00)	Y
CO #6	NEPTUNE BENSON FILTER REVISED	\$ 8,029.52	Y
CO #7	33 DEPTH MARKER STATION PADS	\$ 2,475.00	Y
CO #8	LADDER RELOCATION	\$ 6,207.00	Y
		\$ (372,257.01)	

Welcome Efr to Lakeside Pwd - 17,919.75

Pool & Splash Pad - 54,625

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

16720.000
16730.000
16750.000

Subcontractor: Security Engineering and Designs, Inc.
Project Name: EverRange Amenity
Payment Request No: 0 Subcontract No: SC-7512
Period: 4/1, 2026 TO 4/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	44,974.00	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	28,890.00	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ 73,864.00 (3)
4. Work Completed Previous Application	\$	35,085.40	(4)	
5. Work Completed This Application	\$	18,466.00	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ 55,398.00 (6)
7. Total Prior Retainage	\$	1,846.60	(7)	
8. Amount retained w/This Application	\$	930.30	(8)	
9. Total Retainage to Date (7 + 8)				\$ 2,776.90 (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ 52,621.10 (10)
11. Less Previous Payments Received	\$	35,085.40	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ 17,535.70 (12)

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

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

Dated on 20-Apr, 2026 Security Engineering and Designs, Inc.
Company Name
[Signature]
Signature
Henry Avon V.P.
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 20th date of April, 2026
by Henry Avon (name) as V.P. (title) for
SED (company name)

Personally Known
 Produced ID _____

Notary [Signature]
My Commission Expires: _____

Notary Seal:



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

Name	Address	Amt Remaining Unpaid

Invoice

Invoice Number
26-66792

Invoice Date
4/20/26

Page
1

Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254
usa

Voice: 904-371-4931

Fax:

Sold To:

CARLTON CONSTRUCTION
4615 U.S. HWY. 17 SUITE 1
FLEMING ISLAND, FL 32003

Site Address:

EVER RANGE AMENITY
12858 EVER RANGE AMENITY
JACKSONVILLE, FL 32256

Customer ID: EVER RANGE AMENITY

Customer PO	Payment Terms	Sales Rep ID	Due Date
SC-7512	Net 10 Days	SCOTT SOKERKA	4/30/26

Description	Amount
ACCESS CONTROL TRIM 25-	9,877.25
STRUCTURED WIRING 25-	1,066.25
POOL GATES ACCESS TRIM 25-	300.00
CHANGE ORDER ONE: 25-	7,222.50
MINUS 5: RETAINAGE	-930.30

Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Please include invoice number on payment

26-66792

Subtotal	17,535.70
Sales Tax	
Total Invoice Amount	17,535.70
Payment Received	0.00
TOTAL	17,535.70

Pickleball Courts

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

2863.00

Subcontractor: The Nidy Sports Construction Company
Project Name: EverRange Amenity
Payment Request No: 5 Subcontract No: SC-7509
Period: 4/1 TO 4/30, 2025

STATEMENT OF CONTRACT AMOUNT:

Table with 3 columns: Item Description, Amount, and Item Number. Includes items like Original Contract Amount, Approved Changes, Adjusted Contract Amount, etc.

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract...

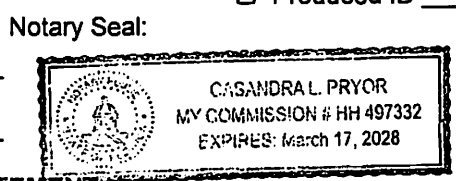
I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above, except as noted below.

Dated on 4/17, 2025
The Nidy Sports Construction Company
Company Name
Signature
Zach Stevenson, President
Printed Name and Title

State of Florida County of Seminole
The foregoing instrument was acknowledged before me this 17 date of April, 2026 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Co LLC (company name)

Personally Known
Produced ID

Notary Cassandra Pryor
My Commission Expires: 3/17/27



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

Table with 3 columns: Name, Address, Amt Remaining Unpaid. Multiple empty rows for listing laborers and suppliers.

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

5

APPLICATION DATE:

04/20/26

PERIOD FROM:

04/01/26

TO:

04/30/26

RETAINAGE %:

5%

SUBCONTRACTOR NAME: The Nidy Sports Construction Company

JOB NAME: EverRange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Mobilization	\$ 7,000.00	\$ 7,000.00			\$ 7,000.00	100%	\$ -	\$ 350.00
2	Laser Grade & Compact	\$ 3,800.00	\$ 3,800.00			\$ 3,800.00	100%	\$ -	\$ 190.00
3	Furnish & Install Limerock	\$ 62,000.00	\$ 62,000.00			\$ 62,000.00	100%	\$ -	\$ 3,100.00
4	Pave Courts	\$ 44,200.00	\$ 44,200.00			\$ 44,200.00	100%	\$ -	\$ 2,210.00
5	Install Net Post	\$ 15,500.00	\$ 15,500.00			\$ 15,500.00	100%	\$ -	\$ 775.00
6	Apply Court Coating	\$ 28,700.00		\$ 21,525.00		\$ 21,525.00	75%	\$ 7,175.00	\$ 1,076.25
7	Install Fencing	\$ 66,000.00	\$ 66,000.00			\$ 66,000.00	100%	\$ -	\$ 3,300.00
8	Install Windscreen	\$ 6,800.00				\$ -	0%	\$ 6,800.00	\$ -
9	Acoustiblok	\$ 40,400.00				\$ -	0%	\$ 40,400.00	\$ -
10	CO#1	\$ (14,814.30)	\$ (14,814.30)			\$ (14,814.30)	100%	\$ -	\$ (740.72)
11	CO#2	\$ (21,127.40)	\$ (21,127.40)			\$ (21,127.40)	100%	\$ -	\$ (1,056.37)
12	CO#3	\$ (25,038.73)				\$ -	0%	\$ (25,038.73)	\$ -
13	CO#4	\$ 14,000.00	\$ 14,000.00			\$ 14,000.00	100%	\$ -	\$ 700.00
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 227,419.57	\$ 176,558.30	\$ 21,525.00	\$ -	\$ 198,083.30		\$ 29,336.27	\$ 9,904.17

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Asphalt ODP	\$ (14,814.30)	Y
2	Limerock ODP	\$ (21,127.40)	Y
3	ODP Acoustiblok	\$ (25,038.73)	Y
4	Fence Mod	\$ 14,000.00	Y

Welcome Chr S. Lakeside Pw

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Concrete Commander
Project Name: EverRange Amenity
Payment Request No: 2 Subcontract No: SC-7532
Period: 4/1, 2026 TO 4/30, 2026

3475.00

STATEMENT OF CONTRACT AMOUNT:

