COASTAL RIDGE

Community Development District

JULY 7, 2026

AGENDA

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

June 30, 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, July 7, 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 5, 2026 Meeting

IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget
   A. Consideration of Resolution 2026-03, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-04, Imposing Special Assessments and Certifying an Assessment Roll

V. Public Hearing for the Purpose of Adopting Updated Rules of Procedure; Consideration of Resolution 2026-05

VI. Consideration of Acquisition Documents (to be sent under separate cover)

VII. Consideration of Amenity Policies

VIII. Consideration of Carlton Construction Change Order Nos. 6 and 7

IX. Staff Reports
   A. District Counsel

   B. District Engineer
      1. Approval of Requisition Summary

2. Acceptance of the 2026 Public Facilities Report

C. District Manager

X. Financial Reports

A. Financial Statements as of May 31, 2026

B. Approval of Check Register

C. Consideration of Construction Funding Request No. 4

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – August 4, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

XIII. 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, June 2, 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	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan *by phone*	District Counsel
Daniel Welch *by phone*	District Engineer
Rick Foster	PARC Group
Joe Muhl	PARC Group
Dana Harden	Vesta Property Services
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the June 2, 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.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 5, 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 May 5, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Construction Funding Agreement with EvrDev, LLC**

Ms. Buchanan presented the construction funding agreement which obligates 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. Ray seconded by Mr. Rudolph, with all in favor, the construction funding agreement with EvrDev, LLC was approved.

FIFTH ORDER OF BUSINESS **Ratification of Carlton Construction Change Order No. 5**

Mr. Oliver presented Carlton Construction Change Order No. 5, which includes pay application numbers 27 through 33 for pool equipment changes, curbing, signage changes, landscaping changes, cart path changes and owner direct purchases.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Carlton Construction Change Order No. 5 was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Acquisition Documents**

This item was tabled.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Vesta Property Services for Onsite Management**

Ms. Buchanan stated that there were two major changes to the form of agreement that would be made. The first is reciprocal indemnity, which makes Vesta responsible for their negligence or reckless behavior, and the District would be responsible for their negligence. The second change is a specific scope of work to be included as an exhibit that will be provided by each position.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the agreement with Vesta Property Services was approved in substantial form.

EIGHTH ORDER OF BUSINESS Review of the Fiscal Year 2027 Budget

Mr. Oliver reminded the Board the budget is scheduled to be adopted at the July 7 meeting. Mr. Oliver went on to state that he has been working with Mr. Rudolph and Mr. Foster on finetuning the budget. The on-site staffing and services fees from the Vesta agreement have been included into the budget.

NINTH ORDER OF BUSINESS Consideration of Amenity Policies

Mr. Oliver presented draft policies, noting the policies will continue to be reviewed and revised for future Board approval.

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 requisition 93 payable to Fortline was presented to the Board for their review. Mr. Oliver asked if the expense was amenity related, as it should be paid for through the construction funding request process, if that is the case.

Mr. Foster stated that he would look at it.

No action was taken on this item.

C. District Manager

Mr. Oliver reminded the board members to complete their Form 1 by July 1st and to complete four hours of ethics training by December 31st.

ELEVENTH ORDER OF BUSINESS Financial Report

A. Financial Statements as of April 30, 2026

Mr. Oliver presented the financial statements as of April 30, 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 $1,000,999.37 was included in the agenda package for the Board's review. It was noted a large portion of that amount is a transfer of funds from the general fund to the debt service fund.

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

C. Consideration of Construction Funding Request No. 1-3

Copies of construction funding request numbers one through three were presented to the Board for their review. Mr. Oliver noted most of the construction funding request items will be amenity related, with developer to be reimbursed for eligible costs when the next bond series is issued.

On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, construction funding request numbers one through three were approved.

TWEFLTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Rudolph provided an update on the development status.

THIRTEENTH ORDER OF BUSINES Next Scheduled Meeting – July 7, 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.

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Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Coastal Ridge

Community Development District

Approved Budget

FY 2027

July 7, 2026

Table of Contents

Coastal Ridge
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026 (1)	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments/Developer Contributions	$ 1,134,851	$ 961,705	$ 269,979	$ 1,231,684	$ 1,225,072
Interest income	-	2,292	4,000	6,292	6,000
Bulk Water Revenues	-	-	-	-	3,000
Carry Forward Surplus	-	-	-	-	139,500
TOTAL REVENUES	**$ 1,134,851**	**$ 963,998**	**$ 273,979**	**$ 1,237,976**	**$ 1,373,572**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$ 12,000	$ 4,200	$ 3,200	$ 7,400	$ 12,000
FICA Expenses	918	321	245	566	918
Engineering Fees	9,500	-	4,000	4,000	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	30,000	15,000	45,000	47,700
Information Technology	1,500	1,000	500	1,500	1,590
Website Administration	1,500	1,000	500	1,500	1,590
Website Creation/ADA Compliance	960	-	960	960	960
Dissemination Agent	3,000	2,000	1,000	3,000	3,180
Trustee Fees	4,500	938	3,563	4,500	7,206
Telephone	500	34	216	250	500
Postage	1,500	816	684	1,500	1,500
Insurance	7,460	5,000	-	5,000	5,500
Printing & Binding	2,500	1,551	949	2,500	2,500
Legal Advertising	5,000	925	4,076	5,000	5,000
Other Current Charges	500	107	200	307	500
Office Supplies	600	2	48	50	600
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 123,163**	**$ 64,646**	**$ 44,613**	**$ 109,258**	**$ 127,519**
Operations & Maintenance					
Grounds Maintenance					
Landscape Maintenance	$ 477,228	$81,149	$127,893	$209,042	$ 455,315
Landscape Contingency	15,000	-	7,500	7,500	15,000
Lake Maintenance	6,000	2,000	4,350	6,350	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	9,000
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)	-	-	-	-	25,000
Electic Meters for Sign Lighting	-	-	-	-	3,600
Total Grounds Maintenance	**$ 608,928**	**$ 83,149**	**$ 195,093**	**$ 278,242**	**$ 616,115**
Amenity Expnenditures					
Insurance	$ 67,815	$ -	$ 33,908	$ 33,908	$ 67,815
Amenity Manager	70,000	30,000	27,944	57,944	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
Janitorial Supplies	-	-	1,000	1,000	4,000
Amenities Landscape Maintenance	-	-	26,020	26,020	78,060
Refuse	3,300	-	3,300	3,300	3,300
Security and Gate Maintenance	20,000	-	5,000	5,000	5,000

Coastal Ridge

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026 (1)	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Security Patrol	10,000	-	5,000	5,000	5,000
Facility Maintenance	5,000	-	5,000	5,000	22,242
Electric	28,050	3,745	7,300	11,045	28,050
Potable Water/Sewer for Meters 1 & 2	-	-	-	-	7,200
IQ Fiber Internet	11,220	-	1,000	1,000	3,000
Vizpin Access System	-	-	-	-	18,000
Music Libray and License	-	-	-	-	204
Licenses and Permits	1,100	-	1,100	1,100	1,100
Repairs & Maintenance	15,000	-	3,000	3,000	10,000
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	-	3,600	5,000
Mobile Application (PeopleVine)	9,900	8,700	5,800	14,500	17,400
Other Current Charges	1,500	-	750	750	1,500
Total Amenity Expneditures	**$ 402,760**	**$ 46,045**	**$ 206,616**	**$ 252,660**	**$ 629,938**
Capital Reserve					
Capital Reserve Funding	$ -	$ -	$ -	$ -	$ -
Total Capital Reserve	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 1,134,851**	**$ 193,840**	**$ 446,321**	**$ 640,161**	**$ 1,373,572**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 770,158**	**$ (172,342)**	**$ 597,815**	**$ -**

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

Gross Assessments	$ 1,324,402
Less: Discounts & Collections 7.5%	99,330
Net Assessments	**$ 1,225,072**

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.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Bulk Water Revenues
The District may enter into agreement to provide bulk water for irrigation of certain HOA owned common areas.

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 Municpal Tax Exempt Compliance Corp (AMTEC) to calculate the rebate liability and submit a report to the District.

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

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

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

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

Website Creation/ADA Compliance
Costs to create the initial District website and ensure the District meets ADA compliance guidelines.

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

Trustee Fees
The District bonds will be held and administered by The Bank of New York Mellon Trust Company (BNY). 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
	Contingency	$2,251	$249,300
		$19,418	$455,315

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 througout the district.

Electric Meters for Sign Lighting
Estimated cost for electric meters for sign lighting.

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 contract 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

Janitorial Supplies
Estimated cost for cleaning suplies and paper products for the amenity center.

Amenities Landscape Maintenance
The District has contracted with Sun State Nursery and Landscaping t maintain landscaping of amenities grounds.

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

Potable Water/Sewer for Meters 1 & 2
Estimated cost for amenity water and sewer meters.

IQ Fiber Internet
Estimated cost for fiber internet.

Vizpin Access System
Estimated cost for Access System for amenity center.

Music Libray and License
The District will contract with Pandora for providing audito and music licensing at amenity facility.

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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ -	$ -	$ -	$ -	$ -
Special Assessments-Direct	2,159,277	1,396,254	763,121	2,159,375	2,159,277
Interest Earnings	-	61,536	28,600	90,136	50,000
Carry Forward Surplus (1)	707,338	732,509	-	732,509	986,607
TOTAL REVENUES	**$ 2,866,615**	**$ 2,190,299**	**$ 791,721**	**$ 2,982,021**	**$ 3,195,884**
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**	**$ 1,995,413**	**$ -**	**$ 1,995,413**	**$ 2,168,110**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 871,202**	**$ 194,886**	**$ 791,721**	**$ 986,607**	**$ 1,027,774**

(1) Carry Forward is Net of Reserve Requirement

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

Gross Assessments	$ 2,334,354
Less: Discounts & Collections 7.5%	175,077
Net Assessments	**$ 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
11/01/26	29,955,000	4.400%	-	869,055	869,055
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			**$ 29,955,000**	**$ 33,458,450**	**$ 63,413,450**

COASTAL RIDGE
O&M CALCULATION

TOTAL PLANNED UNIT O&M BASED ON ERUS - SCENERIO 1 ALL LOTS GET FULL O&M

PRODUCT TYPE	# UNITS	ERU	TOTAL ERUs	TOTAL O&M	O&M / UNIT NET	O&M / UNIT NET GROSS	INCREASE (DEC) FROM PY
TH	90	0.8	72.00	81,445.25	904.95	978.32	(71.68)
40'	107	1	107.00	121,036.69	1,131.18	1,222.90	72.90
50'	385	1	385.00	435,505.83	1,131.18	1,222.90	22.90
60'	418	1	418.00	472,834.90	1,131.18	1,222.90	(27.10)
70'	72	1	72.00	81,445.25	1,131.18	1,222.90	(52.10)
80'	29	1	29.00	32,804.34	1,131.18	1,222.90	(77.10)
TOTAL	**1,101**		**1,083.00**	**1,225,072.25**			

PLATTED O&M

FY27 PLATTED LOTS	FY27 PLATTED O&M
90	81,445.25
36	40,722.62
97	109,724.85
103	116,511.95
0	-
0	-
326	**348,404.67**
BALANCE	**876,667.58**

PLATTED + SOON TO BE

ADD REGENCY PH2 TO PLATTED	FY27 PLATTED O&M
90	81,445.25
36	40,722.62
138	156,103.39
133	150,447.47
0	-
0	-
397	**428,718.73**
	796,353.52

	FY27
NET EXPENDITURES	1,225,072.25

FY26 O&M

PRODUCT TYPE	# UNITS	ERU	TOTAL ERUs	O&M	O&M / UNIT NET	O&M / UNIT NET GROSS FY26
TH	90			87,412.50	971.25	1,050.00
40'	107			113,821.25	1,063.75	1,150.00
50'	385			427,350.00	1,110.00	1,200.00
60'	418			483,312.50	1,156.25	1,250.00
70'	72			84,915.00	1,179.38	1,275.00
80'	29			34,872.50	1,202.50	1,300.00
TOTAL	**1,101**		-	**1,231,683.75**		

ALL UNITS EQUAL BASED ON % INC ON ASMTS

FY27 GROSS BASED ON PROP INC%	INC PER UNIT	TOTAL AVAIL NET FY27 BASED ON PROP %
1,260.00	210.00	104,895.00
1,260.00	110.00	124,708.50
1,260.00	60.00	448,717.50
1,260.00	10.00	487,179.00
1,260.00	(15.00)	83,916.00
1,260.00	(40.00)	33,799.50
		1,283,215.50

EXPENDITURES FY26	**1,231,683.75**
PROPOSED INCREASE ON TH	20%

A.

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Coastal Ridge Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coastal Ridge Community Development District for the Fiscal Year Ending September 30, 2027."

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF JULY, 2026.

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

Exhibit A: FY 2027 Budget

B.

RESOLUTION 2026-04
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

   b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2026**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **25**% due no later than **October 15, 2025**, **25**% due no later than **January 1, 2027, 25%** due no later than **April 1, 2026,** and **25**% due no later than **July 1, 2027**.

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **September 30, 2026**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: **60%** due no later than **April 1, 2026**, **40%** due no later than **September 30, 2026**.

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

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF July 2026.

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall supersede any rules of procedure previously adopted by the District and remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of July, 2026.

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

Exhibit A: Rules of Procedure

<u>EXHIBIT A</u>

RULES OF PROCEDURE

RULES OF PROCEDURE

COMMUNITY DEVELOPMENT DISTRICT
RULE NO. ____________

EFFECTIVE AS OF ____________________, 2026

TABLE OF CONTENTS

Rule 1.0 General.

(1) The ~~__________~~ ____________________ Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by ~~electronic mail~~e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and ~~Committees~~committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(~~6~~7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, ~~"~~"**voting conflict of interest**~~"~~" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days’, but ~~no~~not more than thirty (30) days’ public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation ~~in~~within the county or counties in which the District ~~and~~is located. A newspaper is deemed to be a newspaper of “**general circulation**” in the county in which the District is located~~. “General circulation” means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public~~ if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published ~~in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week~~as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days’ public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: “Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at ______________. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.”

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days prior to such meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ~~any~~ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public ~~comment~~comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business

Staff reports
- (a) District Counsel
- (b) District Engineer
- (c) District Manager
    1. Financial Report
    2. Approval of Expenditures

Supervisor's requests and comments
~~Public comment~~
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District~~,~~ is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

~~(1)~~ (1) Internal Controls. The District shall establish and maintain internal controls designed to:

~~(a)~~ (a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

~~(b)~~ (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

~~(c)~~ (d) Support economical and efficient operations; and

~~(d)~~ (e) Ensure reliability of financial records and reports; and

~~(e)~~ (f) Safeguard assets.

~~(2)~~ (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of ~~notice~~a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ~~("Rule")~~. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(~~2~~4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a ~~Rule~~rule, the District shall provide notice of the development of a proposed rule ~~by publication of a~~ ("**Notice of Rule Development** ~~in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a~~ ") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule~~, cite the specific legal authority for the proposed rule~~;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

~~, and include~~ (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft~~, if available~~ of such rule or documents.

(b) ~~All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.~~ The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(~~3~~5) Notice of ~~Proceedings and Proposed Rules~~Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall ~~give~~provide notice of its intended action~~,~~ (the "**Notice of Rulemaking**") setting forth ~~a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a~~ the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, ~~and a~~ that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice~~. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a~~ ;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by ~~section (2)~~Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The ~~notice~~Notice of Rulemaking shall be published in a newspaper of general circulation ~~in~~within the ~~District and each~~ county or counties in which the District is located ~~not less than~~at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. ~~The proposed rule shall be available for inspection and copying by the public at the time~~ If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of ~~notice.~~the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

~~(c)~~ (c) The ~~notice~~Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days ~~prior to such mailing~~before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice ~~by mail of District~~of the District's rulemaking proceedings~~ to adopt, amend, or repeal a rule~~. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(~~4~~8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must ~~either~~ conduct a rule development workshop prior to proposing rules for adoption ~~or~~for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson ~~must explain in~~explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(~~5~~a) ~~Petitions to Initiate Rulemaking.~~ All Petitions to Initiate Rulemaking ~~proceedings~~Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. ~~Not later than sixty (60) calendar~~ District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the ~~Board~~District shall either i) initiate rulemaking proceedings ~~or~~, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an ~~existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and~~unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the ~~policy~~proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule. ~~However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.~~

~~(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:~~

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

~~(a) The text of the proposed rule, or any amendment or repeal of any existing rules;~~

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

~~(b) A detailed written statement of the facts and circumstances justifying the proposed rule;~~

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

~~(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and~~

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the

unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(~~d~~10) ~~The published notice~~Public Hearing.

(~~7~~a) ~~Hearing.~~ The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the ~~notice described in section (3) of this Rule~~Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. ~~The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.~~When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(~~8~~a) ~~Emergency Rule Adoption.~~ The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action~~. Prior to the adoption of an emergency~~

~~rule,~~ or if the Legislature authorizes the District ~~Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of~~to adopt emergency rules ~~shall be published as soon as possible in a newspaper of general circulation in the District~~. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District ~~and otherwise complies with these provisions~~.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(~~9~~12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located.

(~~10~~13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record~~. The record~~ ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, ~~if~~as applicable:

(a) ~~The texts~~A copy of the ~~proposed rule and the adopted~~ rule;

(b) ~~All notices given for a proposed~~Any material incorporated by reference in the rule;

(c) ~~Any~~A detailed written statement of ~~estimated regulatory costs for the~~the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(~~d~~e) A ~~written summary of hearings, if any, on~~statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

~~(e) All written comments received by the District and responses to those written comments; and~~

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(~~f~~g) ~~All notices and findings pertaining to~~If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(~~11~~14) Petitions to Challenge ~~Existing~~ Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) ~~Within 30 days after~~At the hearing, the ~~hearing officer shall render a decision and state the reasons therefor in writing.~~ petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. ~~The~~ For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. ~~The~~ During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

~~(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(~~12~~15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, ~~"~~"**substantial hardship**~~"~~" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, ~~"~~"**principles of fairness**~~"~~" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District ~~Rule~~rule may file a petition with the District, requesting a variance or waiver from the District's ~~Rule~~rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by ~~Rule~~rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the ~~petitioner's~~petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the ~~District's~~District's action. The District shall maintain a record of the type and disposition of each petition filed.

(~~13~~16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. ~~Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.~~

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) “**Design-Build Firm**” means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) “**Design Criteria Package**” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) “**Design Criteria Professional**” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) “**Emergency Purchase**” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the ~~firm's or individual's~~firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants~~'~~’ Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation ~~in~~within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each ~~consultant's~~consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all ~~consultants by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: ~~"~~“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that ~~"~~“wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.~~"~~” In addition, any professional service contract under which such a certificate is required, shall contain a provision that ~~"~~“the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.~~"~~”

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

~~(1) Definitions.~~

~~(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.~~

~~(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.~~

~~(2)~~ (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

~~(3)~~ (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

~~(4)~~ (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (~~3~~2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation ~~in the District and~~within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

~~(5)~~ (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals~~.~~, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

~~(6)~~ (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (~~3~~2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

~~(7)~~ (6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

~~(8)~~ (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

~~(9)~~ (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: ~~"~~“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

~~(a)~~ (a) The Board shall cause to be prepared a Notice of Invitation to Bid.

~~(b)~~ (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

~~(c)~~ (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

~~(d)~~ (d) Bids shall be opened at the time and place noted in the Invitation to Bid.

~~(e)~~ (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

~~(f)~~ (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

~~(g)~~ (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

~~(h)~~ (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all ~~bidders by~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~by~~ hand delivery, or ~~by~~ overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared a Request for Qualifications.

~~(b)~~ (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

~~(c)~~ (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the ~~District~~project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

~~(d)~~ (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

~~(e)~~ (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(~~j~~k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~electronic mail,~~ hand delivery~~, facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) ~~(3)~~ Suspension, Revocation, or Denial of Qualification

~~(a)~~ (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

~~i.~~ (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

~~ii.~~ (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

~~iii.~~ (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

~~iv.~~ (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

~~v.~~ (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

~~vi.~~ (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

~~vii.~~ (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

~~viii.~~ (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

~~ix.~~ (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

~~x.~~ (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

~~xi.~~ (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

~~xii.~~ (xii) The vendor or affiliate(s) has been convicted of a contract crime.