Table with 12 rows detailing contract amounts: 1. Original Contract Amount (\$26,880.00), 2. Approved Changes (\$12,600.00), 3. Adjusted Contract Amount (\$14,280.00), 4. Work Completed Previous Application (\$1,428.00), 5. Work Completed This Application (\$12,852.00), 6. Value of Work Completed to Date (\$14,280.00), 7. Total Prior Retainage (\$71.40), 8. Amount retained w/This Application (\$642.60), 9. Total Retainage to Date (\$714.00), 10. Work Completed, Minus Retainage (\$13,566.00), 11. Less Previous Payments Received (\$1,358.60), 12. AMOUNT OF THIS REQUEST (\$12,209.40)

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

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

Dated on 4/20/26, 2026

Concrete Commander

Company Name

[Signature]

Signature

DREW TEAMAN, PRESIDENT
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 20th date of April, 2026 by Drew Teaman (name) as President (title) for Concrete Commander (company name)

Personally Known

Produced ID T550-018-72-246-0

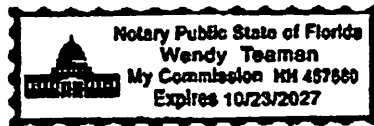
Notary

[Signature]

Notary Seal:

My Commission Expires:

10-23-2027



SWORN STATEMENT

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

Table with 3 columns: Name, Address, Amt Remaining Unpaid. Row 1: Concrete Commander, 575 DEVID ST JAX FL 32257, \$714.00

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Framing Solutions
Project Name: EverRange Amenity
Payment Request No: 4 Subcontract No: SC-7515
Period: 3/1, 2026 TO 3/31, 2026

STATEMENT OF CONTRACT AMOUNT:

Table with 3 columns: Item Description, Amount, and Item Number. Includes items like Original Contract Amount, Adjusted Contract Amount, Total Retainage, and Amount of This Request.

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract...

I also certify that all laborers, materialmen, suppliers, contractors, and subcontractors used on or in connection with the performance of this Contract have been paid in full for the amount due through the end of the prior Period set forth above...

Dated on 6-Apr, 2026

Capital Framing Solutions

Company Name

Stacey Carr

Signature

Stacey Carr Controller

Printed Name and Title

State of FL County of Duval

The foregoing instrument was acknowledged before me this 6 date of April, 2026 by Stacey Carr (name) as Controller (title) for Capital Framing, LLC (company name)

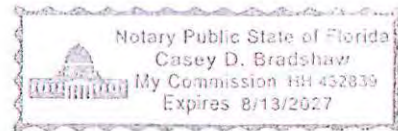
Personally Known

Produced ID

Notary Seal:

Notary Coz Bradshaw

My Commission Expires: 8/13/27



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

Table with 3 columns: Name, Address, and Amt Remaining Unpaid. Contains 5 empty rows for listing parties.



SCHEDULE OF VALUES

APPLICATION NUMBER:

4

APPLICATION DATE:

03.25.26

PERIOD FROM:

03.01.26

TO:

03.31.25

SUBCONTRACTOR NAME: Capital Framing Solutions

JOB NAME: EverRange Amenity

RETAINAGE %:

5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Framing Labor	\$ 112,845.00	\$ 108,991.00	\$ 3,854.00		\$ 112,845.00	100%	\$ -	\$ 5,642.25
2	Framing Material	\$ 64,712.00	\$ 64,712.00			\$ 64,712.00	100%	\$ -	\$ 3,235.60
3	Tiedown/ hardware labor & mat'l	\$ 15,325.00	\$ 15,325.00			\$ 15,325.00	100%	\$ -	\$ 766.25
4	Siding Scope Labor & Mat'l	\$ 98,305.00	\$ 42,069.45	\$ 56,235.55		\$ 98,305.00	100%	\$ -	\$ 4,915.25
5	CO #02 Manning Lumber Package	\$ (55,410.91)	\$ (49,095.57)	\$ (6,315.34)		\$ (55,410.91)	100%	\$ -	\$ (2,770.55)
6	CO #03 Storefront Framing Changes	\$ 7,168.43	\$ 7,168.43			\$ 7,168.43	100%	\$ -	\$ 358.42
7	CO #04	\$ 1,417.00		\$ 1,417.00		\$ 1,417.00	100%	\$ -	\$ 70.85
8	CO #04	\$ 654.00		\$ 654.00		\$ 654.00	100%	\$ -	\$ 32.70
9	CO #04	\$ 273.23		\$ 273.23		\$ 273.23	100%	\$ -	\$ 13.66
10	CO #04	\$ 1,764.00		\$ 1,764.00		\$ 1,764.00	100%	\$ -	\$ 88.20
11	CO #05	\$ (37,919.47)		\$ (37,919.47)		\$ (37,919.47)	100%	\$ -	\$ (1,895.97)
12	CO #06 Siding Spec Miss	\$ 15,780.00		\$ 15,780.00		\$ 15,780.00	100%	\$ -	\$ 789.00
13	CO #06 Lakeside canopy/Flashing	\$ 3,774.00		\$ 3,774.00		\$ 3,774.00	100%	\$ -	\$ 188.70
	CO #06 I-Beam Trim	\$ 3,542.00		\$ 3,542.00		\$ 3,542.00	100%	\$ -	\$ 177.10
	CO #06 Water Fountain siding	\$ 386.00		\$ 386.00		\$ 386.00	100%	\$ -	\$ 19.30
	CO #06 Manning ODP	\$ (31,641.00)		\$ (31,641.00)		\$ (31,641.00)	100%	\$ -	\$ (1,582.05)
	TOTAL WORK	\$ 200,974.28	\$ 189,170.31	\$ 11,803.97	\$ -	\$ 200,974.28		\$ -	\$ 10,048.71

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Schedule	\$ -	y
2	Manning ODP	\$ (55,410.91)	y
3	Storefront Framing Changes	\$ 7,168.00	y
4	Various	\$ 4,108.23	y
5	ODP Hardie Lap Siding	\$ (37,919.47)	y

KIRBYCO BUILDERS, INC. APPLICATION FOR PAYMENT AFFIDAVIT

To: Carlton Construction, Inc.
Project Name: The Grove at EverRange
Payment Request No: 4 Subcontract No: 225017
Period: 04/01/26 TO 04/30/26

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>57,925.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>-</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ <u>57,925.00</u> (3)
4. Work Completed Previous Application	\$	<u>54,418.00</u>	(4)	
5. Work Completed This Application	\$	<u>3,507.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ <u>57,925.00</u> (6)
7. Total Prior Retainage	\$	<u>5,441.80</u>	(7)	
8. Amount retained w/This Application	\$	<u>350.70</u>	(8)	
9. Total Retainage to Date (7 + 8)				\$ <u>5,792.50</u> (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ <u>52,132.50</u> (10)
11. Less Previous Payments Received	\$	<u>48,976.20</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ <u>3,156.30</u> (12)

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

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

Dated on 4/28/2026

KirbyCo Builders, Inc.