~~1.~~ 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

~~2.~~ 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

~~(b)~~ (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

~~(c)~~ (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

~~(d)~~ (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

~~(e)~~ (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

~~i.~~ (i) Impacts on project schedule, cost, or quality of work;

~~ii.~~ (ii) Unsafe conditions allowed to exist;

~~iii.~~ (iii) Complaints from the public;

~~iv.~~ (iv) Delay or interference with the bidding process;

~~v.~~ (v) The potential for repetition;

~~vi.~~ (vi) Integrity of the public contracting process;

~~vii.~~ (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation ~~in the District and in~~within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery, or ~~facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(~~j~~l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all ~~contractors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

~~(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.~~

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation ~~in~~within the county in which the ~~District~~project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all ~~consultants by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website

at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board ~~should~~shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

~~(b)~~ (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

~~(c)~~ (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

~~(d)~~ (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~” or wording to that effect. Protests of the District’s purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

[Link-to-previous setting changed from off in original to on in modified.].

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by ~~electronic mail~~e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via ~~facsimile~~e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

~~(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

(~~6~~5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(~~7~~8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

[Link-to-previous setting changed from off in original to on in modified.].

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.].

Rule 4.0 Effective Date.

These Rules shall be effective ~~____________~~ ____________________, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.].

Summary report: **Litera Compare for Word 11.12.0.83 Document comparison done on 6/23/2026 8:13:57 PM**	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4899-8735-7091/1/Pre-2026 Rules of Procedure (Form).docx	
Modified DMS: nd://4929-0681-0794/1/FORM Rules of Procedure - No Rule Review (5.8.2026).docx	
Changes:	
Add	378
~~Delete~~	263
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	641

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

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(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective July 7, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SEVENTH ORDER OF BUSINESS

Policy and Procedures Notes:

1. We do not have access cards. We have an app residents will download (VIZpin Smart).
    a. App access is limited to those 14+ that live in the household.
2. Renters do not pay an application fee in eTown. The homeowners amenity rights transfer to the renter for the duration of the lease. Once the lease is up the amenity rights are revoked.
    a. Renters must provide a copy of the lease to obtain access to the amenities.
    b. No other paperwork is required.
3. Residents are not permitted to ride their e-bike or electric scooter to the amenity center—I ask because many ride them in eTown.
4. Is EverRange a BYOB or no alcohol at all? eTown is BYOB.
5. Amenity phone number will need to be updated once they have it.
6. There are no lap lanes.
7. Questioning the no alcohol at the pool—no alcohol or is it BYOB?
8. No food on the pool deck? I ask because usually people bring snacks and drink—plus there are tables in the middle section of the pool at EverRange.
9. Are floats permitted in the pool? In eTown we only permit noodles and floatation devices for those that cannot swim. Floats/rafts are not permitted. We have allowed dive sticks at any time.
10. Food and beverages are not permitted at the pool? In eTown this is permitted, however, only commercial bottled water is permitted on the wet deck. All food and drink must be kept 4 feet from the wet deck at all times—with the exception of the commercial bottled water.
11. There is no pool pavilion rental.
12. The district does not provide several play lots as mentioned under playgrounds.
13. Again, no playground should not be plural.
14. Under playground it states kids under 13 need to be supervised---but do you want to add in the playground is only for those 12 and under? Teens will go on the equipment.
15. Pickleball courts' hours are until 8pm. Would the board like the start time at 7am?
16. Rentals: There is no meeting room or pool pavilion. From what I can tell there are two areas to rent in the large pavilion. The way the amenity is set up my thought is each rental could come with pool use or an additional fee can apply if pool use is desired. In eTown rental time slots are: 10am-1:30pm and 2-5:30pm. Time slots include set up and clean up. If serving alcohol event liability insurance must be

obtained with the district listed as the additional insured. Rentals are not permitted on: Easter, Memorial Day Weekend, July 4th Weekend, Labor Day Weekend, Thanksgiving Eve, Thanksgiving Day, Christmas Eve, Christmas Day, New Years Eve and New Years Day. Would the board like to add in Diwali as mentioned?

   a. Rental fees in eTown: $50 deposit and a $100 rental fee.
   b. Do we need to mention rentals will not be permitted during events?

17. Do we have no parking zones? Do we have a towing agreement with a vendor?
    a. In eTown we do not have an agreement. However, I put a notice on the vehicle and if not moved I call a towing company to come get it at owner's expense.
18. Also, for non-resident fee—in eTown it is $3,800 and is not prorated. The year runs Oct 1-Sept 30. There is no payment plan.
19. Also, there are no guest passes—every resident must accompany their guest(s) to the amenities.

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

District Rules, Policies and Fees

Adopted June ____, 2026

Amended July ______, 2026

Coastal Ridge CDD Amenity Facilities

12858 Ever Range Parkway

Jacksonville, FL 32256

INDEX

GENERAL DEFINITIONS

“Access Card” – shall mean the identification card issued to Patrons which grants entry into the Amenity Facilities.

"Amenity Facilities" or "Amenity" - shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Clubhouse, pool with interactive water feature, fitness room, rentable meeting room, rentable pool pavilion area, covered patios, pickle ball courts, parks/fields, and dog parks together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" - shall mean these District Rules, Policies and Fees for Coastal Ridge Community Development District, as amended from time to time.

"Amenity Manager" - shall mean the District Manager or that person or firm so designated by the District's Board of Supervisors.

"Annual User Fee" - shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" - shall mean the Coastal Ridge Community Development District's Board of Supervisors.

"District" - shall mean the Coastal Ridge Community Development District.

"District Manager" - shall mean the professional management company with which the District has contracted to provide management services to the District.

“Dog Parks” – shall mean both the small and large District owned Dog Parks

"Guest" - shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

"Non-Resident User" - shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

"Patron" or "Patrons" - shall mean Residents, Non-Resident Users, and Renters who are eighteen (18) years of age and older.

"Property Owner" or “Resident” - shall mean that person or persons having fee simple ownership of land within the Coastal Ridge Community Development District.

"Renter" - shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

COASTAL RIDGE ANNUAL USER FEE

The Annual User Fee for any Non-Resident User is identified in **Exhibit A** attached hereto. This payment must be paid in full at the time of completion of the Non-Resident User application and the corresponding agreement. This fee will permit the use of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the Amenity Facilities by such Non-Resident User. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities; such increase may not exceed ten percent (10%) per year. The use of the Amenity Facilities is not available for commercial purposes.

ACCESS CARDS

(1) Patrons and Guests can use their Access Cards to gain access to the Amenity Facilities. Upon arrival at the clubhouse or other Amenity Facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenity Facilities.

(2) Each Patron family will receive two (2) Access Cards per lot (not per Patron) upon registration with the District.

(3) Access Cards are the property of the District and are non-transferable except in accordance with the District's Policies.

(4) All lost or stolen cards need to be reported immediately to the District. There charge to replace lost or stolen cards is identified in **Exhibit A** attached hereto. Patron with the lost or stolen Access Card will be financially responsible for damages resulting from unreported loss or theft of the access card.

GUESTS

(1) Patrons bringing a Guest(s) are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Polices as set forth by the District could result in loss of that Patron' s privileges and membership.

(2) No more than five (5) persons per lot (**not** per Patron) are permitted as Guests to the Amenity Facilities at one time unless the Patron has reserved a room at the Amenity and has paid the required usage fee. In the event the Patron has rented a room at the Amenity, the number of Guests shall be limited by the room or meeting room maximum pursuant to applicable building codes.

RENTER'S PRIVILEGES

(1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owner’s Amenity Facilities privileges.

(2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must pay the Annual User Fee and sign the accompanying agreement. A Renter who is designated as the beneficial user of the Property Owner’s Amenity privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner.

(3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.

(4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the behavior of their respective Renter.

(5) If such individuals reside with the Property Owner, the Property Owner shall be required to add, to the Amenity Facilities Registration Form, the names of all individuals who reside in the Property Owner's home, whether as a result of a rental agreement, lease or any other agreement, and the Property Owner shall be held financially responsible for any and all damage to District property caused by any of the individuals who reside in the Property Owner's home. Such individuals will not be issued additional Access Cards.

(6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

GENERAL PROVISIONS

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest.

The Board reserves the right to amend, modify or delete, in part or in their entirety, these Policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

(1) Children under thirteen (13) years of age must be accompanied at all times by a parent or adult Patron over eighteen (18) years of age.

(2) Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) shall not be permitted at the Amenity Facilities other than at the District Dog Parks.

(3) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns or in any way which blocks the normal flow of traffic. Vehicles are not permitted to be parked on District fields or open space.

(4) Fireworks of any kind are not permitted anywhere at or on District property.

(5) The Board of Supervisors (as an entity), Amenity Manager and/or the District Manager shall have full authority to enforce these policies.

(6) Smoking of any kind using any device is not permitted at any Amenity Facilities.

(7) Glass and other breakable items are not permitted at any Amenity Facility.

(8) Patrons and their Guests shall treat all staff members with courtesy and respect.

(9) Off-road bikes/vehicles, including E-bikes, are prohibited on all property owned, maintained and operated by the District.

(10) The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.

(11) Skateboarding and rollerblading are not allowed on the Amenity Facilities property at any time. This includes, but is not limited to, the Clubhouse, parks (including dog parks), pool, athletic fields, playground area, and sidewalks surrounding these areas.

(12) Events/performances at any of the District's Amenity Facilities, including those by outside entertainers, must be approved in advance by the Amenity Manager.

(13) Unless permitted otherwise per these policies; alcoholic beverages are not permitted at any District owned facility or property at any time. Events held at the Amenity Facility which serve alcohol must be reviewed and approved by the Amenity Manager.

(14) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Except as may otherwise be permitted by law, petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager and/or Amenity Manager.

(15) The Amenity Facilities shall not be used for commercial purposes. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.

(16) The District Manager and/or Amenity Manager reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board.

(17) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted on District property.

(18) All Patrons and Guest shall abide by and comply with any and all federal, state and local laws and ordinances while present on District property and shall ensure that any minor for whom they are responsible also complies with the same.

(19) Portable grills of all kinds are prohibited at the Amenity Facilities.

(20) With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenity Facilities. Bathing suits and wet feet are not allowed indoors.

PETS

Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) shall not be permitted at the Amenity Facilities. Dogs and all other pets (with the exception of service animals, as such term is defined by the Americans with Disabilities Act) must be kept on a leash at all times on property that is owned by the District other than the Amenity Facilities, including, but not limited to the stormwater pond banks. Dogs are allowed within the District Dog Parks subject to the Dog Park rules.

AMENITY FACILITY OPERATIONS

Hours

The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.

Inclement Weather Policy

Every attempt will be made to remain open during times of inclement weather, however the Amenity Manager or his/her designees reserve the right to temporarily close the Amenity Facilities at any day, at any time due to inclement weather, power outage, or other emergency. Upon declaring the Amenity Facilities closed, Patrons and their Guests must immediately leave the premises. Patrons who do not adhere to the direction of the Amenity Manager or his/her designees is in violation of the District Rules. The Clubhouse is not a designated emergency shelter.

If lightning strikes within 10 miles of the District Amenity Facilities, all outdoor facilities will temporarily close to Patrons and Guests. Temporary closures due to lightning will end when 30 minutes have passed without another strike within 10 miles of the Amenity Facilities. The Amenity Manager may extend the temporary closure at their discretion in the best interests of Patrons and Guests.

Emergencies

After contacting 911 if required, all emergencies and injuries must be reported to the office of the Amenity Manager (phone number ((904) 537-9034) or the office of the District Manager (phone number (904) 436-6270)

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Additional staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

(1) Each Patron and each Guest, as a condition of using the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities, whether in lockers or elsewhere.

(2) No person shall remove from the room in which it is placed or from any Amenity Facility, any property or furniture belonging to the District or its contractors without proper authorization from the Amenity Manager, District Manager, or the Board. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities or at any activity or function operated organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).

(3) Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors or who engages in any contest, game, function, exercise, competition or other activity operated organized, arranged or sponsored by the District or its contractors, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District or their respective operators, supervisors, employees, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or Patron.

(4) Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY -SWIM AT YOUR OWN RISK

(1) Children under thirteen (13) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility.

(2) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

(3) Hanging on the lane lines, interfering with the lap-swimming lane, and diving are prohibited.

(4) Any music playing device and/or televisions are not permitted unless they are personal units equipped with headphones.

(5) Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of the Amenity Manager. Swimming after dusk is prohibited by the Florida Department of Health. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.

(6) Showers are required before entering the pool.

(7) Alcohol and glass containers are prohibited in the pool, on the pool deck, and in the covered patios.

(8) Food is prohibited on the pool deck area.

(9) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

(10) The Amenity Manager and/or their designee(s) is authorized to direct the discontinued usage of play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices during times of peak or scheduled activity at the pool or if the equipment causes a safety concern.

(11) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.

(12) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area or inside the Amenity Facilities.

(13) The Amenity Manager and/or their designee(s) reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.

(14) Any person swimming during non-posted swimming hours may be suspended from using the facility.

(15) Proper swim attire, swimsuits or board shorts, and/or shirts that are made of dry fit material must be worn in the pool. No street clothes, cut offs or gym shorts are permitted in the pool at any time.

(16) No chewing gum is permitted in the pool or on the pool deck area.

(17) The changing of diapers or clothes is not allowed poolside.

(18) No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.

(19) Radio controlled watercraft are not allowed in the pool area.

(20) Pool entrances must be kept clear at all times.

(21) No swinging on ladders, fences or railings is allowed.

(22) Pool furniture is not to be removed from the pool area.

(23) Loud, profane or abusive language is absolutely prohibited.

(24) No physical or verbal abuse will be tolerated.

(25) Tobacco products are not allowed in the pool area.

(26) Illegal drugs are not permitted.

(27) The District is not responsible for lost or stolen items.

(28) Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

(29) Food, beverages, glass containers, and animals are prohibited in the pool.

(30) Pets are generally prohibited. Individuals with a disability and service animal trainers may be accompanied by a service animal, as defined in Chapter 413.08, F.S., but the service animal is not allowed to enter the pool water or onto the drained area of an interactive water feature (IWF) in order to prevent a direct threat to the health of pool patrons.

(31) Only toys intended for use in pools are permitted to be used in the pool and surrounding pool deck area, including the covered patios and rentable Pool Pavilion area.

Swimming Pool: Feces Policy

(1) If contamination occurs, the pool will be closed for twelve (12) hours or more as necessary so that remedial measures may be taken to ensure safe swimming conditions in accordance with Department of Health rules.

(2) Parents should take their children to the restroom before entering the pool.

(3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

PLAYGROUND POLICIES

The District provides several tot lots and playground areas (together the "Playgrounds") for Patrons and Guests to enjoy with their children. The following guidelines apply to the use of the Playgrounds:

(1) Playgrounds are open for use from sunrise until sunset.

(2) Patrons and Guests using the Playgrounds do so at their own risk. There will be no attendant or District staff supervision of the Playgrounds.

(3) All children under the age of **thirteen** (13) must be accompanied by an adult and be present at the playground to provide supervision.

(4) Proper footwear is required and no loose clothing, especially clothing with strings, should be worn.

(5) The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.

(6) Patrons and Guests using the Playgrounds must clean and remove all food, beverages, and miscellaneous trash brought to the playground.

(7) No pets are permitted at the Playgrounds except for properly registered service animals.

(8) No glass containers are permitted at the Playgrounds.

(9) Profanity, loud music, music containing profanity or offensive material, rough-housing, and disruptive behavior are prohibited at the Playgrounds.

(10) Alcohol is prohibited at the Playgrounds at all times.

(11) Smoking, including the use of e-cigarettes or vapes, is prohibited at the Playgrounds.

(12) All injuries and/or equipment issues must be communicated to the District immediately.

(13) Two (2) Guests are permitted to use the Playgrounds per **lot**.

(14) Playgrounds are first-come, first-served. Playgrounds are not eligible to be reserved.

DOG PARK POLICIES

Eligible Users

(1) The Dog Parks are unattended facilities and persons using the Dog Parks do so at their own risk. Voluntary use of the Dog Parks waives any claim or liability against the District resulting from such use of the Dog Parks. Patrons and Guests using the Dog Parks are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with the District Amenity Policies and Rules. Any disregard of these rules may result in suspension or termination of Dog Parks, other Amenity Facilities, or Parking privileges. The district reserves the right to seek reimbursement for damages.

(2) Patrons and Guests are permitted to use the District Dog Parks between dawn and dusk seven (7) days a week. Guests may only use the Dog Parks when accompanied by a Patron. Persons under the age of thirteen (13) must have adult supervision if using the Dog Parks.

(3) The District reserves the right to close the Dog Parks or sections of the Dog Parks for any reason.

(4) Only dogs are allowed in the Dog Parks. All other pets are prohibited from the Dog Parks. Dogs shall be up to date on vaccinations prior to entering the Dog Parks and shall have current rabies and applicable license tags clipped to their collars at all times. Dogs that are under four (4) months old; in heat; with fleas or any other skin conditions; or are ill are prohibited from the Dog Parks.

(5) Dogs must be kept on a leash at all times, unless within the designated “off-leash” areas. Patrons and Guests shall always supervise their dogs and shall not leave their dogs unattended at the Dog Parks.

(6) All Patrons of the Dog Parks are required to pick up any solid dog waste and dispose of it in a wastebasket. Any user who does not pick up their dog’s waste is in violation of the Amenity Facility rules.

(7) Dogs exhibiting aggressive behavior are prohibited.

(8) Spiked collars are expressly prohibited from the Dog Parks.

(9) Dog toys are expressly prohibited from the Dog Parks.

(10) Food (including chewing gum) is not permitted within the Dog Parks. Beverages are permitted in the District Dog Parks if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are never permitted.

(11) Only dogs under thirty-five (35) pounds are permitted in the “small” Dog Park. Any dog over thirty-five (35) pounds are only allowed in the “large” Dog Park.

(12) Patrons and Guests are required to repair any holes caused by their dog with the fill sand provided. Patrons and Guests are encouraged to prevent their dogs from creating holes in the Dog Parks

(13) The Dog Parks are open to Patrons and Guests from dawn to dusk.

PICKLE BALL COURT POLICIES

All Patrons and guests using the Pickle Ball Court are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Coastal Ridge Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Pickle Ball Court equipment may result in the suspension or termination of Pickle Ball Court privileges. Guests may use the Pickle Ball Court if accompanied by an adult Patron.

Please note that the Pickle Ball Court is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Pickle Ball Court are encouraged to consult with a physician prior to using the facility.

Policies

(1) The pickle ball court hours are from 7:00 a.m. until 10:00 p.m. Use of the pickle ball courts is prohibited outside of these hours.

(2) Proper pickle ball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

(3) Persons using the pickle ball court must supply their own equipment (rackets, balls, etc.).

(4) The pickle ball court is for the play of pickle ball only. Pets, roller blades, bikes, skates, skateboards, scooters, and strollers are prohibited from the pickleball facility.

(5) Beverages are permitted at the pickle ball court if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the pickle ball courts. Alcoholic beverages are not permitted on courts.

(6) No chairs other than those provided by the District are permitted on the pickle ball courts.

(7) Two (2) Guests will be permitted to use the pickle ball court per **lot.**

RENTAL POLICIES

Meeting Room Rental

Patrons may reserve the Meeting Room through the Amenity Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Board. Patrons may not reserve the Meeting Room more than four (4) times in any twelve (12) month period. The maximum number of persons attending any event shall not exceed fifty (50) persons for the Meeting Room. Reservations of the Meeting Room are on a first come, first serve basis and are subject to approval by the Amenity Manager. Upon application for use of the Meeting Room the Amenity Manager will determine if a paid attendant will be necessary. If an attendant is necessary, the party requesting the Meeting Room will be required to pay the costs associated with the attendant. The Meeting Room will not be available for rental on the following days:

January 1st	Diwali
Easter Sunday	Thanksgiving Day
Memorial Day	December 24th
July 4th	December 25th
Labor Day	December 31st

The Meeting Room is not available for rentals during Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday with the exception of Martin Luther King Day, Presidents Day, Columbus Day and Veterans Day.

The Pool Pavilion Area is not included as part of the Meeting Room Rental and must be kept clear for other Patrons and their Guests.

A refundable deposit in the amount established by District rule is required and will be returned after the function is complete provided there is no evidence of damage to the facility. In the event the Patron wishes to cancel the reservation once the reservation has been approved and confirmed by the Amenity Manger, such cancellation must occur at least one (1) week prior to the date of reservation. Any cancellation within one (1) week of the date of such reservation will forfeit its refundable deposit.

A cleanup fee in the amount established by District rule is required for all functions. The Amenity Manager should be contacted to make proper arrangements regarding the reservation of the Room or Meeting Room and to obtain the amounts of the deposit and cleanup fee.

No open burning or campfires are allowed on District Property.

Below are the **policies and guidelines** set forth and agreed upon by the Board and District Manager regarding events in the Meeting Room:

(1) Applicant must be a Patron who will be responsible for ensuring that their Guests adhere to the policies set forth herein.