Company Name

Signature

Ben Mowczan, Project Manager

Printed Name and Title

State of FL County of Duval

Sworn to and subscribed before me on Tuesday, April 28, 2026

Personally Known

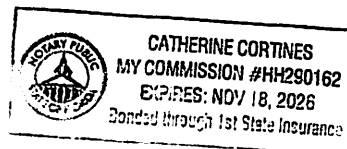
Produced ID _____

Notary

Catherine Cortines

Notary Seal:

My Commission Expires: 11/18/26



Welcome Chr J Lakestone PA

10165-01

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1

PAGES 1

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

PROJECT: 202416 - EverRange Amenity12858 Ever Range Parkway Jacksonville

APPLICATION NO: 2

PERIOD TO: 4/31/2026

Distribution to:

Form with checkboxes for OWNER, ARCHITECT, CONTRACTOR



FROM CONTRACTOR: Holman, Inc.

VIA ARCHITECT:

PROJECT NOS: SC-7526

CONTRACT FOR: Division 10

CONTRACT DATE: 8/8/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Table with 2 columns: Description and Amount. Rows include Original Contract Sum (\$35,611.88), Net change by Change Orders (\$0.00), Total Completed & Stored to Date (\$35,611.88), Retainage (5% of Completed Work = \$1,780.59), Total Earned Less Retainage (\$33,831.29), Current Payment Due (\$1,780.59), and Balance to Finish (\$1,780.59).

CONTRACTOR: Holman, Inc.

By: Christopher Cambron Date: 4/17/2026

State of: FL County of: Duval
Subscribed and sworn to before me this 17 day of April 2026
Notary Public: [Signature]
My Commission expires: [Signature]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Table with 3 columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include Total changes approved in previous months by Owner, Total approved this Month, TOTALS, and NET CHANGES by Change Order.

10165.00

CONTINUATION SHEET

SCHEDULE OF VALUES						APPLICATION NO: 2			
						APPLICATION DATE: 04/17/26			
						PERIOD TO: 4/31/2026			
Holman, Inc.		<i>Project Name:</i>	The Grove at Everange		ARCHITECT'S PROJECT NO:				
A	B	C	D		E		G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Furnish Fire Equipment	\$1,233.17	\$1,233.17	\$0.00	\$1,233.17	100.00%	\$0.00	\$61.66	
2	Install Fire Equipment	\$160.00	\$160.00	\$0.00	\$160.00	100.00%	\$0.00	\$8.00	
3	Furnish Toilet Accessories	\$12,261.30	\$12,261.30	\$0.00	\$12,261.30	100.00%	\$0.00	\$613.07	
4	Install Toilet Accessories	\$1,267.99	\$1,267.99	\$0.00	\$1,267.99	100.00%	\$0.00	\$63.40	
5	Furnish Toilet Compartments	\$17,929.37	\$17,929.37	\$0.00	\$17,929.37	100.00%	\$0.00	\$896.47	
6	Install Toilet Compartments	\$2,760.05	\$2,760.05	\$0.00	\$2,760.05	100.00%	\$0.00	\$138.00	
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
28									
TOTALS		\$35,611.88	\$35,611.88	\$0.00	\$35,611.88	100.00%	\$0.00	\$1,780.59	



**How doers
get more done.**

15100.00

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

1324 00062 66241 04/10/26 08:27 AM
SALE SELF CHECKOUT

611942076024	1-1/2X10 PVC <A>	9.49
	1-1/2"X10' PVC CLASS 160 PE	
611942032860	FITTING <A>	1.72
	1-1/2" DWV MALE ADAPTER HXMPT	
611942033379	FITTING <A>	3.84
	1-1/2" DWV REPAIR COUPLING HXH	
611942037636	1-1/2 CPLING <A>	1.39
	1-1/2" PVC COUPLING SXS	
611942031894	FITTING <A>	1.13
	1-1/2" DWV COUPLING HXH	
078864178500	PTFE TAPE <A>	0.98
	1/2"X260" PTFE TAPE	
038753308937	PVC CEMENT <A>	17.45
	16OZ PVC CEMENT WET/DRY	

SUBTOTAL	36.00
TAX + PIF	2.53
TOTAL	\$38.53

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 38.53
 AUTH CODE 010032/6623280 TA
 AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
 MESSER L BRANSON
 Chip Read
 AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
 THIS RECEIPT PO/JOB NAME: 202416
 2026 PRO XTRA SPEND 04/09: \$12,373.06

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

1324 04/10/26 08:27 AM



1324 62 66241 04/10/2026 0706

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
 PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
 THE DPI COMMUNITY DEVELOPMENT DISTRICT.
 THE FEE IS COLLECTED AND USED TO FINANCE
 PUBLIC IMPROVEMENTS IN THE DISTRICT.
 THIS FEE IS NOT A TAX AND IS CHARGED IN
 ADDITION TO SALES TAX. THIS FEE BECOMES
 PART OF THE SALES PRICE AND IS SUBJECT

TO SALES TAX.

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	04/10/2027

Welcome Chr

A

Wakeside Pal

Welcome Mr J Lubertow Paul

15700.00

Ring Power®



Ring Power Corporation
500 World Commerce Parkway
St Augustine, FL 32092
(904) 737-7730

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S
O CARLTON CONSTRUCTION INC
L 4615 US HIGHWAY 17 STE 1
D FLEMING ISLAND FL 32003
T
O

S
H 14945 PHILIPS HWY
I JACKSONVILLE, FL
P 32256
T DUVAL - 16
O DUVAL - 16

INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
OORE01367610	04-06-26	INTERNAL TRANSPORT	01-06-26	TBD	024998	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: BRENT STOKES

THIS INVOICE IS NET DUE UPON RECEIPT

1.0	RRWGO0347 N534WGO0347	EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: RRWGO0347 SERIAL NO: N534WGO0347 7750005 5 TON SPOT COOLER ~ 5-TON AC SHIFT: SINGLE	188.00
4.0	EXHAUST EXHAUST	EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: EXHAUST SERIAL NO: EXHAUST EXHAUST DUCT - EXHAUST	42.00
1.0		ENV FEE	4.60
1.0		PICK UP	225.00
		FLA STATE SALES TAX	14.08
		FLA DUVAL SURTAX	3.52

..... THANK YOU FOR YOUR BUSINESS!

S/M 664
K54337-04

A SERVICE CHARGE OF 1 1/2 % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Filename=EM17600010 - Formtype=MIPS

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

PAY THIS AMOUNT
477.20

SALES

Welcome to & Lakeside Park

15700.00



Ring Power Corporation
500 World Commerce Parkway
St Augustine, FL 32092
(904) 737-7730

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S O L D T O CARLTON CONSTRUCTION INC
4615 US HIGHWAY 17 STE 1
FLEMING ISLAND FL 32003
S H I P T O

Table with 7 columns: INVOICE NUMBER, INVOICE DATE, SHIP VIA, DATE SHIPPED, CUSTOMER'S P.O.#, ACCOUNT NUMBER, PAGE. Includes a second row with columns: QUANTITY, I.D.# & SERIAL #, DESCRIPTION, AMOUNT.

CUSTOMER CONTACT: BRENT STOKES

THIS INVOICE IS NET DUE UPON RECEIPT

- 1.0 RRWG00347 N534WG00347 EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: RRWG00347 SERIAL NO: N534WG00347 7750005 5 TON SPOT COOLER - 5-TON AC SHIFT: SINGLE 188.00-
4.0 EXHAUST EXHAUST EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: EXHAUST SERIAL NO: EXHAUST EXHAUST DUCT - EXHAUST 42.00-
1.0 ENV FEE 4.60-
1.0 PICK UP

..... THANK YOU FOR YOUR BUSINESS!

S/M 664
K54337-04

FLA STATE SALES TAX 14.08-

FLA DUVAL SURTAX 3.52-

A SERVICE CHARGE OF 1 1/2 % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

Table with 2 columns: PAY THIS AMOUNT, CREDIT MEMO. Value: 252.20

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service Invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Welcome Ctr - 10,000

Site & Hardscape Electric 10,000

16100.00
16110.00

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: KAD Electric Co., Inc
Project Name: Everrange Amenity
Payment Request No: 9 **Subcontract No:** SC-7501
Period: 2025 TO 4/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>976,000.00</u>	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>(215,918.78)</u>	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	<u>760,081.22</u>	(3)
4. Work Completed Previous Application	\$	<u>674,796.22</u>	(4)
5. Work Completed This Application	\$	<u>20,000.00</u>	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	<u>694,796.22</u>	(6)
7. Total Prior Retainage	\$	<u>67,479.62</u>	(7)
8. Amount retained w/This Application	\$	<u>2,000.00</u>	(8)
9. Total Retainage to Date (7 + 8)	\$	<u>69,479.62</u>	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	<u>625,316.60</u>	(10)
11. Less Previous Payments Received	\$	<u>607,316.60</u>	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>18,000.00</u>	(12)

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

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

Dated on 21-Apr 2026

KAD Electric Co., Inc
Company Name
Lisa Dease
Signature
Lisa Dease-President
Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this 21 date of April 21, by Lisa Dease (name) as President (title) for KAD Electric Company, Inc. (company name)

Personally Known
 Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Permite & Temp Power	\$ 18,000.00	\$ 18,000.00			\$ 18,000.00	100%	\$ -	\$ 1,800.00
2	Slab	\$ 22,000.00	\$ 22,000.00			\$ 22,000.00	100%	\$ -	\$ 2,200.00
3	Pool	\$ 35,000.00	\$ 30,000.00			\$ 30,000.00	86%	\$ 5,000.00	\$ 3,000.00
4	Underground	\$ 200,000.00	\$ 160,000.00	\$ 10,000.00		\$ 170,000.00	85%	\$ 30,000.00	\$ 17,000.00
5	Rough-in Buildings	\$ 190,000.00	\$ 175,000.00	\$ 10,000.00		\$ 185,000.00	97%	\$ 5,000.00	\$ 18,500.00
6	Service	\$ 70,000.00	\$ 70,000.00			\$ 70,000.00	100%	\$ -	\$ 7,000.00
7	Gear	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100%	\$ -	\$ 4,000.00
8	Lighting	\$ 350,000.00	\$ 350,000.00			\$ 350,000.00	100%	\$ -	\$ 35,000.00
9	Trim out	\$ 31,000.00	\$ 10,000.00			\$ 10,000.00	32%	\$ 21,000.00	\$ 1,000.00
10	Fire alarm	\$ 20,000.00	\$ 16,000.00			\$ 16,000.00	80%	\$ 4,000.00	\$ 1,600.00
11	CO1-Owner Direct Purchase	\$ (359,892.00)	\$ (359,892.00)			\$ (359,892.00)	100%	\$ -	\$ (35,989.20)
12	CO2-Owner Direct Purchase-CES	\$ (31,729.78)	\$ (31,729.78)			\$ (31,729.78)	100%	\$ -	\$ (3,172.98)
13	CO3-Light fixt. Cost escalation	\$ 142,490.00	\$ 142,490.00			\$ 142,490.00	100%	\$ -	\$ 14,249.00
14	CO4-Misc. Electrical changes	\$ 32,928.00	\$ 32,928.00			\$ 32,928.00	100%	\$ -	\$ 3,292.80
15	CO5-Lobby Fixtures	\$ 285.00				\$ -	0%	\$ 285.00	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 760,081.22	\$ 674,796.22	\$ 20,000.00	\$ -	\$ 694,796.22		\$ 65,285.00	\$ 69,479.62

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N
1	Owner Direct Purchase-Lamp Sales	\$ (359,892.00)	Y
2	Owner Direct Purchase-CES	\$ (31,729.78)	Y
3	Light Fixt. Cost Escalation	\$ 142,490.00	Y
4	Misc. Electrical Changes	\$ 32,928.00	Y
5	Lobby Fixtures	\$ 285.00	

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Site & Hardscape Plumbing

15110.000

Subcontractor: C.W. Wood Plumbing, Inc.
 Project Name: EverRange Amenity
 Payment Request No: 7 Subcontract No: SC-7511
 Period: 04/01/26 TO 04/30/26

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>161,000.00</u>	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>(17,701.93)</u>	(2)	
3. Adjusted Contract Amount (1 +/- 2)	\$			<u>143,298.07</u> (3)
4. Work Completed Previous Application	\$	<u>121,138.07</u>	(4)	
5. Work Completed This Application	\$	<u>22,160.00</u>	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)	\$			<u>143,298.07</u> (6)
7. Total Prior Retainage	\$	<u>6,056.90</u>	(7)	
8. Amount retained w/This Application	\$	<u>1,108.00</u>	(8)	
9. Total Retainage to Date (7 + 8)	\$			<u>7,164.90</u> (9)
10. Work Completed, Minus Retainage (6 - 9)	\$			<u>136,133.17</u> (10)
11. Less Previous Payments Received	\$	<u>115,081.17</u>	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)	\$			<u>21,052.00</u> (12)



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

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

Dated on April 27, 2026
 C.W. Wood Plumbing, Inc.
 Company Name
W. Scott Wood
 Signature
W. Scott Wood, President
 Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 27th date of April, 2026 by
W. Scott Wood (name) as President (title) for
C.W. Wood Plumbing Inc. (company name)

Personally Known
 Produced ID

Notary Marian F. Rosenberger Notary Seal:

My Commission Expires: March 28, 2030



MARIAN F ROSENBERGER
 Commission # HH 756866
 Expires March 28, 2030

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
<i>n/a</i>		

SCHEDULE OF VALUES

APPLICATION NUMBER:

7

APPLICATION DATE:

04/25/26

SUBCONTRACTOR NAME: C.W. Wood Plumbing, Inc.