(2) All applicants will be required to fill out and sign the District Facility Use Application Agreement per the District Manager's office.

(3) Additional Event Liability Insurance coverage in the amount of One Million Dollars ($1,000,000) will be required for all events that are approved by the Amenity Manager to

serve alcoholic beverages. This policy regarding insurance coverage also pertains to certain events the District determines should require additional Event Liability coverage on a case-by-case basis (to be reviewed by the District Manager, Amenity Manager, and/or the Board of Supervisors). The District shall be named as an additional insured party on any such policies, and a certificate of insurance illustrating the appropriate coverage amount and parties is to be provided to the District Manager and/or Amenity Manager prior to the event.

(4) Patrons are not allowed to bring or use grills or smokers at the Amenity Facilities.

Pool Pavilion Rental

Residents and Non-Resident Users may reserve the outside Coastal Ridge Pool Pavilion area through Amenity Facility staff for private events, etc. for a maximum of four (4) hours per event, between the hours of 9:00 a.m. and 8pm or Dusk (whichever occurs first). The four (4) hour limitation can only be exceeded upon specific authorization from the Amenity Manager. Residents may only rent ONE time slot per day. Residents and Non-Resident Users may not reserve Pool Pavilion more than four (4) times in any twelve (12) month period. The maximum number of persons attending any event for the Coastal Ridge Pool Pavilion shall not exceed twenty-five (25) persons. Reservation of the Pool Pavilion is on a first come, first serve basis and is subject to approval by the Amenity Manager. Rentals of both the Meeting Room and the Pool Pavilion simultaneously is not permitted. District Events and Approved Resident Club Events have priority over the rental calendar.

The Pool Pavilion will not be available for reservation on the following days:

January 1st	Diwali
Easter Sunday	Thanksgiving Day
Memorial Day	December 24th
July 4th	December 25th
Labor Day	December 31st

The Pool Pavilion is not available for rentals during Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday with the exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans Day.

The pool and pool area, including the surrounding decks and furniture, is not available for reservation and shall remain open to all Patrons and their Guests during normal operating hours. A refundable deposit in the amount established by District rule is required and will be returned after the function is complete provided there is no evidence of damage to the facility. However, should any Patron or his or her Guest(s) violates any of the policies set forth in this section or the Coastal Ridge Rules, Policies and Fees, the event will be immediately cancelled, and the applicable security deposit shall be forfeited. See below for applicable rates. A cleanup fee in the amount established by District rule is required for all functions. The Amenity Manager should be contacted to make proper arrangements regarding the reservation of the Pool Pavilion and to obtain the amounts of the deposit and cleanup fee. See below for applicable rates.

Resident or Non-Resident User making reservations must attend and be present for the event reservation and will be responsible for actions and behavior of their Guest(s).

NO LIFEGUARD ON DUTY! THE POOLS AND AQUATIC AREAS ARE USED AT YOUR OWN RISK.

Below are the **policies and guidelines** set forth and agreed upon by the Board and District Manager regarding events on the Pool Pavilion:

(1) No open burning fires, including grills, is allowed at the District Amenity Facilities.

(2) No decorations can be adhered to or fastened to exterior of building structures.

(3) All trash must be disposed of in dumpster.

(4) No confetti or balloons with confetti are permitted.

(5) Silly String and water balloons are not permitted

(6) No alcohol is permitted.

(7) Glass bottles and containers are prohibited

(8) Loud Music and speakers are not permitted.

(9) Use of chalk is not permitted on any surface, including paver deck, tables, or building.

The clean-up and removal of all decorations, trash, tables, party items, etc., must be completed by the end of the paid reservation period.

At the conclusion of the paid reservation time, all guests must vacate the Amenity Facility.

Schedule of Fees/Deposits:

(1) A non-refundable room rental fee for the Meeting Room or Pool Pavilion will be charged as is identified in **Exhibit A** attached hereto. A final guarantee (number) of Guests is to be conveyed to the Amenity Manager no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the "Coastal Ridge Community Development District" and submitted to the Amenity Manager's Office.

(2) A non-refundable room rental fee for the Meeting Room or Pool Pavilion will be charged as is identified in **Exhibit A** attached hereto. A final guarantee of the number of Guests is to be conveyed to the Amenity Manager no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the "Coastal Ridge Community Development District" and submitted to the Amenity Manager's Office.

Parties held in the Meeting Room Area are not allowed to utilize the pool during the scheduled time for the event. Absolutely no wet clothing or towels are allowed in the Meeting/Gathering room.

Parties held on the rentable Pool Pavilion are allowed to utilize the pool during the scheduled time for the event, however no wet clothing or towels are allowed in any indoor area of the Clubhouse, including the Meeting Room.

(3) A refundable security deposit of $250.00 shall be charged to the persons making the reservation and shall be submitted to the Amenity Manager's Office in the form of a

separate check (which shall be made payable to the "Coastal Ridge Community Development District"). To receive a full refund of the deposit, the following must be completed:

1. Ensure that all garbage is removed and placed in the dumpster.
2. Remove all displays, favors or remnants of the event. (No adhesives permitted on walls or windows)
3. Wipe off and restore the furniture and other items to their original position.
4. Wipe off counters, table tops and sink area.
5. Ensure that no damage has occurred to the Meeting Room, Pool Pavilion, and the surrounding property and facilities if used by Patron and their guests.

If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The District Manager shall determine the amount of deposit to be returned, if any.

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, its officers, agents, contractors and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, whether whole or in part, the renter's use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.38, Florida Statutes.

FISHING AND LAKE POLICY

Patrons and Guests thirteen (13) years of age and older may fish in the lakes/retention ponds within the District. No children under the age of thirteen (13) are allowed on the pond banks within the District at any time, unless accompanied by an adult. Patrons and Guests fishing in these bodies of water shall remove and properly dispose of all garbage, fishing line, hooks and all other materials/supplies.

The District requests that everyone respect your fellow neighbor/property owner and access the lakes/retention ponds through the proper access points. Trespassing through privately owned property is not permitted, and Patrons and Guests are prohibited from fishing in privately owned ponds. No watercraft except authorized maintenance vehicles are allowed in the lake/retention ponds. Any violation of this policy will be reported to the local authorities.

The District has a catch and release policy for all fish and any other aquatic wildlife caught in the lakes/retention ponds, requiring that any fish or other aquatic wildlife caught immediately be returned to the District's lake/retention ponds from where it was caught. The purpose of the lakes/retention ponds is to help facilitate the District's natural water system for run off and overflow. Anyone who violates this provision does so at their own risk.

Swimming is prohibited in all lakes/retention ponds within District boundaries.

PARKING AND PARKING ENFORCEMENT POLICY

The District finds that parked vehicles or vessels (hereinafter defined) on certain of its property overnight (hereinafter defined) cause hazards and danger to the health, safety, and welfare of District residents, paid users, and the public. This policy is intended to provide the District with a means to remove vehicles and vessels from District designated tow away zones consistent with this Policy and as indicated on **Exhibit B** and **Exhibit C** attached hereto.

Parking Rules Definitions

"Commercial Vehicle" – shall mean any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

"Vehicle" – shall mean any mobile item which normally uses wheels, whether motorized or not.

"Vessel" – shall mean every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

"Parked" – shall mean a Vehicle, Vessel or Commercial Vehicle left unattended by its owner or user.

"Tow-Away Zone" – shall mean any District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

"Overnight" – shall mean between the hours of 10:00 p.m. and 6:00 a.m. daily.

"**Overnight Parking Permit"** – shall mean a District issued permit to park in designated District Tow-Away-Zones and is further described herein.

Designated Parking Areas

Vehicles may not be parked at the District's Clubhouse between the hours of 10:00 p.m. and 6:00 a.m. in the areas depicted in **Exhibit B**, attached hereto and incorporated herein by reference, without an approved overnight parking permit as set forth herein. Parking of any vehicle or vessel is prohibited 24 hours a day, 7 days a week, in the areas within the District's boundaries depicted in **Exhibit C**, attached hereto and incorporated herein by reference.

Establishment of Tow Away Zones

The areas set forth in **Exhibit B** and **Exhibit C** are declared Tow Away Zones.

Overnight Parking Permits

Patrons may apply for an "Overnight Parking Permit" which will allow such Patron to park in the Tow-Away Zones depicted in **Exhibit B** after-hours, and overnight. All Overnight Parking Permits are issued in the sole and absolute discretion of the District and as such, any decision of the District to issue or deny the issuance of same shall be deemed final. Overnight Parking Permit requests will be granted in accordance with the following:

(1) Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one vehicle, as identified by the vehicle's license plate number.

(2) Residents and Paid Users interested in an Overnight Parking Permit may submit a request to the District Manager, Amenity Manager, or their designee which includes the following information:

1. The name, address, and contact information of the owner of the vehicle to which the permit will be granted;
2. The make/model and license of the vehicle to which the permit will apply;
3. The reason and special terms (if any) for the Overnight Parking Permit;
4. The date and time of the expiration of the requested Overnight Parking Permit.

(3) It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow-Away Zones will be subject to towing.

(4) The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

(5) Vessels shall never be parked in the Overnight Parking area and will not receive Overnight Parking Permits.

Vendors/Contractors

The District Manager, Amenity Manager and/or their designees may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles authorized to do so must be identified by an Overnight Parking Permit.

Towing/Removal Procedures

(1) Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

(2) To effect towing/removal of a Vehicle or Vessel, the District Manager, Amenity Manager, or their designee must verify that the subject Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove the Vehicle(s) for the removal of such unauthorized vehicle at the owner's expense. The Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.

(3) The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the policies set forth herein.

Parking at Own Risk

Vehicles and Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles or vessels.

Exhibit B – ***No Overnight Parking – Tow Away Zone***

Exhibit C – ***No Parking 24/7 – Tow Away Zone***

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** Thes rules address disciplinary and enforcement matters relating to the use of the Amenity Facilities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District Rules, Policies and Fees General Definitions section.

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with, and shall comply with, the District Rules, Policies and Fees.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenity Manager, shall have the right to restrict, suspend, or terminate the Amenity Facilities privileges of any person to use the Amenity Facilities for any of the following behavior:

   a. Submits false information on any application for use of the Amenity Facilities;

   b. Permits the unauthorized use of an Access Card or other access device;

   c. Exhibits unsatisfactory behavior, deportment or appearance;

   d. Fails to pay amounts owed to the District in a proper and timely manner;

   e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);

   f. Treats the District's supervisors, staff, amenity facilities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;

   g. Damages or destroys District property; or

   h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenity facilities management, contractors, or other representatives, or other residents or Guests.

   i. Engages in criminal activity or in activity that results in law enforcement involvement

4. **Authority of Amenity Manager.** The Amenity Manager or his or her designee has the ability to remove any person from one or all Amenity Facilities if any of the above- referenced behaviors are exhibited or actions committed. The Amenity Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenity Facilities for a period not to exceed thirty (30) days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenity Facilities for a period greater than thirty (30) days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of $1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

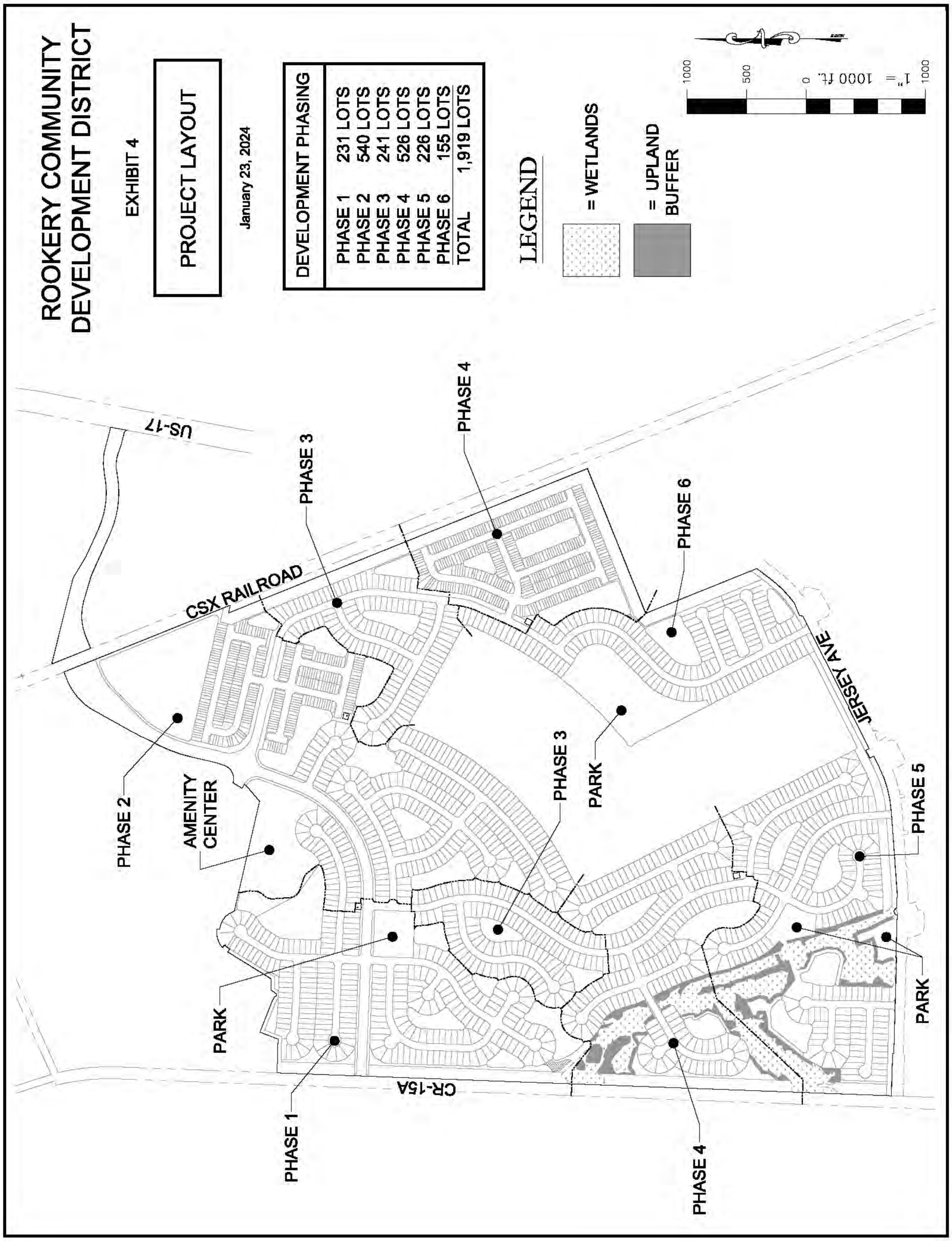
EXHIBIT A
AMENITY FEES

Non-Resident Annual User Fee	$4,000.00
Access Card Replacement Fee	$25.00
Meeting Room (50 Guest Maximum) and Pool Pavilion (25 Guests Maximum) Rental Fee	$150.00
Security Deposit for Pool Pavilion or Meeting Room Rental	$250.00

EXHIBIT B

NO PARKING 24/7 – TOW AWAY ZONE

All roadside right-of-way which impedes motor vehicle traffic, common areas, grass areas, and park areas are subject to enforcement



<u>EXHIBIT C</u>
<u>NO OVERNIGHT PARKING – TOW AWAY ZONE</u>
Includes the shaded areas

EIGHTH ORDER OF BUSINESS

CARLTON
CONSTRUCTION

License: CGC 1508883

Change Order

Order#: 006

Order Date: 5/22/2026

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 034 - Owner Direct Purchase CO	$55,645.07

Notes

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

Approved Amount of Change **55,645.07**

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-2,474,432.15
The Contract Sum prior to this Change Order	9,734,769.62
The Contract Sum would be changed by this Change Order	55,645.07
The new Contract Sum including this Change Order will be	9,790,414.69
The Contract Time will be changed by	

Owner ______________________ Date ______________

Contractor [signature] Date 5/26/26

CARLTON
CONSTRUCTION

PCO #034

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 #034: Owner Direct Purchase CO

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:	034 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	5/22/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	#006 - PCO #034
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$55,645.07

POTENTIAL CHANGE ORDER TITLE: Owner Direct Purchase CO

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 and to Correct ODP Budgets.

ATTACHMENTS:
Core and Main ODP.pdf , American Precast ODP Summary.pdf , ABC ODP Summary.pdf , CSR ODP Summary.pdf , City Electric ODP Summary.pdf , Cemex ODP Summary.pdf , Accoustiblok ODP Summary.pdf

#	Budget Code	Description	Amount
1	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Core and Main - Correction to ODP cost	$4,167.96
2	40.2000-2720.000.Subcontract Construction.Drainage System.Subcontract	American Precast - Correction to ODP cost	$47,450.90
3	40.7000-7300.000.Subcontract Construction.Roofing.Subcontract	ABC Supply - Correction to ODP cost	$6.72
4	40.7000-7300.000.Subcontract Construction.Roofing.Subcontract	CRS Iso Insulation - Correction to ODP cost	$430.00
5	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	City Electric - Correction to ODP cost	$9,657.66
6	40.2000-2863.000.Subcontract Construction.Pickleball Courts.Subcontract	Cemex - Correction to ODP cost	$930.99

CARLTON
CONSTRUCTION

PCO #034

#	Budget Code	Description	Amount
7	40.2000-2863.000.Subcontract Construction.Pickleball Courts.Subcontract	Accoustiblok - Additional ODP	$(6,999.16)
		Subtotal:	**$55,645.07**
		P&P Bond (0.00%):	$0.00
		Liability Insurance (0.00%):	$0.00
		CM Fee (0.00%):	$0.00
		Grand Total:	**$55,645.07**

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

Shawn Bliss 06/25/26
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

5/26/26
SIGNATURE **DATE**

Subcontractor:	Vallencourt	**Purchase Order Number:**	EVERR-003
Vendor:	Core & Main	**PO Amount:**	$ 37,788.87
Material Description:	Valves,Gates, Hydrants, etc	**Sales Tax:**	$ 2,342.33
		Contract Deduct:	$ 40,131.20

Invoice Date MM/DD/YYYY	**Invoice Number**	**Amount**	**Vendor Invoices Including Tax**	**Balance**	**Comments**
07.25.25	X407684	$ 33,491.85	$ 2,084.51		
07.30.25	X421074	$ 364.98	$ 21.90		
	Invoiced to Date $	33,856.83	PO Balance $	-	
	Tax Savings to Date $	2,106.41			

Original Deduction to Contract	Total Invoiced w/ Tax	Correction to ODP
$ 40,131.20	$ 35,963.24	$ 4,167.96

Subcontractor: Vallencourt
Vendor: American Precast
Material Description: Yard Drains, Inlets, Rings & Covers

Purchase Order Number: EVERR-003
PO Amount: $ 73,361.00
Sales Tax: $ 4,476.66
Contract Deduct: $ 77,837.66

Invoice Date MM/DD/YYYY	Invoice Number	Amount	Vendor Invoices Including Tax	Balance	Comments
7/10/2025	13049	$ 11,156.00	$ 744.36		
7/10/2025	13048	$ 17,440.00	$ 1,046.40		
	Invoiced to Date	$ 28,596.00	PO Balance $	-	
	Tax Savings to Date	$ 1,790.76			

Original Deduction to Contract	Total Invoiced w/ Tax	Correction to ODP
$ 77,837.66	$ 30,386.76	$ 47,450.90

Items Included in Premier American Constructions Scope

Subcontractor:	Thorne Metal Systems		**Purchase Order Number:**	EVERR-005
Vendor:	ABC Supply		**PO Amount:**	$ 39,466.66
Material Description:	Metal Coils		**Sales Tax:**	$ 2,443.00
			Contract Deduct:	$ 41,909.66

Invoice Date MM/DD/YYYY	**Invoice** Number	**Amount**	**Vendor Invoices** Including Tax	**Balance**	**Comments**
10.03.25	2002504412-001	$ 39,460.32	$ 2,442.62		
	Invoiced to Date $	39,460.32	PO Balance $	-	
	Tax Savings to Date $	2,442.62			

Original Deduction to Contract	Total Invoiced w/ Tax	Correction to ODP
$ 41,909.66	$ 41,902.94	$ 6.72

Subcontractor: Thorne Metal Systems
Vendor: CRS
Material Description: ISO Insulation

Purchase Order Number: EVERR-006
PO Amount: $ 16,620.34
Sales Tax: $ 1,038.02
Contract Deduct: $ 17,658.36

Invoice Date MM/DD/YYYY	Invoice Number	Amount	Vendor Invoices Including Tax	Balance	Comments
10.13.25	08-0011436799-003	$ 4,670.00			
11.04.25	08-0011445762-001	$ 11,520.34			
	Invoiced to Date	$ 16,190.34	PO Balance	$ -	
	Tax Savings to Date	$ -			