PERIOD FROM:

04/01/26

JOB NAME: EverRange Amenity

TO:

04/30/26

RETAINAGE %:

5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Bulding Plumbing	\$ 105,600.00	\$ 105,600.00			\$ 105,600.00	100.00%	\$ -	\$ 5,280.00
2	Site Plumbing	\$ 55,400.00	\$ 33,240.00	\$ 22,160.00		\$ 55,400.00	30.00%	\$ -	\$ 2,770.00
3						\$ -	ERR	\$ -	\$ -
4						\$ -	ERR	\$ -	\$ -
5						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
	CHANGE ORDERS					\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
1	see below	-\$17,701.93	-\$17,701.93			-\$17,701.93	ERR		-\$885.10
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
						\$ -	ERR	\$ -	\$ -
	TOTAL WORK	\$ 143,298.07	\$ 121,138.07	\$ 22,160.00	\$ -	\$ 143,298.07		\$ -	\$7,164.90

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	VALUE	D Y/N
1	ODP to WinSupply for fixtures	-\$17,701.93	Y
		-\$17,701.93	

Final Clean

INVOICE

KEEN ON KLEAN LLC
5783 Mining Ter Ste 5
Jacksonville, FL 32257

info@KeenonKlean.com
+1 (904) 748-9060
www.KeenOnKlean.com



Keen On Klean Solutions

Bill to

Carlton Construction
4615 US Highway 17 Suit 1
Fleming Island, FL 32003

Invoice details

Invoice no.: 10482
Terms: Net 30
Invoice date: 04/23/2026
Due date: 05/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/23/2026	Rough Cleaning	Rough Cleaning- The Grove at EverRange Amenity Center - Philips Hwy Nocatee Pkwy-Jacksonville,FL	15.77	\$45.00	\$709.65
2.		MOBILIZATION AND SUPPLIES		1	\$350.00	\$350.00
Total						\$1,059.65

Scan to pay



Note to customer

We have moved! Please note our new suite number! Suite 5

Coastal Ridge

Community Development District

Construction Funding Request #2

May 19, 2026

Req. PAYEE

95	Acoutiblok Inc Estimate #CO10053317 Pickle Blok Vertical noise curtain.	\$	29,941.95
96	England-Thims & Miller Invoice #225991 Construction Project		977.50
	Coastal Ridge CDD JEA Amenity Center Water/Sewer/Fire Water Meter		87,091.25
	JEA Amenity Center Water Meter		17,553.28
Total Funding Request		\$	135,563.98

Please make che Coastal Ridge CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
FORM OF REQUISITION

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

- (A) Requisition Number: # **95**
- (B) Name of Payee: **Acoustiblok, Inc.**
 6900 Interbay Blvd
 Tampa, Florida USA 33616

(C) **Amount Payable: \$29,941.95**

Estimate No. CO10053317 - \$29,941.95

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

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

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

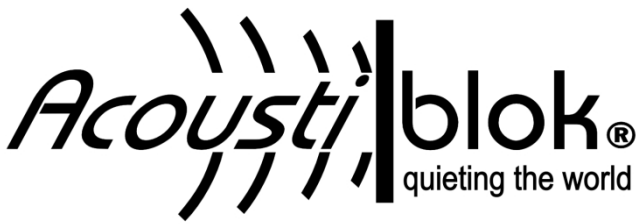
Maurice Rudolph or Jim Oliver
Authorized Officer

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

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



Daniel Welch, PE
Consulting Engineer



Estimate

Date May-04-2026

Estimate # CO10053317
(Valid for 60 days)

Sales Rep 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

Ship to:

Coastal Ridge Community Dev Dist
Anthony Cantu

12185 Oak Howl Dr.
Jacksonville, FL 32256

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	Lift	2453

Qty	Item	Description	Unit Price	Total Price
1	PROJECTNAME	EverRange Pickleball - 8' H Black rev1	\$0.00	\$0.00
	A	127' 2"		
	B	59' 4"		
	C	15' 11"		
	D	59' 3"		
1	Notes	A	\$0.00	\$0.00
21	PB-VNC6XLB	New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 6 ft. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$632.00	\$13,272.00
1	PB-VNC6XLB	CUSTOM New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 4 ft. 8 in. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$632.00	\$632.00
1	Notes	B	\$0.00	\$0.00
10	PB-VNC6XLB	New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 6 ft. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$632.00	\$6,320.00
1	PB-VNC6XLB	CUSTOM New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 1 ft. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$160.00	\$160.00
1	Notes	C	\$0.00	\$0.00

2 PB-VNC6XLB	New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 6 ft. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$632.00	\$1,264.00
1 PB-VNC6XLB	CUSTOM New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 4 ft. 3 in. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$632.00	\$632.00
1 Notes	D	\$0.00	\$0.00
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1 PB-VNC6XLB	CUSTOM New Patented (Non MLV) "Pickle Blok®" Vertical noise curtain. A hybrid polymer composite (HPC) having a Tensile strength of 1974 LB PSI; STC 27, E84 Flame Spread of 15, Black; 11 in. W x 8 ft. H x 1/8" thick; Approx. 6 lb. per linear ft. Grommets 6" apart on top, 6" apart on sides, and a pair 3" apart every 18", 6" up from bottom. Includes Acoustilok Patent pending 2000 lb.+ stainless steel cable ties. Beautiful foliage overlay available. ('Sole Source' Only through us) Industrial products may have minor blemishes.	\$160.00	\$160.00
1550 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	\$542.50
1 Notes	Please include 975 - stainless 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/width of the AcoustiFence noise barrier, and as such it is impossible for us to guarantee acoustical performance.	\$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
1 FREIGHT-Freight Wise	\$639.45 2453# (2)pallets 75x51 78x36 Commercial Lift gate Delivery appt 1-2 business days est transit	\$639.45	\$639.45

Products are built to order. Any custom sizes or orders MUST be paid in advance (non-credit card). We accept ACH, WIRE, cleared check, credit card or cash. **Subtotal:** \$29,941.95

CREDIT CARD PROCESSING FEE: 3.5% **Sales Tax:** \$0.00

Total: \$29,941.95

"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.