Original Deduction to Contract
$ 16,620.34

Total Invoice w/ Tax
$ 16,190.34

Correction to ODP
$ 430.00

Subcontractor:	Kad Electic		**Purchase Order Number:**	EVERR-009
Vendor:	City Electric		**PO Amount:**	$ 29,863.00
Material Description:	Gear		**Sales Tax:**	$ 1,866.78
			Contract Deduct:	$ 31,729.78

Invoice Date MM/DD/YYYY	**Invoice** Number	**Amount**	**Vendor Invoices** Including Tax	**Balance**	**Comments**
12.08.25	JXN/304905	$ 513.00	$ 30.78		
11.11.25	JXN/303839	$ 185.00	$ 11.10		
10.24.25	JXN/303054	$ 2,448.00	$ 146.88		
10.09.25	JXN/302337	$ 1,429.00	$ 85.74		
10.07.25	JXN/302205	$ 6,732.00	$ 403.92		
09.23.25	JXN/301624	$ 1,262.00	$ 75.72		
09.16.25	JXN/301333	$ 1,664.00	$ 99.84		
09.15.25	JXN/301238	$ 669.00	$ 40.14		
09.03.25	WB1/707705	$ 5,850.00	$ 426.00		
	Invoiced to Date	$ 20,752.00	PO Balance $ -		
	Tax Savings to Date	$ 1,320.12			

Original Deduction to Contract	Total Invoice w/ Tax	Correction to O
$ 31,729.78	$ 22,072.12	$ 9,657.66

Subcontractor:	The Nidy Sports		**Purchase Order Number:**	EVERR-013
Vendor:	Cemex		**PO Amount:**	$ 19,860.75
Material Description:	Aggregate		**Sales Tax:**	$ 1,266.65
			Contract Deduct:	$ 21,127.40

Invoice Date MM/DD/YYYY	**Invoice** Number	**Amount**	**Vendor Invoices** Including Tax	**Balance**	**Comments**
12/17/2025	9452873599	$ 15,671.28	$ 1,015.28		
12/18/2025	9452879472	$ 3,311.18	$ 198.67		
	Invoiced to Date	$ 18,982.46	PO Balance	$ -	
	Tax Savings to Date	$ 1,213.95			

Original Deduction to Contract	Total Invoice w/ Tax	Correction to O
$ 21,127.40	$ 20,196.41	$ 930.99

Subcontractor:	The Nidy Sports	**Purchase Order Number:**	EVERR-028
Vendor:	Acoustiblock	**PO Amount:**	$ 23,595.25
Material Description:	Pickleball noise curtain	**Sales Tax:**	$ 1,443.48
		Contract Deduct:	$ 25,038.73

Invoice Date MM/DD/YYYY	**Invoice** Number	**Amount**	**Vendor Invoices** Including Tax	**Balance**	**Comments**
05.04.26		$ 29,941.95	$ 2,095.94		
	Invoiced to Date	$ 29,941.95	PO Balance	$ -	
	Tax Savings to Date	$ 2,095.94			

Original Deduction to Contract	Total Invoice w/ Tax	Correction to ODP
$ 25,038.73	$ 32,037.89	$ (6,999.16)

CARLTON
CONSTRUCTION

License: CGC 1508883

Change Order

Order#: 007

Order Date: 6/23/2026

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 035 - Add Padding to Sport Court Lighting Poles	$0.00
PCO 036 - Vallencourt CO's - Sod Removal, Lakeside Pond Regrading, & Temp Irrigation Line	$0.00
PCO 037 - KAD CO's - Monument Sign, Food Truck Receps, & Sport Court Lighting Circ.	$0.00
PCO 038 - Additional Signage	$0.00
PCO 039 - Cul-de-sc curb adjustment	$0.00
PCO 040 - Misc Landscaping Changes	$0.00
PCO 041 - Vallencourt T&M CO	$0.00
PCO 042 - Budget Reconciliation	$0.00

Notes

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

Approved Amount of Change 0.00

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-2,418,787.08
The Contract Sum prior to this Change Order	9,790,414.69
The Contract Sum would be changed by this Change Order	0.00
The new Contract Sum including this Change Order will be	9,790,414.69
The Contract Time will be changed by	

Owner ____________________ Date ____________

Contractor [signature] Date 6/23/26

CARLTON
CONSTRUCTION

PCO #035

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 #035: Add Padding to Sport Court Lighting Poles

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:	035 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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: Add Padding to Sport Court Lighting Poles

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish all labor, material and equipment for instillation of padding on all sport court lighting poles.

ATTACHMENTS:

EverRange Amenity - Change Order #5.pdf

#	Budget Code	Description	Amount
1	40.2000-2863.000.Subcontract Construction.Pickleball Courts.Subcontract	Padding (20) Poles per submitted spec	$9,975.00
2	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contingency used to cover pole pads	$(9,975.00)
		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

Shawn Bliss 06/25/26

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

J. Anthony Cantu 6/23/26

SIGNATURE **DATE**

The NIDY SPORTS CONSTRUCTION Co.
Established 1924

CHANGE ORDER #5

Submitted To:

April 30, 2026

Carlton Construction

RE: EverRange Amenity

4615 U.S. Highway 17, Suite 1

Fleming Island, FL 32003

Balance added to the base contract price. Our Base Price to furnish materials and labor as outlined:

POLE PADS: $9,975.00

SCOPE OF WORK:

1) Furnish and install twenty (20) 6" diameter light pole pole-pads.

Original Contract Value:	$274,400.00
Change Order #5 Value:	$9,975.00
Previous Executed Change Order(s) Value:	-$47,007.43
New Contract Value:	**$237,367.57**

NOTES:

1) Should owner request additional material applied or other work performed which is not outlined above, it will be at an extra cost.

Authorized Signature

Printed Name

Date

751 General Hutchison Parkway • Longwood, FL 32750 • (407) 330-9466 • fax (407) 330-9343 • www.NIDYSPORTS.com

CARLTON
CONSTRUCTION

PCO #036

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 #036: Vallencourt CO's - Sod Removal, Lakeside Pond Regrading, & Temp Irrigation Line

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:	036 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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: Vallencourt CO's - Sod Removal, Lakeside Pond Regrading, & Temp Irrigation Line

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Labor, material and equipment for the following,
1. Sod removal on Lakeside Pavilion Pond.
2. Regrading Lakeside Pavilion pond Bank as per revised pond bank detail.
3. Provide waterline to allow for temp irrigation. Permanent water was not available.

ATTACHMENTS:
Everrange 25A Amenity CO-07.pdf

#	Budget Code	Description	Amount
1	40.2000-2110.000.Subcontract Construction.Site Grading.Subcontract	Labor, material and equipment required to regrade Lakeside Pavilion pond per RFI #96.	$2,199.40
2	40.2000-2110.000.Subcontract Construction.Site Grading.Subcontract	Labor, material and equipment to strip exisiting sod from Lakeside Pavilion pond for new St. Augustine.	$2,964.61
3	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor Contingency used to cover sod striping	$(2,964.61)
4	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Labor, material and equipment to run temp water line from hydrant meter to site. Needed due to no domestic water meter.	$1,210.00
5	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor Contingency used to cover temp water line.	$(1,210.00)

CARLTON
CONSTRUCTION

PCO #036

#	Budget Code	Description	Amount
6	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor Contingency to cover pond regrading.	$(2,199.40)
		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 06/25/26

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

6/23/26

SIGNATURE **DATE**

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman

VALLENCOURT Construction Co. Inc.

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

CHANGE ORDER #07

Project : EverRange Parcel 25A Amenity Center
EverRange Parkway
Jacksonville, FL. 32254

ATTN:

Date : 5/18/2026

To : Carlton Construction, Inc.
4615 US Hwy 17, Suite 1
Fleming Island, FL 32003

VCC Job # 202564

Contract # SC-7500

Scope:

Item	Description	Qty.	Units		Unit Price		Total
1	**Pond Re-Grading**						
1.1	Small Excavator	10	Hr	$	43.43	$	434.30
1.2	Skid Steer	10	Hr	$	38.89	$	388.90
1.3	Bull Dozer	5	Hr	$	82.65	$	413.25
1.4	2 - Operators	20	Hr	$	38.15	$	763.00
2	**Strip Sod Around Pond**						
2.1	Small Excavator	10	Hr	$	43.43	$	434.30
2.2	Loader	10	Hr	$	67.13	$	671.30
2.3	Bull Dozer	10	Hr	$	82.65	$	826.50
2.4	2 - Operators	20	Hr	$	38.15	$	763.00
~~3~~	~~**Repair Washout from Broken Irrigation**~~						
3.1	Small Excavator	4	Hr	$	43.43	$	~~173.72~~
3.2	Skid Steer	10	Hr	$	38.89	$	~~388.90~~
3.3	2 - Laborers	20	Hr	$	33.65	$	~~673.00~~
3.4	Operator	10	Hr	$	38.15	$	~~381.50~~
4	Temp Water Supply	1	LS	$	1,100.00	$	1,100.00
~~5~~	~~Concrete Ramps at Rec Pond~~	400	SF	$	5.15	$	~~2,060.00~~
						$	9,471.67
					10% OH&P	$	947.17
					Net Total		~~**$10,418.84**~~

Contract Time To Be Extend __30__Days

The Original Contract Sum Was $ 927,517.97

CARLTON
CONSTRUCTION

PCO #037

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 #037: KAD CO's - Monument Sign, Food Truck Receps, & Sport Court Lighting Circ.

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:	037 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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: KAD CO's - Monument Sign, Food Truck Receps, & Sport Court Lighting Circ.

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish labor, material, and equipment for the following,
1. Monument lighting changes as requested by Owner.
2. Alternate Food Truck Receptacles.
3. Additional circuit required for sport court lighting.

ATTACHMENTS:
C. O. 019 Pickleball ckt. .xls , vender power supply units.xls , C.O. 016 sign up lights.xls

#	Budget Code	Description	Amount
1	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Monument Sign Lighting	$3,900.00
2	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contingency to cover Monument Sign Lights	$(3,900.00)
3	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Provide 30 Amp Food Truck Friendly Connection Boxes in lieu of standard 50 Amp Connection.	$1,680.00
4	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor contingency to cover Food Truck Electrical Boxes	$(1,680.00)
5	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Provide additional circuit for sport court lighting. Required due to amp draw.	$2,570.00
6	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor contingency to cover additional sport court lighting circuit	$(2,570.00)
		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

Shawn Bliss 06/25/26

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

6/23/26

SIGNATURE DATE

KAD ELECTRIC COMPANY

EC-0001925

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

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

CHANGE ORDER
C.O. #016

Date:	**5/2/2026**
To:	**Anthony**
Of (company):	**Carlton**
City, State, Zip:	
Good until:	
Project name:	**The Grove**

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

Provide and install new up lighting for the sign.

conduit, wire, stanchions & lights

Spec Package $ 3,995. plus taxs and shipping

VE Lighting we use at Mariposa　　TOTAL COST : $ 3,900

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Dollars $ **6,900 w/spec lights**

Payments to be made as follows:

Contractor's signature: **Keith A. Dease**

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

Owner's signature: ____________________　　Date: ____________

PROPOSAL
change order

ELECTRIC COMPANY
EC-0001925
P.O. BOX 8567 FLEMING ISLAND FL 32006-0014
Phone 904-541-1000 Fax 904-215-3475

Date:	**5/21/2026**
To:	**Rick**
Of (company):	**Parc group**
Plan dates:	
Good until:	
Project name:	**The Grove**

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

Change the existing single pole 50amp breakers to (3) 2-pole 50amps
Change the single 50amp outlets for venders to combo units **$2,300**

Change the existing single pole 50a to (6) single pole 30amp breakers
change the vender box to the 30a combo unit $1,680

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Dollars $ 1,680

Payments to be made as follows:

Contractor's signature: **Keith A. Dease**

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

Owner's signature: Date:

KAD ELECTRIC COMPANY

EC-0001925

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

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

CHANGE ORDER
019

Date: **6/1/2026**

To: **Anthony**

Of (company): **Carlton**

City, State, Zip:

Good until:

Project name: **The Grove**

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

Pickleball courts

as per plans the (1) 20amp ckt. keeps tripping because of load

Had to add a 20amp ckt. to break up the overloaded ckt.

Material:	**$1,100**
Labor:	**$1,470**

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Two thousand five hundred seventy Dollars $ **2,570**

Payments to be made as follows:

Contractor's signature: **Keith A. Dease**

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

Owner's signature: ______________ Date: ______________

CARLTON
CONSTRUCTION

PCO #038

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 #038: Additional Signage

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:	038 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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: Additional Signage

CHANGE REASON: Design/VE Change

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Additional Signage per attached Marked up Sundancer CO attached.

Owner PCCO
Original Budget Included $12,765 for all included signs.
Final Signage Package equals $15,842.50

Cost Difference for Budget vs Final = **$3,077.50**

ATTACHMENTS:
26.06.12 CO Signage Package.pdf

#	Budget Code	Description	Amount
1	40.10000-10430.000.Subcontract Construction.Exterior Signs.Subcontract	Additional Signage Not Included In Original Project Budget	$3,077.50
2	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor contingency used to cover additional signage	$(3,077.50)
		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 06/25/26

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

6/23/26

SIGNATURE **DATE**

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

INVOICE

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

SHIP TO
EverRange Amenity
Carlton Construction
Jacksonville, Fl 32258

INVOICE # 15815
DATE 03/27/2026
DUE DATE 04/30/2026
TERMS 50% Deposit, Bal Due Install

ACTIVITY	QTY	RATE	AMOUNT
Amenity Signage NO OVERNIGHT PARKING SIZE: 12x15 Oversized Alum backer powder coated (Blue/Gray) 11x14 Sign Face with Blue Vinyl Print. Attached to a 3" square alum post with ball finial - black	1	550.00	550.00T
Amenity Signage CART PARKING ONLY SIZE: 12x18 Oversized alum backer powder coated (Blue/Gray) 11x17 Sign Face with Blue vinyl print. Attached to a 3" square alum post with ball finial - black	1	550.00	550.00T
Amenity Signage RECYCLED WATER SIZE: 12x12 Oversized alum backer powder coated blue/gray 11x11 Sign face with vinyl print. Attached to 3" sq alum post with ball finial - black	1	550.00	550.00T
Amenity Signage PLAYGROUND RULES SIZE: 23x29 .125" alum panel with 1" square tube alum frame. Frame will be welded to panel and powder coated blue/gray. 3mm ACM panel with full vinyl color graphics Attached to a 4" aluminum post with ball finial - black	1	750.00	750.00T
Amenity Signage PICKLE BALL RULES SIZE: 37x45.25 .125" alum panel with 1" square tube alum frame.	1	1,200.00	1,200.00T

ACTIVITY	QTY	RATE	AMOUNT
Frame will be welded to panel and powder coated blue/gray. 3mm ACM panel with full vinyl color graphics. Attached to a 4" aluminum post with ball finial - black			
Amenity Signage POOL RULES SIZE: 36x69 .125 Alum panel with a 1" square tube alum border welded and powder coated blue/gray. 3mm ACM panel with full color vinyl graphics. Sign will be attached to a 4" square aluminum frame with 2 posts and 3 cross supports with ball finials. Powder Coated Black	2	$875	$1750T
Amenity Signage SPLASH PAD SIZE: 48x67.25 .125 Alum panel with a 1" square tube alum border welded and powder coated blue/gray. 3mm ACM panel with full color vinyl graphics. Sign will be attached to a 4" square aluminum frame with 2 posts and 3 cross supports with ball finials. Powder Coated Black	1	800.00	800.00T
Amenity Signage ADA RESTROOM SIGNS MEN AND WOMEN SIZE: 11x9 1/4" acrylic Backer (blue/gray) Blue VInyl print	6	95.00	570.00T
Amenity Signage FIRE SIGN SIZE: 12X12 1/4" ACRYLIC BACKER (BLACK) 11X11 TOP WHITE ACRYLIC PANEL CUT OUT TO ACCEPT RED MALTESE CROSS	2	225.00	450.00T
Amenity Signage BLDG ADDRESS PLAQUE SIZE: 12X6 1/4" ACRYLIC PANEL WITH RAISED ACRYLIC ADDRESS NUMBERS.	2	175.00	350.00T
Amenity Signage RESTROOM DIRECTIONAL SIGN SIZE: 26X14 .125 Alum Panel with 1" alum square tube border powder coated blue/gray 3mm ACM panel with full color graphics Attached to a 3" Square alum post with ball finial	1	450.00	450.00T
Amenity Signage DOG PARK RULES	1	565.00	565.00T

Revised based on value from original Work Agreement with Subcontractor.

ACTIVITY	QTY	RATE	AMOUNT
SIZE: 25x30 .125 Alum Panel with 1" sq alum tube border powder coated blue/gray. 3mm ACM panel with full color graphics. Attached to a 4" sq alum post with ball finial			
Amenity Signage SMALL AND LARGE DOG	1	200.00	200.00T
21x14 Oval PVC signs with raised PVC border powder coated blue/gray. Insert panel with full color graphics			
Amenity Signage POND RULES	1	200.00	200.00T
SIZE 24x24 .125 Alum Panel with 1" Alum sq tube border, powder coated blue/gray 3mm ACM panel with full color graphics. Attached to a 3" sq alum post with ball finial - black			
Amenity Signage Golf Cart Only Signs	2	550.00	1,100.00T
SIZE: 12x18 Oversized alum backer powder coated (Blue/Gray) 11x17 Sign Face with Blue vinyl print. Attached to a 3" square alum post with ball finial - black			
Amenity Signage No Golf Cart Sign	1	550.00	550.00T
SIZE: 12x18 Oversized alum backer powder coated (Blue/Gray) 11x17 Sign Face with Blue vinyl print. Attached to a 3" square alum post with ball finial - black			
Amenity Signage Push Exit (Gate Sign)	3	95.00	285.00T
14x9 Acrylic Sign with Vinyl			
Amenity Signage Pull (Gate Sign)	3	90.00	270.00T
14x5 Acrylic Sign with Vinyl			
Amenity Signage Push / Emergency Exit Only (Gate Sign)	1	90.00	90.00T
14x9 Acrylic with Vinyl			
Services Chemical Sign s	1	250.00	250.00
Services No Fishing, Swimming, Boating	1	550.00	550.00
22x22 Aluminum Panel with raised square tube border mounted to a 3" Aluminum Post			
Amenity Signage	1	110.00	110.00T

ACTIVITY	QTY	RATE	AMOUNT
Pavilion Use Sign **Amenity Signage** Staff Only	3	60.00	180.00T
10x9 Acrylic Sign with Vinyl **DELIVERY AND INSTALL** Includes delivery, assembly, installation and cleaning. All inground signs will be installed using concrete	1	2,050.00	2,050.00T
Added Gaming Post (Furnish and Install)	1		505.00T

Ways to pay

SUBTOTAL
TAX
TOTAL
BALANCE DUE

Corrected Sub Total $14,875
Corrected Tax (7.5% first $5k) $967.50
Corrected Total $15,842.50

View and pay

CARLTON
CONSTRUCTION

PCO #039

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 #039: Cul-de-sc curb adjustment

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:	039 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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: Cul-de-sc curb adjustment

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish labor, material, and equipment to Repour Curb at Cul-de-Sac per owners request.

ATTACHMENTS:
CO request for misc extra work for The Grove at EverRange 06.01.2026.pdf

#	Budget Code	Description	Amount
1	40.3000-3010.000.Subcontract Construction.Site Concrete.Subcontract	Redo Curb/ Sidewalk at North Cul-de-sac per Owners direction	$1,628.00
2	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor contingency used to cover North Cul-de-sac owner change	$(1,628.00)
		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

Shawn Bliss 06/25/26
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

6/23/26
SIGNATURE **DATE**

CAPITAL CONCRETE
& MASONRY SOLUTIONS

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

Request for Change Order for:

* Extra concrete, paver labor, & gradework *

Capital Concrete&Masonry Solutions, Inc. proposes to furnish labor and material for the lump sum of $ ~~11,503.00~~

for the following scope of work:

Additional Work

1	~~Additional labor and equipment to demo section of concrete apron by culdesac, and damaged sidewalk near splash pad.~~	1 LS	$	~~750.00~~
2	Additional labor and equipment to repour section of concrete apron by culdesac, and damaged sidewalk near splash pad.	296 SF	$	1,628.00
3	~~Additional labor and equipment to grade for sidewalk at loading area by parking lot on 5/18.~~	5 Hrs	$	~~1,250.00~~
4	~~Additional labor and material to form and pour concrete pedestals seperately from ribbon curb due to waiting on other trade to set columns, includes pump.~~	40 Hrs	$	~~2,230.00~~
5	~~Additional labor and material to reset pavers after original install in the following areas:~~ ~~- pool deck, from Crown setting non-shell pavers around pipe and drains as well as setting pool marker tiles creating lips for paver repair punch~~ ~~- pavilion, from other trades running pipe after original install~~ ~~- ADA pavers needed to be cut and reset around bollards after original install~~	90 Hrs.	$	~~3,150.00~~
6	~~Additional labor and material to install pavers at added area by Lakeside Pavilion.~~	45 SF	$	~~495.00~~
7	~~Additional hand grading for ADA pavers~~	40 Hrs.	$	~~2,000.00~~

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 $250 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.

CARLTON
CONSTRUCTION

PCO #040

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 #040: 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:	040 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/22/2026
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)*
Revision to Pool Deck Landscape Change PCO #031 on PCCO #005. Add (3) crape myrtles and keep original ribbon palms.
Install floratam in lieu of bahia at Lakeside Pavilion pond.
Furnish and install additional landscaping at North Privacy Screening per architect and owner.
Add floratam and (2) irrigation zones at pond visible from dog park per owners request.

ATTACHMENTS:
Prime Change Order.pdf , Prime Change Order.pdf , SKM_C450i26052710031.pdf , Prime Change Order.pdf

#	Budget Code	Description	Amount
1	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Add (3) Crape Myrtles to pool deck. Delete cutting of ribbon palm scope included in PCCO #005.	$0.00
2	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Install floratam in lieu of bahia at Lakeside Pavilion pond.	$1,822.75
3	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Furnish and install additional landscaping at North privacy screening.	$27,335.10
4	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Add floratam and (2) irrigation zones at pond visible from dog park per owners request.	$15,052.35
5	40.17000-17100.000.Other Construction.Contractor Contingency.Other	Contractor contingency used to cover dog park pond sod	$(15,052.35)

CARLTON
CONSTRUCTION

PCO #040

#	Budget Code	Description	Amount
6	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E Allowance used to cover Landscape changes	$(29,157.85)
		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 06/25/26
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

6/23/26
SIGNATURE **DATE**

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

Change Order Request

Order#: Revised CO #3

Order Date: 06/23/2026

License:

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

Project: 2025022
Ever Range Amenity

FL 32003

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

Plans Attached ☐

Ordered By: **Customer Order:**

Specifications Attached ☐

Description of Work	**Amount**
3 Curved Palms to remain.	
Additional plant material on pool deck per sketch	
including 3 black diamond pure white crape myrtles	3,751.84
O&P	562.77

Cost Already Included on PCCO #005.

Document Included for Record of Scope Change.

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

Requested Amount of Change ~~4,314.61~~

The original Contract Sum was	561,443.72
Net change by previous Change Orders	3,914.98
The Contract Sum prior to this Change Order	565,358.70
The Contract Sum will be changed by this Change Order	4,314.61
The new Contract Sum including this Change Order will be	569,673.31
The Contract Time will be changed by	0 Days

Owner: ______________________ Date: ____________

Contractor: ______________________ Date: ____________

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order

Order#: 4

Order Date: 05/12/2026

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

Project: 2025022
Ever Range Amenity

FL 32003

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

Plans Attached ☐

Specifications Attached ☐

Ordered By:

Customer Order:

Description of Work	**Amount**
Change bahia sod around pond to floratam.	1,585.00
O&P	237.75

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

Requested Amount of Change **1,822.75**

The original Contract Sum was	561,443.72
Net change by previous Change Orders	3,914.98
The Contract Sum prior to this Change Order	565,358.70
The Contract Sum will be changed by this Change Order	1,822.75
The new Contract Sum including this Change Order will be	567,181.45
The Contract Time will be changed by	0 Days

Owner: ______________________ Date: ____________

Contractor: ______________________ Date: ____________

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order Request

Order#: 5

Order Date: 05/27/2026

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

Project: 2025022
Ever Range Amenity

FL 32003

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

Plans Attached ☐

Ordered By: **Customer Order:**

Specifications Attached ☐

Description of Work	Amount
Additional landscape and irrigation per sketch from Richard Lonergan.	
11 Eagleston Hollies 4" cal.	
7 Ligustrum 10'x10'	
9 Wax Myrtle 30 gal	23,769.65
O&P	3,565.45

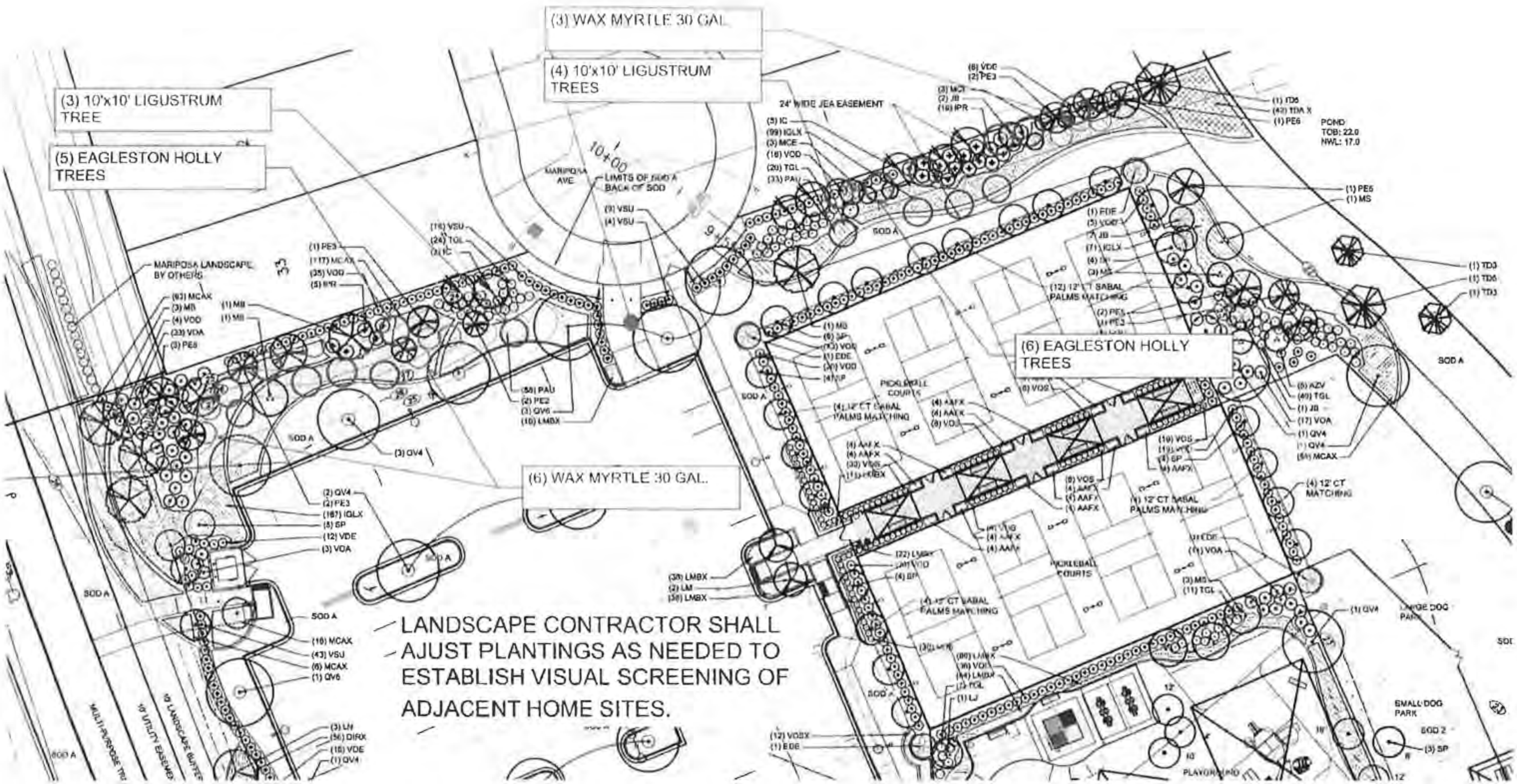
Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **27,335.10**

The original Contract Sum was	561,443.72
Net change by previous Change Orders	3,914.98
The Contract Sum prior to this Change Order	565,358.70
The Contract Sum will be changed by this Change Order	27,335.10
The new Contract Sum including this Change Order will be	592,693.80
The Contract Time will be changed by	0 Days

Owner: ______________________ Date: __________

Contractor: ______________________ Date: __________



Clarification #3 - ADDITIONAL LANDSCAPE MATERIAL ALONG NORTH PROPERTY LINE

SCALE: 1" = 20' -0"

DATE: 05/27/26

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order Request

Order#: 6

Order Date: 06/10/2026

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

Project: 2025022
Ever Range Amenity

FL 32003

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

Plans Attached ☐

Ordered By: **Customer Order:**

Specifications Attached ☐

Description of Work	Amount
Add 2 zones of irrigation and 11,000 sqft of Floratam on pond by the dog park.	13,089.00
O&P	1,963.35

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

Requested Amount of Change **15,052.35**

The original Contract Sum was	561,443.72
Net change by previous Change Orders	3,914.98
The Contract Sum prior to this Change Order	565,358.70
The Contract Sum will be changed by this Change Order	15,052.35
The new Contract Sum including this Change Order will be	580,411.05
The Contract Time will be changed by	0 Days

Owner: ______________________ Date: ____________

Contractor: ______________________ Date: ____________

CARLTON
CONSTRUCTION

PCO #041

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 #041: Vallencourt T&M CO

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:	041 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/23/2026
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: Vallencourt T&M CO

CHANGE REASON: Design/VE Change

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish labor, material and equipment to add an FDC connection to backflow as required by Fire Marshal.

ATTACHMENTS:
Everrange 25A Amenity CO-08 (Add FDC to BFP).pdf

#	Budget Code	Description	Amount
1	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Labor and material for required FDC not shown on contract drawings.	$3,315.63
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E Allowance used to cover Landscaping changes	$(3,315.63)
		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 06/25/26
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

6/23/26
SIGNATURE DATE

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman

VALLENCOURT
Construction Co. Inc.

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

CHANGE ORDER #08

Project : EverRange Parcel 25A Amenity Center
EverRange Parkway
Jacksonville, FL. 32254

ATTN:

Date : 6/23/2026

To : Carlton Construction, Inc.
4615 US Hwy 17, Suite 1
Fleming Island, FL 32003

VCC Job # 202564

Contract # SC-7500

Scope:

Item	Description	Qty.	Units	Unit Price	Total
1	**Add FDC at Backflow**				
1.1	Provide & Install New FCD to Backflow	1	LS	$ 3,315.63	$ 3,315.63
					$ 3,315.63
				Net Total	**$3,315.63**

Contract Time To Be Extend ___Days	
The Original Contract Sum Was	$ 927,517.97
Net Changed by Previously Authorized Requests and Change Orders	$ (63,701.22)
The Contract Sum Prior to This Change Order was	$ 863,816.75
The Contract Sum Will be Increased	$3,315.63
The New Contract Sum Including This Change Order	$ 867,132.38

Vallencourt Construction Co., Inc.

By: ____________________
Hunter Pruitt

Date: ____________________

Carlton Construction, Inc.

By: ____________________
Print Name:

Date: ____________________

CARLTON
CONSTRUCTION

PCO #042

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 #042: Budget Reconciliation

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:	042 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/23/2026
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: Budget Reconciliation

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Budget Reconciliation to balance over budget line items.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	40.2000-2105.000.Subcontract Construction.Surveying & Layout.Subcontract	2526 Paver Budget Used to Cover Overage on 2105 Survey and Layout.	$5,680.00
2	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	2526 Paver Budget Used to Cover Overage on 2105 Survey and Layout.	$(5,680.00)
3	40.1000-1310.000.Other Construction.Permits.Other	Remaining 610 P&P Bond budget used to cover permit cost	$209.81
4	40.1000-610.000.Other Construction.Performance Bond.Other	Remaining 610 P&P Bond budget used to cover permit cost	$(209.81)
		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 06/25/26
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 **DATE**

APPLICATION AND CERTIFICATION FOR PAYMENT

For Backup Only

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

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

APPLICATION NO: 12

PERIOD TO: 05/31/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

Distribution to:

- X OWNER
- ARCHITECT
- X CONTRACTOR
- CONSULTANT

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM		12,209,201.77
2. Net change by Change Orders		-2,474,432.15
3. CONTRACT SUM TO DATE (Line 1+2)		9,734,769.62
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)		8,614,997.30
5. RETAINAGE: a. 5.00 % of Completed Work (Column D + E on detailed sheet)	384,332.52	
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)		384,332.52
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,230,664.78
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		7,434,338.34
8. CURRENT PAYMENT DUE		796,326.44
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,504,104.84

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	-34,178.64
NET CHANGES by Change Order	189,005.57	-2,663,437.72
TOTAL	-2,474,432.15	

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: 6/8/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 8th day of June 26

Notary Public: [signature]

My Commission Expires: 11-30-26

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $ 796,326.44

(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: By: Shawn Blvin Date 06/15/2026

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.

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	665,901.50	60,936.50		726,838.00	100.00		
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	116,784.61			116,784.61	91.60	10,705.22	
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	21,910.00	2,352.00		24,262.00	74.65	8,238.00	1,213.10
Permits	11,315.00	3,324.24	14,639.24	14,849.05			14,849.05	101.43	-209.81	742.45
Sitework	1,368,730.00	-229,174.07	1,139,555.93	1,109,114.04	31,769.91		1,140,883.95	100.12	-1,328.02	57,044.21
Beacon Crossing	85,000.00		85,000.00	51,678.74	2,266.00		53,944.74	63.46	31,055.26	2,697.24
Landscape & Irrigation	557,654.00	9,795.84	567,449.84	278,733.38	228,380.92		507,114.30	89.37	60,335.54	25,355.72
Surveying & Layout	45,740.00		45,740.00	45,417.50	6,002.50		51,420.00	112.42	-5,680.00	2,571.00
Hardscapes	849,978.00	-142,488.56	707,489.44	417,539.73	82,295.63		499,835.36	70.65	207,654.08	24,991.77
Site Furnishings	53,445.00	-42,730.32	10,714.68	3,474.38	7,240.30		10,714.68	100.00		535.74
Pool & Splash Pad	1,716,419.00	-347,120.01	1,369,298.99	1,231,641.42	121,725.75		1,353,367.17	98.84	15,931.82	67,668.36
Shade Structures	577,187.00	-341,222.25	235,964.75	230,183.16	1,818.00		232,001.16	98.32	3,963.59	11,600.06
Pickleball Courts	285,900.00	-56,680.43	229,219.57	198,083.30	13,975.00		212,058.30	92.51	17,161.27	10,602.92
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	-540,962.13	2,845,056.87	2,316,950.93	203,971.43		2,520,922.36	88.61	324,134.51	126,046.12
Site & Hardscape Plumbing	63,200.00		63,200.00	55,400.00			55,400.00	87.66	7,800.00	2,770.00
Site & Hardscape Electrical	500,000.00	-148,212.00	351,788.00	296,428.00	20,000.00		316,428.00	89.95	35,360.00	15,821.40
FF&E	684,650.00	-346,807.71	337,842.29	18,620.00	1,603.79		20,223.79	5.99	317,618.50	1,011.19
Final Clean	19,600.00		19,600.00	1,059.65	1,997.13		3,056.78	15.60	16,543.22	152.84
Contractor Contingency	250,000.00	-204,687.09	45,312.91						45,312.91	
Contractor Fee	571,093.50	8,841.13	579,934.63	531,238.31	48,696.32		579,934.63	100.00		28,996.73
Totals:	**12,209,201.77**	**-2,474,432.15**	**9,734,769.62**	**7,779,966.12**	**835,031.18**		**8,614,997.30**	**88.50**	**1,119,772.32**	**384,332.52**

NINTH ORDER OF BUSINESS

B.

1.

Coastal Ridge CDD
CDD Requisition Summary - July 7, 2026 Meeting
2025 Acquisition and Construction Account
Approved & Processed

Requisition Number	Construction Funding Request Number	Payee	Reference	Requisiton Amount
94	1	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 11	$ 874,264.79
95	2	Acoustiblok, Inc.	Pickleball Vertical Noise Curtain	$ 29,941.95
96	2	England-Thims & Miller (ETM)	Work Authorization #1 -Engineering General Services (Owner Direct Purchases)	$ 977.50
97	2	Coastal Ridge CDD	Reimbursdement for JEA - Amenity Center Water/Sewer/Fire Water Meter	$ 104,644.53
98	3	TRANE	Electric Unit Heaters, Mounting Bracket, SPST T-Stat	$ 6,685.08
99	4	England-Thims & Miller (ETM)	Work Authorization #1 - Engineering General Services (Public Facilities Report & ODPs)	$ 2,211.25
100	4	Preferred Materials, Inc.	Asphalt - SP 9.5mm TLC Rap	$ 35,949.05
101	4	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 12	$ 796,326.44
102	4	Office Images	Labor and Storage	$ 7,710.00
103	4	Coastal Ridge CDD	Reimburusement for Duval County Clerk of Court - Entry Permit Fee	$ 124.72
104	4	ETM Surveying & Mapping	Amenity Center Pond Drainage Survey	$ 4,517.25
				$ 1,863,352.56

2.

Coastal Ridge
Community Development District

Public Facilities Report

June 19, 2026

Governmental Management Services
District Manager
475 West Town Place, Suite, Suite 114
St. Augustine, FL 32092

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Purpose and Scope

This report is provided at the request of the Costal Ridge Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned or operated by the District together with any facility expansion programs currently proposed within the next five years.

General Information

The District is a local, special-purpose government entity authorized under the provisions of Chapter 190, Florida Statutes and established February 28, 2025. The District currently encompasses approximately one thousand and two (1,002) +/- acres of land located within Duval County, Florida. The authorized land use within the District includes conservation and residential development as well as open space and recreational amenities. There are one thousand four hundred eighty-two (1,482) +/- acres of adjacent lands that may serve as potential future expansion parcels for the District.

As a local unit of special-purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvement and community facilities within its jurisdiction. The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation areas, and certain stormwater management facilities.

At time of inspection, a portion of these improvements have been completed, under construction, or commencement has yet to begin.

Public Facilities

Recreational Facilities

The District funds a master amenity center located near the middle of the District boundary. This amenity center is planned to be the largest within the District and will serve all of the neighborhoods within the CDD. The basic components of this facility include, but are not limited to:

- Clubhouse
- Bathrooms
- Pool(s)
- Playground Equipment

- Recreational Trails
- Parking
- Landscape, Irrigation, Hardscape and Lighting
- Dog Park
- Pickleball Courts
- Recreational Pond and Associated Facilities

At time of inspection, the master amenity center was under active construction.

The District may fund smaller community parks throughout the District. Individual neighborhoods may also choose to construct their own amenity center(s).

Neighborhoods

At time of inspection, the following neighborhoods were under active construction:

- Parcel 25A has full Jacksonville Electric Authority (JEA) utility acceptance and was substantially complete through City of Jacksonville (COJ)
- Parcel 18 was under construction with utilities and 1st lift of asphalt installed
- Parcel 24A/24B was under construction with earthwork and utility operations underway
- Parcel 26E was under construction with earthwork operations underway
- Parcel 26F was under construction with Phase 1 full JEA utility acceptance and substantially complete through COJ. Phase 2 was under construction with earthwork operations underway.

Neighborhood Parks

Several neighborhood parks may be located throughout each of the neighborhoods within the District. These parks may be within the subdivisions and may include tot lots, walking/fitness paths, multi-use fields, etc.

At time of inspection, there were no existing neighborhood parks within the District.

Hardscape and Signage

The District may fund and construct hardscape features within and adjacent to Trading Post Drive, Ever Range Parkway and Rustic Ridge Drive right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc.

At time of inspection, a portion of the hardscape and signage have been installed.

Landscaping and Irrigation

The District may fund and construct the landscape, sod planting, berm, irrigation and other decorative features along Trading Post Drive, Ever Range Parkway, and Rustic Ridge Drive. The CDD may fund and construct landscape and irrigation costs along the entire length of Trading Post Drive, Ever Range Parkway and Rustic Ridge Drive.

At time of inspection, a portion of the landscape and irrigation have been installed, with ongoing additional irrigation and landscape installation underway. The master irrigation pump station and reuse fill station was completed and is currently in the process of being transferred to the CDD.

Electric and Lighting

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication. The District presently intends to fund the cost of purchase and install the roadway lighting along Trading Post Drive, Ever Range Parkway and Rustic Ridge Drive. These lights will be owned, operated and maintained by the City of Jacksonville.