Signature below indicates acceptance of this Estimate including terms and conditions www.acoustiblok.com Signing for Acoustiblok, Inc.  Lahnie Johnson, President. All sales or DOWN PAYMENTS- final. No refunds/credits or credit card chargebacks. 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.

Title _____ Authorized Signature: _____ Print Name _____ Date _____

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
FORM OF REQUISITION

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

(A) Requisition Number: # **96**

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

(C) **Amount Payable: \$ 977.50**

ETM Invoice # 225991 - \$ 977.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

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

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain. Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Maurice Rudolph or Jim Oliver
Authorized Officers

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

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



Daniel Welch, P.E.
Consulting Engineer

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

May 11, 2026
 Invoice No: 225991

Total This Invoice \$977.50

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through May 02, 2026

Phase 01 Work Authorization #1 - General Services

Labor

			Hours	Rate	Amount
Assistant Project Manager					
Wolterman, Sharlene	4/11/2026		1.00	165.00	165.00
Wolterman, Sharlene	4/18/2026		1.00	165.00	165.00
Wolterman, Sharlene	4/25/2026		1.50	165.00	247.50
Wolterman, Sharlene	5/2/2026		1.50	165.00	247.50
Principal - Vice President					
Welch, Daniel	5/2/2026		.50	305.00	152.50
	Totals		5.50		977.50
	Total Labor				977.50
				Total this Phase	\$977.50
				Total This Invoice	\$977.50



New Service Invoice

5/13/2026

Invoice #: 2024-2421-0013

Coastal Ridge CDD

JEA Account #: 5240303629
Project Availability Number: 2024-2421-0013
Project Name: EverRange Amenity Center
Service Address: 12858 Ever Range Parkway, Jacksonville, FL 32256
Project Domestic Flow: 2713 GPD

Thank you for your new service application submittal. Please see below for the breakdown of the fees being charged for the requested services.

Table with 2 columns: Water and Un-metered Fire Water. Rows include Sewer and Water sections with various fees like Water Meter Fee, Water Capacity Fee, Water Growth Capacity Fee, Fire Protection Inspection Fee, and Fire Water Growth Capacity Fee.

Total Due: \$87,091.25

See next page for payment options and site readiness reminders.

Payment Options:

- 1. Mail or in person:** Submit payment with a copy of the Sages application including the Sages Availability Number to:
JEA Water Preservice, 225 N Pearl St, Jacksonville, FL 32202.
- 2. Phone:** Call (904)665-6000, follow the automated prompts to make payment to the JEA account indicated on the Sages application.
Then upload payment confirmation to the file request in Sages.
- 3. Online:** Log in to the jea.com account indicated on the Sages application, click "Pay Now" to make payment.
Then upload payment confirmation to the file request in Sages.
 - For Phone and on-line payments, please note the application amount will not be reflected on the JEA account when making payment. Choose "Other" and enter the payment amount.
 - **Electronic Check:** \$200,000.00 maximum payment amount per transaction, no vendor service fee.
 - **Credit Card:** \$2,500.00 maximum payment amount per transaction, plus applicable vendor service fee.
- 4. Electric Funds Transfer (Wire): Please use the following account details and instructions.**

Wells Fargo, NA
Jacksonville, FL
ABA #121000248
Account #2000010916878
Account Name: JEA Utilities Clearing
TAX ID 59-2983007

Please include your JEA account number and the 12-digit Sages project/case# for your Sages application in the payment details to ensure the funds are properly applied. Additionally, send an email notification with the payment details to waterpreservice@jea.com. If you have any questions, please contact: Water Preservice (904)665-5260 x 6

REMINDER

Site readiness includes:

- Address displayed (including lot number, if applicable).
- Meter box labeled with the address/unit #, if multiple boxes.
- Meter box and top (not cracked or broken) installed at "finished grade", if existing service.
- Tap installation locations staked/painted, if JEA is installing tap.
- If vacuum sewer, contact waterpreservice@jea.com to request a vacuum sewer connection inspection prior to making the final connection. Please visit jea.com/vacsewer for more information.
- Private Well is installed and connected to the structure, if applying for a metered well for JEA sewer.
- DEP Clearance on water and sewer mains and Project Acceptance, if applicable.

When requesting reclaim service, please make sure the following have been completed prior to install request:

- The domestic potable water meter has been installed and connected, with a backflow preventer installed, tested, and tagged.
- If applying for both the domestic potable and reclaim meters, **once the site is ready for the reclaim meter, please contact JEA at 904-665-6250 to request the reclaim meter installation.**

When a meter installation requires more than one site visit due to site conditions, the re-trip installation may take up to 10 business days to complete. Additionally, a **\$85 re-trip fee** will be charged to the JEA account. If site issues prevent your meter from being installed and service activated, your pending request may incur additional fees or price increases.

Project/Case #

2024-2421-0013

Service Availability Number

Service Availability Request Application #2024-2421

Parcel Number(s):

167900 0300

JEA New Service Application

Project Name:	EverRange Amenity Center		
Date	05/04/2021	Contact Phone #	9047428462
Contact First Name	Rick	Contact Email	RFoster@parcgroup.net
Contact Last Name	Foster		

Notes:

What application types are you applying for today?	Commercial/Multi-Family
How would you like to pay the fees?	Pay Through JEA Account (Log onto JEA account to pay by credit card or check)

Premise Type: Amenity Center

We must have a JEA account number and name to process any new service applications.

If you do not already have a JEA account, please contact JEA at 904-665-6000 to establish one before submitting this application.

JEA Account Name for New Service Application Fee:

(As listed on bill)

Coastal Ridge CDD

JEA Account Number for New Service Application Fee:

(Numbers only-no dashes)

5240303629

JEA Account Name for Monthly Utility Bill:

(As listed on bill)

Coastal Ridge CDD

JEA Account Number for Monthly Utility Bill:

(Numbers only-no dashes)

5240303629

When do you need service to start?

05/06/2026

Service Address

(Address you want the service activated)

12858 Ever Range Parkway, Jacksonville, FL 32256

If applicable, what is the number of apartment units on this meter?

Is this application linked to the Capacity Fee Prepayment Agreement Program offered in February 2022?

No

If yes, input the 12 Digit Agreement Number located on the email confirming your acceptance in the Capacity Fee Prepayment Agreement Program:

What services are you applying for?

(Select all that apply)

- Water Service
- Private Well Meter (Required for sewer only)
- Sewer Service
- Irrigation/Reclaim Service
- Un-metered Fire Service
- Fire/Domestic Service (Combined metered service)
- Expansion behind existing meter

JEA has approved plans and calculations indicating flow and meter sizes for your project.

If you want to make changes to them, please upload the updated layout and calculations in the file upload section of this application.

If no changes are requested during this application submittal, we will base all your fees on what has been previously approved.

If you are unsure whether you need to modify the approved flow and/or meter size, please contact the W/WW Development Team: jeadevelopment@jea.com

Do you want to change your flow or meter size from what has previously been approved?

No

In many shopping centers and strip malls, water services for multiple suites are grouped together and installed before tenants are known.

If your business will be located in a shopping center or strip mall, select "YES". You will be required to upload a layout of your business space and applicable water-use calculations so

If you have questions about this, please reach out to the JEA Development Team at jeadevelopment@jea.com prior to submitting your application.

Are you applying for a service located within a commercial shopping center or strip mall?

No

JEA has approved plans and calculations that indicate flow and meter sizes for your project.

IF you want a change to that please include the updated layout/calculations on the file upload section of this application.

If no changes are requested during this application submittal we will base all your fees on what has been previously approved.

Once JEA reviews your application you will be notified with an email that includes an invoice itemizing the breakdown of fees due, which will include payment methods. As soon as payment is received work will be scheduled, as applicable.

If you are requesting meters to be set for new addresses, such as for common area irrigation, new developments, or commercial sites, we need to verify the address where you want the service.

On the "Upload Files" page of this application, please upload a map showing the location of the requested address. If the county recently provided you with an address, please also include the confirmation of that address. Use the following File when you submit these documents, as applicable:

- Address Verification-County documents
- Address Verification-Map depicting the requested address

Providing this information will ensure we have the documentation we need to verify service location and ensure our crews promptly set your requested meters.

Before completing your Commercial New Service Application, please confirm that your address is ready for service. Site readiness includes:

- Address posted (including lot number, if applicable).
- Meter box marked with the address/unit #, if multiple boxes.
- Meter box and top (not cracked or broken) installed at "finished grade", if existing service.
- Tap installation locations staked/painted, if JEA is installing tap.
- Private Well is installed and connected to the structure, if applying for a metered well for JEA sewer.
- DEP Clearance on water and sewer mains and Project Acceptance, if applicable.

If requesting reclaim service, please ensure the following have been completed:

- The domestic potable water meter has been installed and connected, with a backflow preventer installed, tested, and tagged.
- If applying for both the domestic potable and reclaim meters, once the site is ready for the reclaim meter, please contact JEA at 904-665-6250 to request the reclaim meter install.

I confirm the site is ready for service.

When a meter installation requires more than one site visit due to site condition(s), the re-trip install may take up to 10 business days to complete. In addition, a re-trip fee of \$85.00 will be assessed to the JEA account. Connection delays due to the site not being ready for service according to JEA Development Guidelines and JEA Water and Sewer Rules and Regulations may be subject to action by JEA. Any applications for service without active service agreements are subject to both post-payment increases in said water/sewer capacity fees and any post-payment new charges attribute to pending service request.

From: JEA Customer Service jea@jea.com
Subject: JEA Online Bill Pay
Date: May 14, 2026 at 10:50 AM
To: bperegrino@gmsnf.com



JEA has accepted your payment.
[View this email online.](#)

 [My Account](#) [Contact](#)

Your JEA Payment


Dear COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT,

Thank you for your payment. We've updated your account balance to reflect it in our system.

Account #	Account Name	Payment Amount	Payment Date	Confirmation #
5240303629	Coastal Ridge GF	\$87,091.25	05/14/2026	39186513051426

If your service has been disconnected and you have paid the required amount, we will issue a reconnect order for your service automatically. You do not need to contact JEA to request this.





We appreciate your business.


Building Community®

225 N. Pearl St.
Jacksonville, FL 32202
Residential: (904) 665-6000
Business: (904) 665-6250

[Email Us](#)

[Update Alert Preferences](#)

You are receiving this message as a JEA Customer.
JEA, all rights reserved 2023 ©



New Service Invoice

5/14/2026

Invoice #: **2024-2421-0014**

Coastal Ridge CDD

JEA Account #: **5240303629**
Project Availability Number: **2024-2421-0014**
Project Name: **EverRange Amenity Center**
Service Address: **12858 Ever Range Parkway, Jacksonville, FL 32256**
Project Domestic Flow: **3246 GPD**

Thank you for your new service application submittal. Please see below for the breakdown of the fees being charged for the requested services.

Water Meter Size: 1.5-inch	
Water Water Meter Fee: \$1010.00 Water Capacity Fee: \$15191.28 Water Growth Capacity Fee: \$1352.00	Sewer

Total Due: \$17,553.28

See next page for payment options and site readiness reminders.

Payment Options:

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JEA Water Preservice, 225 N Pearl St, Jacksonville, FL 32202.
- 2. Phone:** Call (904)665-6000, follow the automated prompts to make payment to the JEA account indicated on the Sages application.
Then upload payment confirmation to the file request in Sages.
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Project/Case #

2024-2421-0014

Service Availability Number

Service Availability Request Application #2024-2421

Parcel Number(s):

167900 0300

JEA New Service Application

Project Name:	EverRange Amenity Center		
Date	05/08/2021	Contact Phone #	9047428462
Contact First Name	Rick	Contact Email	rfoster@parcgroup.net
Contact Last Name	Foster		

Notes:

What application types are you applying for today?	Commercial/Multi-Family
How would you like to pay the fees?	Pay Through JEA Account (Log onto JEA account to pay by credit card or check)

Premise Type: Amenity Center

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(As listed on bill)

Coastal Ridge CDD

JEA Account Number for New Service Application Fee:

(Numbers only-no dashes)

5240303629

JEA Account Name for Monthly Utility Bill:

(As listed on bill)

Coastal Ridge CDD

JEA Account Number for Monthly Utility Bill:

(Numbers only-no dashes)

5240303629

When do you need service to start?

05/11/2026

Service Address

(Address you want the service activated)

12858 Ever Range Parkway, Jacksonville, FL 32256

If applicable, what is the number of apartment units on this meter?

Is this application linked to the Capacity Fee Prepayment Agreement Program offered in February 2022?

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- Fire/Domestic Service (Combined metered service)
- Expansion behind existing meter

JEA has approved plans and calculations indicating flow and meter sizes for your project.

If you want to make changes to them, please upload the updated layout and calculations in the file upload section of this application.

If no changes are requested during this application submittal, we will base all your fees on what has been previously approved.

If you are unsure whether you need to modify the approved flow and/or meter size, please contact the W/WW Development Team: jeadevelopment@jea.com

Do you want to change your flow or meter size from what has previously been approved?