At time of inspection, electric and lighting have been installed and completed for Phase 1 and Phase 2A. The remaining portions of electric and lighting for Phase 2B and Phase 3 are underway.

Utilities

The entirety of the District will be provided with potable water, sanitary sewer, and reuse water services by the Jacksonville Electric Authority (JEA) utility system. The CDD presently intends to fund and construct certain master utility facilities within and adjacent to the District boundary. These facilities include the transmission (trunk) water main, reclaimed water main, and sewer main (force main). These mains are located within the right of way of Trading Post Drive, Ever Range Parkway, and Rustic Ridge Drive. There may also be gravity sewer crossings installed under Ever Range Parkway to serve future neighborhoods that will share pump stations.

At time of inspection, the water main and force main have been installed and accepted by JEA along Trading Post Drive, Ever Range Parkway, and Rustic Ridge Drive.

Roadway Improvements

Trading Post Drive and Ever Range Parkway Improvements

Trading Post Drive and Ever Range Parkway are collector roads that extend north-south direction through the District boundary. Trading Post Drive extends from US1 and terminates where the roadway intersects with Ever Range Parkway. The intersection of Trading Post Drive and Ever Range Parkway is a roundabout. Ever Range Parkway will extend from US1 through the District boundary. To accommodate the connection of Trading Post Drive and Ever Range Parkway to US1, US1 has left and right turn lanes into the CDD. There is a multi-use path along Ever Range Parkway.

At time of inspection, Trading Post Drive and Ever Range Parkway Phases 1 & 2 have been completed and accepted by COJ and JEA. Phase 3 has full JEA utility acceptance and was substantially complete through COJ.

Rustic Ridge Drive

Rustic Ridge Drive is a collector road that extends in the east-west direction through the District boundary. Rustic Ridge Drive intersects with Ever Range Parkway just north of the roundabout and extends east through the District boundary. There is a multi-use path along Rustic Ridge Drive.

At time of inspection, Rustic Ridge Drive has been completed and accepted by COJ and JEA.

Coastal Ridge CDD Facilities

Entry Feature

Sidewalk and Fencing Along everRange Entrance

Neighborhood Entry Feature

Multi-use Path

Amenity Entry Feature

Amenity Center (1)

Amenity Center (2)

Courts at Amenity Center

Playground at Amenity Center

Pond at Amenity Center

Amenity Center (3)

TENTH ORDER OF BUSINESS

A.

Coastal Ridge

Community Development District

Unaudited Financial Reporting

May 31, 2026

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Coastal Ridge
Community Development District
Combined Balance Sheet
May 31, 2026

	General Fund	Debt Service Funds	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 180,088	$ -	$ -	$ 180,088
Custody - US Bank	554,062	-	-	554,062
Due from Developer	37,605	-	-	37,605
Due from General Fund	-	-	-	-
Due from Capital Projects	125	-	-	125
Investments:				
Series 2025				
Reserve	-	$ 2,159,375	-	2,159,375
Revenue	-	194,614	-	194,614
Interest	-	195	-	195
Sinking	-	77	-	77
Construction		-	$ 6,384,281	6,384,281
COI	-	-	-	-
Prepaid Expenses	35,531	-	-	35,531
Total Assets	**$ 807,410**	**$ 2,354,261**	**$ 6,384,281**	**$ 9,545,952**
Liabilities:				
Accounts Payable	$ 24,361	$ -	$ -	$ 24,361
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Federal Withholding Payable	-	-	-	-
Retainage Payable	-	-	770,798	770,798
Due to Debt Service 2025	-	-	-	-
Due to General Fund	-	-	125	125
Due to Developer	-	-	-	-
Total Liabilites	**$ 24,361**	**$ -**	**$ 770,922**	**$ 795,284**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 35,531	$ -	$ -	$ 35,531
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,354,261	-	2,354,261
Capital Project	-	-	5,613,358	5,613,358
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	747,517	-	-	747,517
Total Fund Balances	**$ 783,048**	**$ 2,354,261**	**$ 5,613,358**	**$ 8,750,668**
Total Liabilities & Fund Balance	$ 807,410	$ 2,354,261	$ 6,384,281	$ 9,545,952

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Direct	$ 1,231,684	$ 961,705	$ 961,705	$ -
Developer Contributions	-	-	-	-
Interest	-	-	2,292	2,292
Total Revenues	**$ 1,231,684**	**$ 961,705**	**$ 963,998**	**$ 2,292**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 4,200	$ 3,800
FICA Expense	918	612	321	291
Engineering	9,500	6,333	-	6,333
Annual Audit	5,100	5,100	5,100	-
Attorney	13,000	8,667	3,977	4,690
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	30,000	30,000	-
Information Technology	1,500	1,000	1,000	-
Website Administration	1,500	1,000	1,000	-
Website Creation/ADA Compliance	960	640	-	640
Dissemination Agent	3,000	2,000	2,000	-
Trustee Fees	4,500	938	938	-
Telephone	500	333	34	299
Postage	1,500	1,000	816	184
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	1,667	1,551	116
Legal Advertising	5,000	3,333	925	2,409
Other Current Charges	500	333	107	226
Office Supplies	600	400	2	398
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 123,163**	**$ 86,491**	**$ 64,646**	**$ 21,846**
Operations & Mainteannce:				
Ground Maintenance				
Landscape Maintenance	$ 477,228	$ 81,149	$ 81,149	$ -
Landscape Contingency	15,000	-	-	-
Lake Maintenance	6,000	2,000	2,000	-
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**	**$ 83,149**	**$ 83,149**	**$ -**

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Amenity Expenditures				
Insurance	$ 67,815	$ -	$ -	$ -
Amenity Manager	70,000	30,000	30,000	-
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	3,745	3,745	-
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	8,700	8,700	-
Other Current Charges	1,500	-	-	-
Total Amenity Expenditures	**$ 402,760**	**$ 46,045**	**$ 46,045**	**$ -**
Operational Reserve Funding				
Operational Reserve Funding	$ 96,833	$ -	$ -	$ -
Total Operational Reserve Funding	**$ 96,833**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 1,231,684**	**$ 215,685**	**$ 193,840**	**$ 21,846**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 770,158	$ (19,553)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 770,158**	**$ (19,553)**
Fund Balance - Beginning	$ -		$ 12,891	
Fund Balance - Ending	$ -		$ 783,048	

Coastal Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Direct	$ 269,979	$ -	$ -	$ 269,979	$ -	$ -	$ 236,317	$ 185,430	$ -	$ -	$ -	$ -	$ 961,705
Interest	-	-	-	-	-	-	1,149	1,143	-	-	-	-	2,292
Total Revenues	**$ 269,979**	**$ -**	**$ -**	**$ 269,979**	**$ -**	**$ -**	**$ 237,467**	**$ 186,573**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 963,998**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ 600	$ -	$ 800	$ 600	$ 600	$ 800	$ -	$ -	$ -	$ -	$ 4,200
FICA Expense	-	61	46	-	61	46	46	61	-	-	-	-	321
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	5,100	-	-	-	-	5,100
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	3,750	-	-	-	-	30,000
Information Technology	125	125	125	125	125	125	125	125	-	-	-	-	1,000
Website Administration	125	125	125	125	125	125	125	125	-	-	-	-	1,000
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	250	250	250	-	-	-	-	2,000
Trustee Fees	-	-	938	-	-	-	-	-	-	-	-	-	938
Telephone	-	11	-	3	11	-	5	5	-	-	-	-	34
Postage	184	12	200	17	5	102	260	35	-	-	-	-	816
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	213	208	272	370	127	85	108	168	-	-	-	-	1,551
Legal Advertising	214	97	97	100	100	100	100	118	-	-	-	-	925
Other Current Charges	61	-	-	-	-	-	46	-	-	-	-	-	107
Office Supplies	0	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**	**$ 10,537**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 64,646**
Operations & Maintenance													
Grounds Maintenance													
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 16,392.00	$ 16,392.00	$ 16,392.00	$ 31,973.25	$ -	$ -	$ -	$ -	$ 81,149.25
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	1,000	1,000	-	-	-	-	2,000
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**	**$ 32,973**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 83,149**

Coastal Ridge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Manager	-	-	5,000	5,000	5,000	5,000	5,000	5,000	-	-	-	-	30,000
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	10	136	734	1,041	1,825	-	-	-	-	3,745
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	1,450	-	-	-	-	8,700
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	**$ -**	**$ -**	**$ 6,450**	**$ 10,060**	**$ 6,586**	**$ 7,184**	**$ 7,491**	**$ 8,275**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 46,045**
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**	**$ 51,785**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 193,840**
Excess (Deficiency) of Revenues over Expenditures	$ 252,152	$ (6,285)	$ (13,254)	$ 254,341	$ (29,995)	$ (28,759)	$ 207,169	$ 134,789	$ -	$ -	$ -	$ -	$ 770,158
Net Change in Fund Balance	**$ 252,152**	**$ (6,285)**	**$ (13,254)**	**$ 254,341**	**$ (29,995)**	**$ (28,759)**	**$ 207,169**	**$ 134,789**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 770,158**

Coastal Ridge

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Direct Bill	$ 2,159,277	$ 1,396,254	$ 1,396,254	$ -
Interest Income	-	-	61,536	61,536
Total Revenues	**$ 2,159,277**	**$ 1,396,254**	**$ 1,457,790**	**$ 61,536**
Expenditures:				
Interest - 11/01	$ 707,338	$ 707,338	$ 707,338	$ -
Interest - 5/01	878,075	878,075	878,075	-
Principal - 5/01	410,000	410,000	410,000	-
Total Expenditures	**$ 1,995,413**	**$ 1,995,413**	**$ 1,995,413**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 163,864		$ (537,623)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 163,864**	**$ -**	**$ (537,623)**	**$ -**
Fund Balance - Beginning	$ 707,338		$ 2,891,884	
Fund Balance - Ending	$ 871,202		$ 2,354,261	

Coastal Ridge

Community Development District

Capital Project Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

		Actual
		Thru 05/31/26
Revenues:		
Interest Income	$	334,552
Developer Contributions		104,645
Total Revenues	**$**	**439,197**
Expenditures:		
Capital Outlay	$	12,670,212
Total Expenditures	**$**	**12,670,212**
Excess (Deficiency) of Revenues over Expenditures	$	(12,231,015)
Other Financing Sources/(Uses):		
Transfer In/(Out)		-
Total Other Financing Sources/(Uses)	$	-
Net Change in Fund Balance	**$**	**(12,231,015)**
Fund Balance - Beginning	$	17,844,374
Fund Balance - Ending	$	5,613,358

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-SI113205DM	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 Invocies	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 - Structual 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	Inovice #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	Inovice #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	Inovice #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, Invoice #2221951-065, Invoice #2233004-065	7,756.78
4/14/26	89	Carlton Construction Inc	EverRange Amenity Pay App #10	449,697.89
4/21/26	90	Trane U.S. Inc	Invoice #990466919	255.37
4/21/26	91	Spectra Services	Invoice #225454	13,556.20
4/21/26	92	England Thims & Miller	Invoice #225454	1,803.75
5/5/26	93	Fortline Inc	Invoice #7240841	2,346.00

TOTAL	**$**	**20,896,002.34**
Project (Construction) Fund at 5/21/25	**$**	**26,696,634.31**
Interest Earned and Transfer thru 05/31/26		**578,111.84**
Transfer from COI		**5,536.87**
Transfer from Debt Service		**-**
Outstanding Requistions		**-**
Requisitons Paid thru 05/31/26		**(20,896,002.34)**
Remaining Project (Construction) Fund	**$**	**6,384,280.68**

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
Less: Principal Payment - 5/1/26	($410,000)
Current Bonds Outstanding	**$29,955,000**

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	-	121,073.60	64,356.87	185,430.47
TDC LB EVERRANGE LLC	142,682.53	158,038.17	111,971.25	270,009.42
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	-	130,498.49	87,412.50	217,910.99
TOTAL DIRECT RECEIVED	1,033,099.77	1,396,253.84	961,705.14	2,357,958.98
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	1,033,099.77	1,396,253.84	961,705.14	2,357,958.98

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

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

Coastal Ridge Community Development District
Construction Funding Requests

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY26	Capital (Due to Developer)	Over and (short) Balance Due
1	5/12/26	6/5/26	$ 874,264.79	$ 874,264.79	$ -	$ -
2	5/19/26	6/5/26	$ 135,563.98	$ 135,563.98	$ -	$ -
3	5/27/26	6/5/26	$ 6,685.08	$ 6,685.08	$ -	$ -
4					$ -	$ -
5					$ -	$ -
6					$ -	$ -
7					$ -	$ -
8					$ -	$ -
Due from Developer			$ 1,016,513.85	$ 1,016,513.85	$ -	$ -
Total Developer Contributions					**$ -**	

B.

Coastal Ridge

Community Development District

Check Run Summary

Date		Check Numbers	Amount	Amount
General Fund				
	5/8/26	65-66	$21,392.00	
	5/12/26	67-72	26,650.47	
	5/20/26	73	29,941.95	
	5/26/26	74-75	6,550.00	
		Total General Fund Checks		**$84,534.42**
Autopayment				
	5/8/26	IRS FICA TAX PAYMENT	$122.40	
	5/12/26	JEA	1,824.52	
		Total Autopayments		**$1,946.92**
Total Paid Checks				**$86,481.34**

*** CHECK DATES 05/01/2026 - 05/31/2026 *** COASTAL RIDGE - GENERAL FUND
BANK A COASTAL RIDGE-GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/05/26	00015	4/03/26	18133	202604	320-57200-46200		*	14,207.00		
			APR LANDSCAPE MAINTENANCE							
		4/03/26	18133	202604	320-57200-46200		*	2,185.00		
			APR RUSTIC RIDGE							
						SUN STATE NURSERY & LANDSCAPING LLC			16,392.00	000065
5/05/26	00009	5/01/26	432093	202605	330-53800-34100		*	5,000.00		
			AMENITY MGMT SERVICES-MAY							
						VESTA PROPERTY SERVICES INC			5,000.00	000066
5/12/26	00001	5/01/26	17	202605	310-51300-34000		*	3,750.00		
			MAY MANAGEMENT FEES							
		5/01/26	17	202605	310-51300-35300		*	125.00		
			MAY WEBSITE ADMIN							
		5/01/26	17	202605	310-51300-35100		*	125.00		
			MAY INFORMATION TECH							
		5/01/26	17	202605	310-51300-31200		*	250.00		
			MAY DISSEMINATION SVCS							
		5/01/26	17	202605	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		5/01/26	17	202605	310-51300-42000		*	35.22		
			POSTAGE							
		5/01/26	17	202605	310-51300-42500		*	167.85		
			COPIES							
		5/01/26	17	202605	310-51300-41000		*	5.19		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			4,458.47	000067
5/12/26	00011	1/17/26	17545368	202601	330-53800-47300		*	1,450.00		
			PROFILE SYSTEM JAN26							
						PEOPLEVINE			1,450.00	000068
5/12/26	00011	2/17/26	18242426	202602	330-53800-47300		*	1,450.00		
			PROFILE SYSTEM FEB26							
						PEOPLEVINE			1,450.00	000069
5/12/26	00011	3/17/26	18865587	202603	330-53800-47300		*	1,450.00		
			PROFILE SYSTEM MAR26							
						PEOPLEVINE			1,450.00	000070
5/12/26	00011	4/17/26	19492911	202604	330-53800-47300		*	1,450.00		
			PROFILE SYSTEM APR26							
						PEOPLEVINE			1,450.00	000071
5/12/26	00015	5/08/26	18252	202605	320-57200-46200		*	14,207.00		
			MAY LANDSCAPE MAINTENANCE							

*** CHECK DATES 05/01/2026 - 05/31/2026 *** COASTAL RIDGE - GENERAL FUND
BANK A COASTAL RIDGE-GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/08/26	18252	202605	320-57200-46200	MAY RUSTIC RIDGE	*	2,185.00		
						SUN STATE NURSERY & LANDSCAPING LLC			16,392.00	000072
5/20/26	00020	5/04/26	CO100533	202605	300-13100-10100	PICKLEBALL COURT CURTAIN	*	29,941.95		
						ACOUSTIBLOK INC			29,941.95	000073
5/26/26	00019	4/02/26	28988	202605	310-51300-32200	ADUIT FYE 9/30/25	*	5,100.00		
						GRAU AND ASSOCIATES			5,100.00	000074
5/26/26	00011	5/17/26	20120404	202605	330-53800-47300	PROFILE SYSTEM MAY26	*	1,450.00		
						PEOPLEVINE			1,450.00	000075

TOTAL FOR BANK A 84,534.42

TOTAL FOR REGISTER 84,534.42

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18133

Date: 04/03/2026

Billed To: Coastal Ridge Community Development

For: Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
April Landscape Maintenance	1.00	14,207.00	14,207.00	
Rustic Ridge	1.00	2,185.00	2,185.00	

RECEIVED
By Tara Lee at 10:41 am, May 04, 2026

Mail all checks payable to Sun State Nursery & Landscaping, LLC

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	**16,392.00**

THANK YOU FOR YOUR BUSIINESS!!

Vesta

Invoice

Invoice #	432093
Date	05/01/2026
Terms	
Due Date	05/31/2026
Memo	

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

Bill To

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

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

Total 5,000.00

RECEIVED
By Tara Lee at 8:43 am, Apr 28, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 17
Invoice Date: 5/1/26
Due Date: 5/1/26
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 - May 2026		3,750.00	3,750.00
Website Administration - May 2026		125.00	125.00
Information Technology - May 2026		125.00	125.00
Dissemination Agent Services - May 2026		250.00	250.00
Office Supplies		0.21	0.21
Postage		35.22	35.22
Copies		167.85	167.85
Telephone		5.19	5.19

RECEIVED
By Tara Lee at 10:39 am, May 08, 2026

Total	$4,458.47
Payments/Credits	$0.00
Balance Due	$4,458.47

PEOPLEVINE

Invoice #: 17545368
Invoiced On: January 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

Invoiced To:
Coastal Ridge CDD
Marcy Pollicino
475 West Town Place Suite 114
St Augustine, FL 32092
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 1/17/2026 through 2/16/2026	1	$1,450.00	$1,450.00
		Sub Total:	$1,450.00
		Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please login to your account to pay online.

RECEIVED
By Tara Lee at 2:37 pm, May 11, 2026

PEOPLEVINE

Invoice #: 18242426
Invoiced On: February 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

Invoiced To:
Coastal Ridge CDD
Marcy Pollicino
475 West Town Place Suite 114
St Augustine, FL 32092
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 2/17/2026 through 3/16/2026	1	$1,450.00	$1,450.00
		Sub Total:	$1,450.00
		Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please login to your account to pay online.

RECEIVED
By Tara Lee at 2:39 pm, May 11, 2026

PEOPLEVINE

Invoice #: 18865587
Invoiced On: March 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

Invoiced To:
Coastal Ridge CDD
Marcy Pollicino
475 West Town Place Suite 114
St Augustine, FL 32092
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 3/17/2026 through 4/16/2026	1	$1,450.00	$1,450.00
		Sub Total:	$1,450.00
		Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please login to your account to pay online.

RECEIVED
By Tara Lee at 2:40 pm, May 11, 2026

PEOPLEVINE

Invoice #: 19492911
Invoiced On: April 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

Invoiced To:
Coastal Ridge CDD
Marcy Pollicino
475 West Town Place Suite 114
St Augustine, FL 32092
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 4/17/2026 through 5/16/2026	1	$1,450.00	$1,450.00
		Sub Total:	$1,450.00
		Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please login to your account to pay online.

RECEIVED
By Tara Lee at 2:41 pm, May 11, 2026

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18252
Date: 05/08/2026

Billed To: Coastal Ridge Community Development

For: Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
May Landscape Maintenance	1.00	14,207.00	14,207.00	
Rustic Ridge	1.00	2,185.00	2,185.00	

RECEIVED
By Tara Lee at 2:24 pm, May 08, 2026

Mail all checks payable to Sun State Nursery & Landscaping, LLC

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	**16,392.00**

THANK YOU FOR YOUR BUSIINESS!!

Acoustiblok® quieting the world

Made in the U.S.A
All U.S Materials for over 25 years
a NASA "Spinoff" listed company

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

RECEIVED MAY 20 2026 BY:

Qty	Item	Description	Unit Price	Total Price
1	PROJECTNAME	EverRange Pickleball - 8' H Black rev1 A 127' 2" B 59' 4" C 15' 11" D 59' 3"	$0.00	$0.00
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
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; 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
"TAKE OFF QUANTITY OF MATERIALS" IS THE RESPONSIBILITY OF PURCHASER.	**Total:**	$29,941.95

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 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____________

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *28988*
Date *04/02/2026*

SERVICE	AMOUNT
Audit FYE 09/30/2025	$ 5,100.00
Current Amount Due	$ 5,100.00

RECEIVED
By Tara Lee at 9:48 am, May 24, 2026

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
5,100.00	0.00	0.00	0.00	0.00	5,100.00

Payment due upon receipt.

PEOPLEVINE

Invoice #: 20120404
Invoiced On: May 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

Invoiced To:
Coastal Ridge CDD
Marcy Pollicino
475 West Town Place Suite 114
St Augustine, FL 32092
US

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 5/17/2026 through 6/16/2026	1	$1,450.00	$1,450.00
		Sub Total:	$1,450.00
		Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please pay online at /account/billing/transactions/20120404

RECEIVED
By Tara Lee at 9:46 am, May 24, 2026

C.

Coastal Ridge

Community Development District

Construction Funding Request #4
June 23, 2026

Req.	PAYEE		
99	**ETM**		
	Invoice #226472 Construction Project	$	2,211.25
100	**Preferred Materials Inc**		
	Invoice #2515057 Ashphalt		34,364.65
	Invoice #2515058 Ashphalt		1,584.40
101	**Carlton Construction**		
	Pay App #12 EverRange Amenity 5/31/26		796,326.44
102	**Office Images - OES LLC**		
	Invoice #86783 Amenity Furniture		7,710.00
103	**Coastal Ridge CDD**		
	Transaction #5414909 and Transaction fee		124.72
	Total Funding Request	**$**	**842,321.46**

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: # **99**

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

(C) **Amount Payable: $ 2,211.25**

ETM Invoice # 226472 - $ 2,211.25

(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

June 08, 2026
Invoice No: 226472

Total This Invoice $2,211.25

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through May 30, 2026

Phase 01 Work Authorization #1 - General Services

Labor

		Hours	Rate	Amount	
Project Manager/Construction Project Man					
Brooks, Jeffrey	5/9/2026	3.00	225.00	675.00	
Assistant Project Manager					
Wolterman, Sharlene	5/9/2026	.50	165.00	82.50	
Wolterman, Sharlene	5/16/2026	3.00	165.00	495.00	
Wolterman, Sharlene	5/23/2026	3.00	165.00	495.00	
Wolterman, Sharlene	5/30/2026	.50	165.00	82.50	
Principal - Vice President					
Welch, Daniel	5/9/2026	.50	305.00	152.50	
Welch, Daniel	5/16/2026	.25	305.00	76.25	
Welch, Daniel	5/30/2026	.50	305.00	152.50	
Totals		11.25		2,211.25	
Total Labor					**2,211.25**

Total this Phase $2,211.25

Total This Invoice $2,211.25

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: #**100 CFR #4**

(B) Name of Payee: **Preferred Materials, Inc.**
P.O. Box 198350
Atlanta, GA 30384-8350

(C) **Amount Payable: $35,949.05**

Invoice # 2515057 - $34,364.65
Invoice # 2515058 - $ 1,584.40

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

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

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

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

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized 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

Customer No: 134647
Invoice No: 2515057
Inv Date: 04/30/26
Page: Page 1 of 2
Customer PO: 202588
Customer Job: CPQ421616

Preferred MATERIALS, INC.
A CRH COMPANY

4636 Scarborough Dr
Lutz, FL 33559

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: EVERANGE-25A-53516

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Haul QTY	Haul Rate	Matl Total	Haul Total	Tax	Total
Plant: 04230 Asphalt - Jacksonville Greenland												
MATERIAL:	SP 9.5mm TLC Rap											
04/30/26	300200790	212055R40	SP 9.5mm TLC Rap	18.30	TON	85.00	0.00	0.00	1,555.50	0.00	0.00	1,555.50
04/30/26	330200755	212055R40	SP 9.5mm TLC Rap	19.05	TON	85.00	0.00	0.00	1,619.25	0.00	0.00	1,619.25
04/30/26	330200755	212055R40	SP 9.5mm TLC Rap	19.91	TON	85.00	0.00	0.00	1,692.35	0.00	0.00	1,692.35
04/30/26	330200760	212055R40	SP 9.5mm TLC Rap	19.52	TON	85.00	0.00	0.00	1,659.20	0.00	0.00	1,659.20
04/30/26	330200761	212055R40	SP 9.5mm TLC Rap	18.27	TON	85.00	0.00	0.00	1,552.95	0.00	0.00	1,552.95
04/30/26	330200762	212055R40	SP 9.5mm TLC Rap	19.52	TON	85.00	0.00	0.00	1,659.20	0.00	0.00	1,659.20
04/30/26	330200764	212055R40	SP 9.5mm TLC Rap	19.85	TON	85.00	0.00	0.00	1,687.25	0.00	0.00	1,687.25
04/30/26	330200765	212055R40	SP 9.5mm TLC Rap	18.79	TON	85.00	0.00	0.00	1,597.15	0.00	0.00	1,597.15
04/30/26	330200772	212055R40	SP 9.5mm TLC Rap	19.09	TON	85.00	0.00	0.00	1,622.65	0.00	0.00	1,622.65
04/30/26	330200775	212055R40	SP 9.5mm TLC Rap	18.33	TON	85.00	0.00	0.00	1,558.05	0.00	0.00	1,558.05
04/30/26	330200776	212055R40	SP 9.5mm TLC Rap	19.41	TON	85.00	0.00	0.00	1,649.85	0.00	0.00	1,649.85
04/30/26	330200780	212055R40	SP 9.5mm TLC Rap	19.99	TON	85.00	0.00	0.00	1,699.15	0.00	0.00	1,699.15
04/30/26	330200782	212055R40	SP 9.5mm TLC Rap	19.24	TON	85.00	0.00	0.00	1,635.40	0.00	0.00	1,635.40
04/30/26	330200783	212055R40	SP 9.5mm TLC Rap	19.16	TON	85.00	0.00	0.00	1,628.60	0.00	0.00	1,628.60
04/30/26	330200784	212055R40	SP 9.5mm TLC Rap	19.84	TON	85.00	0.00	0.00	1,686.40	0.00	0.00	1,686.40
04/30/26	330200785	212055R40	SP 9.5mm TLC Rap	19.29	TON	85.00	0.00	0.00	1,639.65	0.00	0.00	1,639.65
04/30/26	330200786	212055R40	SP 9.5mm TLC Rap	18.68	TON	85.00	0.00	0.00	1,587.80	0.00	0.00	1,587.80
04/30/26	330200787	212055R40	SP 9.5mm TLC Rap	20.01	TON	85.00	0.00	0.00	1,700.85	0.00	0.00	1,700.85
04/30/26	330200788	212055R40	SP 9.5mm TLC Rap	19.22	TON	85.00	0.00	0.00	1,633.70	0.00	0.00	1,633.70
04/30/26	330200789	212055R40	SP 9.5mm TLC Rap	18.94	TON	85.00	0.00	0.00	1,609.90	0.00	0.00	1,609.90
04/30/26	330200791	212055R40	SP 9.5mm TLC Rap	19.88	TON	85.00	0.00	0.00	1,689.80	0.00	0.00	1,689.80
Total :	SP 9.5mm TLC Rap			**404.29**			**TON**		**34,364.65**	**0.00**	**0.00**	**34,364.65**
			Total Invoice:	**404.29**					**34,364.65**	**0.00**	**0.00**	**34,364.65**

*1 cent per masonry unit goes to the Concrete Masonry Checkoff Board pursuant to the Concrete Masonry Products Research, Education and Promotion Act of 2018. * Pertains to block purchases only.*

Effective June 1st, 2026 all credit card transactions will incur a 2.5% surcharge. We continue to offer alternate payment options not subject to the fee.

Never change any remittance or payment information without confirming with the vendor.

Customer No:	134647
Invoice No:	2515057
Inv Date:	04/30/26
Page:	Page 2 of 2
Customer PO:	202588
Customer Job:	CPQ421616

Preferred MATERIALS, INC. A CRH COMPANY

4636 Scarborough Dr
Lutz, FL 33559

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: EVERANGE-25A-53516

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Haul QTY	Haul Rate	Matl Total	Haul Total	Tax	Total

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: **34,364.65**

Amount Paid: ______________

Customer Name:	COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO E
Customer No:	134647
Invoice #:	2515057
Date:	04/30/26
Customer Job:	CPQ421616
Customer PO:	202588
Due Date:	05/30/26
Count:	2

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: **Preferred Materials, Inc.**
PO Box 198350
Atlanta, GA 30384-8350

Please provide your email address below if you would like to start receiving your invoices via email

____

Preferred MATERIALS, INC.
A CRH COMPANY

4636 Scarborough Dr
Lutz, FL 33559

Customer No:	134647
Invoice No:	2515058
Inv Date:	05/01/26
Page:	Page 1 of 1
Customer PO:	202588
Customer Job:	CPQ421616

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Delivered To: EVERANGE-25A-53516

Date	Ticket#	Product#	Description	QTY	UM	Unit Price	Haul QTY	Haul Rate	Matl Total	Haul Total	Tax	Total
Plant: 04230 Asphalt - Jacksonville Greenland												
MATERIAL:	SP 9.5mm TLC Rap											
05/1/26	330200938	212055R40	SP 9.5mm TLC Rap	18.64	TON	85.00	0.00	0.00	1,584.40	0.00	0.00	1,584.40
Total :	SP 9.5mm TLC Rap			**18.64**			**TON**		**1,584.40**	**0.00**	**0.00**	**1,584.40**
			Total Invoice:	**18.64**					**1,584.40**	**0.00**	**0.00**	**1,584.40**

*1 cent per masonry unit goes to the Concrete Masonry Checkoff Board pursuant to the Concrete Masonry Products Research, Education and Promotion Act of 2018. * Pertains to block purchases only.*

Effective June 1st, 2026 all credit card transactions will incur a 2.5% surcharge. We continue to offer alternate payment options not subject to the fee.

Never change any remittance or payment information without confirming with the vendor.

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: **1,584.40**

Amount Paid: ____________

Customer Name:	COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO E
Customer No:	134647
Invoice #:	2515058
Date:	05/1/26
Customer Job:	CPQ421616
Customer PO:	202588
Due Date:	05/31/26

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: **Preferred Materials, Inc.**
PO Box 198350
Atlanta, GA 30384-8350

Please provide your email address below if you would like to start receiving your invoices via email

____

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: # **101 CFR#4**

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

Wire Instructions:

Synovus Bank

ABA Routing Number: 061100606

Checking Account Number: 1015330010

Carlton Construction, Inc

(C) **Amount Payable: $796,326.44**

Carlton Construction Pay Application #12

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

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

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

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

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officers

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

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

Daniel Welch, P.E.
Consulting Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

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

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

APPLICATION NO: 12

PERIOD TO: 05/31/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

Distribution to:

- X OWNER
- ARCHITECT
- X CONTRACTOR
- CONSULTANT

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM		12,209,201.77
2. Net change by Change Orders		-2,474,432.15
3. CONTRACT SUM TO DATE (Line 1+2)		9,734,769.62
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)		8,614,997.30
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	384,332.52	
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)		384,332.52
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,230,664.78
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		7,434,338.34
8. CURRENT PAYMENT DUE		796,326.44
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,504,104.84

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	-34,178.64
NET CHANGES by Change Order	189,005.57	-2,663,437.72
TOTAL	-2,474,432.15	

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: D. Anthony Cotter Date: 6/8/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 8th day of June , 26

Notary Public:

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336813
My Commission Expires: 11/30/2026

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..........$ 796,326.44

(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:
By: Shawn Blvin Date: 06/15/2026

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.

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	665,901.50	60,936.50		726,838.00	100.00		
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	116,784.61			116,784.61	91.60	10,705.22	
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	21,910.00	2,352.00		24,262.00	74.65	8,238.00	1,213.10
Permits	11,315.00	3,324.24	14,639.24	14,849.05			14,849.05	101.43	-209.81	742.45
Sitework	1,368,730.00	-229,174.07	1,139,555.93	1,109,114.04	31,769.91		1,140,883.95	100.12	-1,328.02	57,044.21
Beacon Crossing	85,000.00		85,000.00	51,678.74	2,266.00		53,944.74	63.46	31,055.26	2,697.24
Landscape & Irrigation	557,654.00	9,795.84	567,449.84	278,733.38	228,380.92		507,114.30	89.37	60,335.54	25,355.72
Surveying & Layout	45,740.00		45,740.00	45,417.50	6,002.50		51,420.00	112.42	-5,680.00	2,571.00
Hardscapes	849,978.00	-142,488.56	707,489.44	417,539.73	82,295.63		499,835.36	70.65	207,654.08	24,991.77
Site Furnishings	53,445.00	-42,730.32	10,714.68	3,474.38	7,240.30		10,714.68	100.00		535.74
Pool & Splash Pad	1,716,419.00	-347,120.01	1,369,298.99	1,231,641.42	121,725.75		1,353,367.17	98.84	15,931.82	67,668.36
Shade Structures	577,187.00	-341,222.25	235,964.75	230,183.16	1,818.00		232,001.16	98.32	3,963.59	11,600.06
Pickleball Courts	285,900.00	-56,680.43	229,219.57	198,083.30	13,975.00		212,058.30	92.51	17,161.27	10,602.92
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	-540,962.13	2,845,056.87	2,316,950.93	203,971.43		2,520,922.36	88.61	324,134.51	126,046.12
Site & Hardscape Plumbing	63,200.00		63,200.00	55,400.00			55,400.00	87.66	7,800.00	2,770.00
Site & Hardscape Electrical	500,000.00	-148,212.00	351,788.00	296,428.00	20,000.00		316,428.00	89.95	35,360.00	15,821.40
FF&E	684,650.00	-346,807.71	337,842.29	18,620.00	1,603.79		20,223.79	5.99	317,618.50	1,011.19
Final Clean	19,600.00		19,600.00	1,059.65	1,997.13		3,056.78	15.60	16,543.22	152.84
Contractor Contingency	250,000.00	-204,687.09	45,312.91						45,312.91	
Contractor Fee	571,093.50	8,841.13	579,934.63	531,238.31	48,696.32		579,934.63	100.00		28,996.73
Totals:	**12,209,201.77**	**-2,474,432.15**	**9,734,769.62**	**7,779,966.12**	**835,031.18**		**8,614,997.30**	**88.50**	**1,119,772.32**	**384,332.52**

Private Provider Plan Review

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

Invoice Date	Invoice Number
5/11/2026	2163633
	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**	**5/2/2026**	**DUE UPON RECEIPT**

Please Pay This Amount: **$2,352.00**

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Principal - CMT	4.10	HOUR	$185.00		$758.50
Project Engineer	6.10	HOUR	$135.00		$823.50
				Subtotal:	**$1,582.00**
Private Provider Code Compliance Inspection (#34)					$385.00
Private Provider Code Compliance Inspection (#35)					$385.00
				Subtotal:	**$770.00**

Invoice Total - Please Remit => **$2,352.00**

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

Sitework - $18,040.84 Beacon Crossing - $2,266

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Vallencourt Construction Co., Inc.
Project Name: EverRange Amenity
Payment Request No: 6 **Subcontract No:** SC-7500
Period: 4/30, 2025 TO 5/31, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 927,517.97	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (63,701.22)	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 863,816.75	(3)
4. Work Completed Previous Application	$ 843,509.91	(4)		
5. **Work Completed This Application**	**$ 20,306.84**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 863,816.75	(6)
7. Total Prior Retainage	$ 42,175.50	(7)		
8. Amount retained w/This Application	$ 1,015.34	(8)		
9. Total Retainage to Date (7 + 8)			$ 43,190.84	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 820,625.91	(10)
11. Less Previous Payments Received	$ 801,334.41	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 19,291.50**	(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 5/27/2026

Vallencourt Construction Co., Inc.
Company Name

[signature]
Signature

Hunter Pruitt, PM
Printed Name and Title

State of Florida County of Clay

The foregoing instrument was acknowledged before me this 27th date of May, 2026 by Hunter Pruitt (name) as PM (title) for Vallencourt Const. Co. Inc. (company name)

☑ Personally Known

☐ Produced ID ______

Notary Seal:

Notary Nancy L. Glasscock

My Commission Expires: 2/8/2027

Notary Public State of Florida
Nancy L. Glasscock
My Commission HH 511352
Expires 2/8/2027

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Vallencourt Construction Co., Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 6
APPLICATION DATE: 05/27/26
PERIOD FROM: 04/30/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Construction Site Work	$ 33,741.76	$ 33,000.00	$ 741.76		$ 33,741.76	100%	$ -	$ 1,687.09
2	Erosion Control	$ 41,569.00	$ 40,800.00	$ 769.00		$ 41,569.00	100%	$ -	$ 2,078.45
3	Site Grading	$ 119,986.27	$ 119,986.27			$ 119,986.27	100%	$ -	$ 5,999.31
4	Asphalt Paving	$ 355,877.24	$ 347,500.00	$ 8,377.24		$ 355,877.24	100%	$ -	$ 17,793.86
5	Drainage Systems	$ 169,336.52	$ 169,336.52			$ 169,336.52	100%	$ -	$ 8,466.83
6	Sanitary Sewer	$ 57,833.35	$ 57,833.35			$ 57,833.35	100%	$ -	$ 2,891.67
7	Water Distribution	$ 149,173.83	$ 149,173.83			$ 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
CO-07	Strip/Regrade Pond & Misc T&M	$ 10,418.84	$ -	$ 10,418.84		$ 10,418.84	100%	$ -	$ 520.94
			$ -			$ -	#DIV/0!	$ -	$ -
			$ -			$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 863,816.75	$ 843,509.91	$ 20,306.84	$ -	$ 863,816.75	100%	$ -	$ 43,190.84

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
7	Strip/Regrade Pond & Misc T&M	$ 10,418.84	Yes

Sitework

Invoice

1354 Wigmore Street
Jacksonville, FL 32206

Date	Invoice #	P.O. No.
5/19/2026	2609b	

Bill To	Terms
Carlton Construction, Inc. 4615 US Highway 17 Suite 1 Fleming Island, FL 32003	50% down, 50% COD

Description	Qty	Rate	Total Amt	Previous Invoice	Curr %	Current Total
everRange Amenity						
Street/Stop Sign	1	3,825.14	3,825.14	1,912.57	50.00%	1,912.57
30" Stop Only	4	3,113.96	12,455.84	6,227.92	50.00%	6,227.92
Handicapped Parking	3	2,907.90	8,723.70	4,361.85	50.00%	4,361.85
Subtotal		25,004.68	25,004.68		50.00%	12,502.34
Retainage		-1,250.23	-1,250.23	-625.11	50.00%	-625.11

Please read:
Please pay from this invoice. No statement will be sent. Should default in payment occur, said account will be turned over to collections. Buyer agrees to pay all costs of collection including reasonable attorney's fees. A finance charge of 1 1/2% per month (annual percentage rate of 18%) will be added to all past due accounts. All products and/or art is the property of Pizzazz Scenic Contractors, Inc. until paid in full. The signer will be held personally responsible for payment in full if they are a shareholder or owner of the business. Shipping/handling is optional. If Buyer arranges pick up, proof of product destination is required for sales tax purposes.

Subtotal	$11,877.23
Sales Tax (7.5%)	$890.79
Total	$12,768.02
Payments/Credits	$0.00
Balance Due	$12,768.02

Phone #	Web Site	E-mail
(904)803-7167	www.pizzazzscenic.com	bianca@pizzazzscenic.com

Sitework

PACESETTER. PERSONNEL SERVICES

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

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

Invoice #	**167973JAX**
For Week Ending	5/17/2026
Total Due:	**$1,052.44**

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
44	0	44	$1,052.44

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

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

PACESETTER. PERSONNEL SERVICES

Account #	Week Ending Date	Invoice #	Please Pay this Amount
144092	5/17/2026	167973JAX	$1,052.44

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

PACESETTER. PERSONNEL SERVICES

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

Account #: 144092

Invoice: 167973JAX
Week Ending: 5/17/2026
Office: JACKSONVILLE
Phone: (904) 354-0404
Territory: 748
PO: GENERAL LABOR

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
INMON, KEON J	6483003	Monday, May 11, 2026	8.00	23.80	190.40
INMON, KEON J	6483063	Thursday, May 14, 2026	8.00	23.80	190.40
INMON, KEON J	6483263	Friday, May 15, 2026	6.00	23.80	142.80
LEE-FLYNN, TIQUANE	6483261	Friday, May 15, 2026	6.00	23.80	142.80
PARMER, DANIEL T	6483002	Monday, May 11, 2026	8.00	23.80	190.40
PARMER, DANIEL T	6483064	Thursday, May 14, 2026	8.00	23.80	190.40

(6) Overtime Hours: 0.00 Regular Hours: 44.00 SUB TOTAL: $1,047.20

ACA Compliance 0.50% $5.24

PAY THIS AMOUNT: $1,052.44

Sitework

How doers get more done.