Yes

In many shopping centers and strip malls, water services for multiple suites are grouped together and installed before tenants are known.

If your business will be located in a shopping center or strip mall, select "YES". You will be required to upload a layout of your business space and applicable water-use calculations so

If you have questions about this, please reach out to the JEA Development Team at jeadevelopment@jea.com prior to submitting your application.

Are you applying for a service located within a commercial shopping center or strip mall?

No

JEA has approved plans and calculations that indicate flow and meter sizes for your project.

IF you want a change to that please include the updated layout/calculations on the file upload section of this application.

If no changes are requested during this application submittal we will base all your fees on what has been previously approved.

Once JEA reviews your application you will be notified with an email that includes an invoice itemizing the breakdown of fees due, which will include payment methods. As soon as payment is received work will be scheduled, as applicable.

If you are requesting meters to be set for new addresses, such as for common area irrigation, new developments, or commercial sites, we need to verify the address where you want the service.

On the "Upload Files" page of this application, please upload a map showing the location of the requested address. If the county recently provided you with an address, please also include the confirmation of that address. Use the following File when you submit these documents, as applicable:

- Address Verification-County documents
- Address Verification-Map depicting the requested address

Providing this information will ensure we have the documentation we need to verify service location and ensure our crews promptly set your requested meters.

Before completing your Commercial New Service Application, please confirm that your address is ready for service. Site readiness includes:

- Address posted (including lot number, if applicable).
- Meter box marked with the address/unit #, if multiple boxes.
- Meter box and top (not cracked or broken) installed at "finished grade", if existing service.
- Tap installation locations staked/painted, if JEA is installing tap.
- Private Well is installed and connected to the structure, if applying for a metered well for JEA sewer.
- DEP Clearance on water and sewer mains and Project Acceptance, if applicable.

If requesting reclaim service, please ensure the following have been completed:

- The domestic potable water meter has been installed and connected, with a backflow preventer installed, tested, and tagged.
- If applying for both the domestic potable and reclaim meters, once the site is ready for the reclaim meter, please contact JEA at 904-665-6250 to request the reclaim meter install.

I confirm the site is ready for service.

When a meter installation requires more than one site visit due to site condition(s), the re-trip install may take up to 10 business days to complete. In addition, a re-trip fee of \$85.00 will be assessed to the JEA account. Connection delays due to the site not being ready for service according to JEA Development Guidelines and JEA Water and Sewer Rules and Regulations may be subject to action by JEA. Any applications for service without active service agreements are subject to both post-payment increases in said water/sewer capacity fees and any post-payment new charges attribute to pending service request.

From: JEA Customer Service jea@jea.com
Subject: JEA Online Bill Pay
Date: May 14, 2026 at 10:52 AM
To: bperegrino@gmsnf.com



JEA has accepted your payment.
[View this email online.](#)

 [My Account](#) [Contact](#)

Your JEA Payment


Dear COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT,

Thank you for your payment. We've updated your account balance to reflect it in our system.

Account #	Account Name	Payment Amount	Payment Date	Confirmation #
5240303629	Coastal Ridge GF	\$17,553.28	05/14/2026	39186551051426

If your service has been disconnected and you have paid the required amount, we will issue a reconnect order for your service automatically. You do not need to contact JEA to request this.





We appreciate your business.


Building Community®

225 N. Pearl St.
Jacksonville, FL 32202
Residential: (904) 665-6000
Business: (904) 665-6250

[Email Us](#)

[Update Alert Preferences](#)

You are receiving this message as a JEA Customer.
JEA, all rights reserved 2023 ©

Coastal Ridge

Community Development District

Construction Funding Request #3

May 27, 2026

Req. PAYEE

Trane

Invoice #990477290 Electric unit heaters install

\$

6,685.08

Total Funding Request

\$

6,685.08

Please make che Coastal Ridge CDD

c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



TRANE

Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

Invoice Number **990477290**

For questions please contact:

Tel: (608)-787-3106
Email: Trina.Montgomery@tranetechnologies.com

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date	17-APR-2026
Customer No.	3153162
Reference No.	H205832
Internal Account	4277420
Payment Terms	.5%10 NET30
Payment Due Date	17-May-2026
Discount Date	27-Apr-2026

Bill To

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32095
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Jacksonville TCS SO. FL
Shipping Method	AVRT
Tracking No.	0070072031
Freight Terms	Prepay & Add
Bill of Lading	0070072031

Sold To

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32095
UNITED STATES

Ship To

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
THE GROVE AT EVERRANGE
C/O COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
JACKSONVILLE, FL 32256
UNITED STATES

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

IReceiveables - access invoice copies, account balances & make payments.

1342180661

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	DUVAL		

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	6685.08	0.00	0.00	0.00	6685.08

Special Instructions: The Grove At EverRange

Sales Order	Order Date	Ship Date	Purchase Order
H2F888		16-APR-2026	EVERR-012

Line	Description.	Quantity	UOM	Unit Price	Extended Price
1	UHEC031AACA: Electric Unit Heaters (UHEC) Model Number: UHEC031AACA Tag Number: UH-1,UH-2,UH-3,UH-4,UH-5	5	EA		
2	0236-0723-00-00: Mounting Bracket - Horizontal Discharge Model Number: 0236-0723-00-00	5	EA		
3	0236-0705-00-00: SPST T-Stat (Low or line voltage) Model Number: 0236-0705-00-00	5	EA		
4	1st Year Labor Warr Whole Unit: Model Number: 1st Year Labor Warr Whole Unit	5	EA		

5/26/26



TRANE®

Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Trane Optional Extended Limited Warranty
Certificate Print Date: 16-APR-2026

Sold To
COASTAL RIDGE COMMUNITY DEVELO
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32095
UNITED STATES

The product(s) identified below (the "Equipment") is/are covered by a warranty as described in the terms and conditions of the sale between Trane and Customer ("Original Limited Warranty"). In addition, one or more extended warranties ("Extended Limited Warranty") has/have been purchased, the terms and conditions of which are set forth in this document.

Customer Purchase Order: **EVERR-012**
Trane Sales Order: **H2F888** **Reference:** **H205832 The Grove At EverRange**
Purchase Price: See invoice associated with the above Trane Sales Order

To schedule a Trane Service technician, please Identify your local commercial Trane district office by going to the following website address:
<https://www.trane.com/commercial/north-america/us/en/contact-us/locate-sales-offices.html>

To download an electronic copy of the Terms and Conditions for Extended Warranty Policies please visit:
<https://www.trane.com/commercial/north-america/us/en/services/operate-maintain-repair/hvac-system-management/extended-warranty.html>

Equipment Description

Serial Number	Model	Warranty Term & Coverage
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