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

1324 00075 54421 05/20/26 09:28 AM
SALE SELF CHECKOUT

084305355546 HOMER BUCKET <A> 3.98
5GAL HOMER BUCKET
052063600406 6" RND BLK <A>
6" ROUND BLK DRAIN GRATE
10@8.98 89.80

SUBTOTAL 93.78
TAX + PIF 6.59
TOTAL $100.37
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 100.37
AUTH CODE 020025/6751848 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
STOKES L BRENT
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 05/19: $20,110.58

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 05/20/26 09:28 AM

1324 75 54421 05/20/2026 6294

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	05/20/2027

Hardscapes - 9,092.72

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sun State Nursery & Landscaping, Inc
Project Name: EverRange Amenity
Payment Request No: 6 **Subcontract No:** SC-7507
Period: 5/1 2026 TO 5/31 2026

Landscape & Irrigation 228,380.92

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 561,443.72	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 3,914.98	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 565,358.70	(3)
4. Work Completed Previous Application	$ 278,733.38	(4)		
5. **Work Completed This Application**	**$ 237,473.64**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 516,207.02	(6)
7. Total Prior Retainage	$ 13,936.67	(7)		
8. Amount retained w/This Application	$ 11,873.68	(8)		
9. Total Retainage to Date (7 + 8)			$ 25,810.35	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 490,396.67	(10)
11. Less Previous Payments Received	$ 264,796.71	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 225,599.96**	(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 19-May 2026

Sun State Nursery & Landscaping, Inc
Company Name

Signature

Sheri Horne - Senior Accountant
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 19th date of May, 2026 by Sheri Horne (name) as Senior Accountant (title) for Sun State Nursery & Landscaping, LLC (company name)

X Personally Known

☐ Produced ID

Notary Andrea Tinsley

Notary Seal

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

My Commission Expires: March 19, 2028

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

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

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Sun State Nursery & Landscaping, Inc.
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 6
APPLICATION DATE:
PERIOD FROM:
TO:
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Landscape	$ 452,339.13	$ 201,858.78	$ 198,328.67		$ 400,187.45	88%	$ 52,151.68	$ 20,009.37
2	Plant upsize per Architect	$ 2,331.00		$ 2,331.00		$ 2,331.00	100%	$ -	$ 116.55
3	Palm Grates & Gravel	$ 15,280.00	$ 15,280.00	$ -		$ 15,280.00	100%	$ -	$ 764.00
4	Pickleball Court Rock	$ 9,092.72		$ 9,092.72		$ 9,092.72	100%	$ -	$ 454.64
5	CO #1	$ 2,668.00	$ 2,668.00	$ -		$ 2,668.00	100%	$ -	$ 133.40
6	CO #2	$ 1,246.98		$ 1,246.98		$ 1,246.98	100%	$ -	$ 62.35
7	Irrigation	$ 85,400.87	$ 58,926.60	$ 26,474.27		$ 85,400.87	100%	$ -	$ 4,270.04
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 568,358.70	$ 278,733.38	$ 237,473.64	$ -	$ 516,207.02		$ 52,151.68	$ 25,810.35

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Temp irrigation at pool to install palms	$ 2,668.00	Y
2	Add 1 Ligustrum around splash pad	$ 1,246.98	Y

Surveying & Layout

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

Invoice : 201319068
Invoice Date : 5/11/2026
Project : 1025100221
Project Name : Carlton Construction - 202416 - EverRange Amenity

For Professional Services Rendered Through 4/25/2026

PO-7500

		Current Billings
5444101 - Survey Services		6,002.50
Rate Labor	6,002.50	

Current Billings	6,002.50
Amount Due This Bill	6,002.50

Total Fee :	53,000.00
To Date Billings :	51,420.00
Total Remaining :	1,580.00

5444101 - Survey Services

Labor

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Office Technician II				
Paul Tudor				
	4/3/2026	3.50	115.0000	402.50
	4/8/2026	3.00	115.0000	345.00
	4/15/2026	2.00	115.0000	230.00
	4/20/2026	1.00	115.0000	115.00
Total Paul Tudor		9.50		1,092.50
Senior Project Manager				
John Thomas	3/30/2026	2.00	265.0000	530.00
Three (3) Person Survey Field Crew				
Robert Van Matre IV	4/9/2026	4.00	270.0000	1,080.00
Two (2) Person Survey Field Crew				
Robert Van Matre IV				
	4/8/2026	8.00	200.0000	1,600.00
	4/16/2026	5.50	200.0000	1,100.00
	4/21/2026	3.00	200.0000	600.00
Total Robert Van Matre IV		16.50		3,300.00
	Total Rate Labor			***6,002.50***
Total Labor				**6,002.50**
Total Bill Task: 5444101 - Survey Services				**6,002.50**

Total Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenity **6,002.50**

Hardscapes

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: ______, 2025 TO ______, 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 32,214.00	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 4,147.00	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 36,361.00	(3)
4. Work Completed Previous Application	$ 16,107.00	(4)		
5. **Work Completed This Application**	**$ 20,254.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 36,361.00	(6)
7. Total Prior Retainage	$ 805.35	(7)		
8. Amount retained w/This Application	$ -	(8)		
9. Total Retainage to Date (7 + 8)			$ 805.35	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 35,555.65	(10)
11. Less Previous Payments Received	$ 15,301.65	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 20,254.00**	(12)

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

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

Dated on 5-20 2026

Donald J. Ruesskamp dba Top Dog Marine 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.

Hardscapes - 1,574.24

Welcom Ctr & Lakeside Pav - 32,166.25

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Concrete and Masonry Solutions, LLC

Project Name: EverRange Amenity

Payment Request No: 10 Subcontract No: SC-7505

Period: 1-May, 2026 TO 31-May, 2026 211-04087-25 May

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$	845,358.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$	(80,630.67) (2)		
3. Adjusted Contract Amount (1 +/- 2)			$	764,727.33 (3)
4. Work Completed Previous Application	$	722,986.84 (4)		
5. **Work Completed This Application**	$	**41,740.49** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$	764,727.33 (6)
7. Total Prior Retainage	$	36,149.34 (7)		
8. Amount retained w/This Application	$	2,087.02 (8)		
9. Total Retainage to Date (7 + 8)			$	38,236.37 (9)
10. Work Completed, Minus Retainage (6 - 9)			$	726,490.96 (10)
11. Less Previous Payments Received	$	686,837.50 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			$	**39,653.46** (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 May 19, 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 19th date of May, 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

Notary Public State of Florida
Casey D. Bradshaw
My Commission HH 432830
Expires 8/13/2027

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

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

CONTINUATION SHEET

APPLICATION NUMBER:	10
APPLICATION DATE:	05/19/26
PERIOD FROM:	05/01/26
TO:	05/31/26
RETAINAGE %:	5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Building Concrete	$ 109,340.00	$ 109,340.00	$ -	$ -	$ 109,340.00	100%	$ -	$ 5,467.00
2	Site Concrete	$ 26,164.00	$ 26,164.00	$ -	$ -	$ 26,164.00	100%	$ -	$ 1,308.20
3	4" and 6" sidewalks	$ 92,857.00	$ 92,857.00	$ -	$ -	$ 92,857.00	100%	$ -	$ 4,642.85
4	Building CMU	$ 134,350.00	$ 134,350.00	$ -	$ -	$ 134,350.00	100%	$ -	$ 6,717.50
5	Site CMU	$ 45,780.00	$ 45,780.00	$ -	$ -	$ 45,780.00	100%	$ -	$ 2,289.00
6	Brick	$ 29,855.00	$ 29,855.00	$ -	$ -	$ 29,855.00	100%	$ -	$ 1,492.75
7	Building Stone	$ 102,225.00	$ 102,225.00	$ -	$ -	$ 102,225.00	100%	$ -	$ 5,111.25
8	Site Stone	$ 12,000.00	$ 12,000.00	$ -	$ -	$ 12,000.00	100%	$ -	$ 600.00
9	Play Ground Curb	$ 12,240.00	$ 12,240.00	$ -	$ -	$ 12,240.00	100%	$ -	$ 612.00
10	Grass Paver	$ 13,720.00	$ 13,720.00	$ -	$ -	$ 13,720.00	100%	$ -	$ 686.00
11	Pavers	$ 266,827.00	$ 236,827.00	$ 30,000.00	$ -	$ 266,827.00	100%	$ -	$ 13,341.35
12	Change Orders	$ 80,857.49	$ 69,117.00	$ 11,740.49	$ -	$ 80,857.49	100%	$ -	$ 4,042.87
13	Pavers Deduct	$ (191,170.92)	$ (191,170.92)	$ -	$ -	$ (191,170.92)	100%	$ -	$ (9,558.55)
14	ODP correction	$ 29,682.76	$ 29,682.76	$ -	$ -	$ 29,682.76	100%	$ -	$ 1,484.14
		$ 764,727.33	$ 722,986.84	$ 41,740.49	$ -	$ 764,727.33	100%	$ -	$ 38,236.37

PENDING/OUTSTANDING CHANGE ORDERS (not yet approved):

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

Subcontractor:	Superior Fence & Rail						
Project Name:	EverRange Amenity						
Payment Request No:		2		**Subcontract No:**	SC-7527		
Period:	5/1	, 2026	TO	5/31	, 2026		

Hardscapes

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$	127,150.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$	- (2)		
3. Adjusted Contract Amount (1 +/- 2)			$	127,150.00 (3)
4. Work Completed Previous Application	$	97,975.00 (4)		
5. **Work Completed This Application**	**$**	**29,175.00** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$	127,150.00 (6)
7. Total Prior Retainage	$	4,898.75 (7)		
8. Amount retained w/This Application	$	1,458.75 (8)		
9. Total Retainage to Date (7 + 8)			$	6,357.50 (9)
10. Work Completed, Minus Retainage (6 - 9)			$	120,792.50 (10)
11. Less Previous Payments Received	$	93,076.25 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$**	**27,716.25** (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 5/19/26 , 2026

Superior Fence & Rail
Company Name

Signature

Randy Walters Commercial Manager
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 19th date of May, 2026 by Randy Walters (name) as Commercial Manager (title) for Superior Fence & Rail (company name)

☑ Personally Known

☐ Produced ID

Notary

My Commission Expires: 8/14/2027

Notary Seal: FLORIDA NOTARY ASSOCIATION SINCE 1978

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

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

CONTINUATION SHEET

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Superior Fence & Rail
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 2
APPLICATION DATE: 05.20.26
PERIOD FROM: 05.01.26
TO: 05.31.26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Pool/Splash Park Fence/Gate	$ 48,000.00	$ 48,000.00	$ -		$ 48,000.00	100%	$ -	$ 2,400.00
2	Pool Svc Gate	$ 3,250.00	$ 3,250.00	$ -		$ 3,250.00	100%	$ -	$ 162.50
3	Dog Park Fence - Alum	$ 6,500.00		$ 6,500.00		$ 6,500.00	100%	$ -	$ 325.00
4	Dog Park Fence - Chain Link	$ 22,350.00	$ 5,700.00	$ 16,650.00		$ 22,350.00	100%	$ -	$ 1,117.50
5	Playground Fence - Alum	$ 10,500.00	$ 10,500.00	$ -		$ 10,500.00	100%	$ -	$ 525.00
6	Dec. Wood Fence W/ lamp	$ 24,250.00	$ 18,225.00	$ 6,025.00		$ 24,250.00	100%	$ -	$ 1,212.50
7	Dumpster Enclosure Double Swing Louver Gate	$ 9,400.00	$ 9,400.00	$ -		$ 9,400.00	100%	$ -	$ 470.00
8	Pickleball Alum Gate	$ 2,900.00	$ 2,900.00	$ -		$ 2,900.00	100%	$ -	$ 145.00
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 127,150.00	$ 97,975.00	$ 29,175.00	$ -	$ 127,150.00		$ -	$ 6,357.50

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
		$ -	

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Carlton Construction Inc.
Project Name: EverRange Amenity - Site Furnishings
Payment Request No: 1 **Subcontract No:** SC-Int
Period: 5/1 2026 TO 5/31 2026

Site Furnishings $7,240.30
~~Site Concrete~~ Hardscapes - $2,686.99

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 14,957.68	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ -	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 14,957.68	(3)
4. Work Completed Previous Application	$ -	(4)		
5. **Work Completed This Application**	**$ 11,099.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 11,099.00	(6)
7. Total Prior Retainage	$ -	(7)		
8. Amount retained w/This Application	$ -	(8)		
9. Total Retainage to Date (7 + 8)			$ -	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 11,099.00	(10)
11. Less Previous Payments Received	$ -	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 11,099.00**	(12)

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

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

Dated on ______________ 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

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Carlton Construction Inc.
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER:	1
APPLICATION DATE:	05/25/26
PERIOD FROM:	05/01/26
TO:	05/31/26
RETAINAGE %:	0%

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	Site Furnishings	$ 10,714.68	$ -	$ 8,412.01		$ 8,412.01	79%	$ 2,302.67	$ -
2	Site Concrete (Hardscapes)	$ 4,243.00	$ -	$ 2,686.99		$ 2,686.99	63%	$ 1,556.01	$ -
3						$ -	#DIV/0!	$ -	$ -
4						$ -	#DIV/0!	$ -	$ -
5						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
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						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 14,957.68	$ -	$ 11,099.00	$ -	$ 11,099.00		$ 3,858.68	$ -

CHANGE ORDERS :

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

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Carlton Construction Inc.
Project Name: EverRange Amenity
Payment Request No: 2 **Subcontract No:** SC-Int
Period: 5/1 2026 TO 5/31 2026

STATEMENT OF CONTRACT AMOUNT:

Hardscapes -

1. Original Contract Amount	$ 2,960.00	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ -	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 2,960.00	(3)
4. Work Completed Previous Application	$ 2,522.00	(4)		
5. **Work Completed This Application**	**$ 438.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 2,960.00	(6)
7. Total Prior Retainage	$ -	(7)		
8. Amount retained w/This Application	$ -	(8)		
9. Total Retainage to Date (7 + 8)			$ -	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 2,960.00	(10)
11. Less Previous Payments Received	$ 2,522.00	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 438.00**	(12)

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

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

Dated on ____________ 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

CARLTON
CONSTRUCTION

CONTINUATION SHEET

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Carlton Construction Inc.
JOB NAME: EverRange Amenity

APPLICATION NUMBER:	**2**
APPLICATION DATE:	**05/25/26**
PERIOD FROM:	**05/01/26**
TO:	**05/31/26**
RETAINAGE %:	**0%**

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	Monument Sign	$ 2,960.00	$ 2,522.00	$ 438.00		$ 2,960.00	100%	$ -	$ -
2						$ -	#DIV/0!	$ -	$ -
3						$ -	#DIV/0!	$ -	$ -
4						$ -	#DIV/0!	$ -	$ -
5						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 2,960.00	$ 2,522.00	$ 438.00	$ -	$ 2,960.00		$ -	$ -

CHANGE ORDERS :

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

Hardscapes

How doers get more done.

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

1324 00003 40802 04/10/26 09:44 AM
SALE CASHIER SIMON

099167232195 3/4 2X4PVC <A> 64.98
3/4X24-4FT VERANDA REV PVC SHEET
887480271119 WOOD SCREW <A>
WOOD SCRW ZINC PHL RND #10 X 1-1/2
2@1.57 3.14
070798005822 PW GO 6 <A> 9.98
PLASTIC WOOD LTX WOODFILL 6OZ GLDNOK

SUBTOTAL	78.10
TAX + PIF	5.49
TOTAL	$83.59

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 83.59
AUTH CODE 010712/6033921 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
ANTIENOWICZ TRAVIS
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 04/09: $12,409.06

1324 04/10/26 09:44 AM

1324 03 40802 04/10/2026 2569

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

Hardscapes - 2,562.60

Welcome Ctr & Lakeside - 4,853.03

FF&E - 1,437.50

CARLTON
CONSTRUCTION

License: CGC 1508883

T&M Invoice

Invoice#: 15658

Invoice Date: 05/31/2026

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				
2850.000 Bollards				
215068	2022 Chevy Duramax Med. Duty 6	05/08/2026	@	58.08
215070	2016 Ford F-350	05/04/2026	@	57.32
215074	2016 Ford F-350	05/05/2026	@	42.99
215076	2016 Ford F-350	05/06/2026	@	28.66
215101	Timothy L Guess	05/08/2026	3.00 hrs @ 90.00	270.00
215321	Nathaniel D Helmuth	05/04/2026	4.00 hrs @ 50.00	200.00
215325	Nathaniel D Helmuth	05/05/2026	3.00 hrs @ 50.00	150.00
215327	Nathaniel D Helmuth	05/06/2026	2.00 hrs @ 50.00	100.00
215411	Travis W Antienowicz	05/04/2026	2.00 hrs @ 50.00	100.00
215444	Chloe L Gates	05/04/2026	2.00 hrs @ 50.00	100.00
215445	Chloe L Gates	05/04/2026	0.25 hrs @ 75.00	18.75
215481	John C Walls	05/05/2026	3.00 hrs @	
215483	John C Walls	05/06/2026	3.00 hrs @	
215651	2022 Chevy Duramax Med. Duty 6	05/11/2026	@	58.08
215660	2022 Chevy Duramax Med. Duty 6	05/15/2026	@	38.72
215690	Timothy L Guess	05/11/2026	3.00 hrs @ 90.00	270.00
215696	Timothy L Guess	05/14/2026	1.00 hrs @ 90.00	90.00
215699	Timothy L Guess	05/15/2026	2.00 hrs @ 90.00	180.00
216053	Travis W Antienowicz	05/14/2026	5.00 hrs @ 50.00	250.00
216055	Travis W Antienowicz	05/15/2026	7.50 hrs @ 50.00	375.00
216091	Chloe L Gates	05/15/2026	2.00 hrs @ 50.00	100.00
216092	Chloe L Gates	05/15/2026	1.00 hrs @ 75.00	75.00
			Cost Code Subtotal:	**2,562.60**

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

Time & Materials Invoice

Continued...

Invoice#: 15658

Date: 05/31/2026

Record#	Trans#	Date	Description	Cost Amount
6100.000 Rough Framing				
216108	Cabe Siebenaler	05/14/2026	8.00 hrs @ 50.00	400.00
216109	Cabe Siebenaler	05/15/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**800.00**
6100.111 Rough Framing - SP Labor Foreman				
215658	2022 Chevy Duramax Med. Duty 6	05/14/2026	@	38.72
215661	2022 Chevy Duramax Med. Duty 6	05/15/2026	@	38.72
215697	Timothy L Guess	05/14/2026	2.00 hrs @ 90.00	180.00
215700	Timothy L Guess	05/15/2026	2.00 hrs @ 90.00	180.00
			Cost Code Subtotal:	**437.44**
6100.112 Rough Framing - SP Labor FC				
216089	Chloe L Gates	05/14/2026	8.00 hrs @ 50.00	400.00
216090	Chloe L Gates	05/15/2026	6.00 hrs @ 50.00	300.00
			Cost Code Subtotal:	**700.00**
6160.000 Hardie Lap Siding				
216082	Chloe L Gates	05/11/2026	8.00 hrs @ 50.00	400.00
216083	Chloe L Gates	05/12/2026	8.00 hrs @ 50.00	400.00
216084	Chloe L Gates	05/13/2026	1.50 hrs @ 50.00	75.00
216105	Cabe Siebenaler	05/11/2026	8.00 hrs @ 50.00	400.00
216106	Cabe Siebenaler	05/12/2026	8.00 hrs @ 50.00	400.00
216107	Cabe Siebenaler	05/13/2026	8.00 hrs @ 50.00	400.00
216664	Cabe Siebenaler	05/18/2026	8.00 hrs @ 50.00	400.00
216665	Cabe Siebenaler	05/19/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**2,915.59**
12000.000 FURNISHINGS				
216101	Joseph Forte	05/13/2026	8.00 hrs @ 50.00	400.00
216102	Joseph Forte	05/14/2026	8.00 hrs @ 50.00	400.00
216103	Joseph Forte	05/15/2026	8.00 hrs @ 50.00	400.00
216104	Joseph Forte	05/15/2026	0.50 hrs @ 75.00	37.50
216659	Joseph Forte	05/18/2026	4.00 hrs @ 50.00	200.00
			Cost Code Subtotal:	**1,437.50**

Costs related to storage room closet canopy framing

Welcome Ctr & Lakeside

How doers get more done.

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

1324 00051 43177 05/11/26 11:38 AM
SALE SELF CHECKOUT

028756956877 SILCONE <A>
GE ALL PURP SIL CLEAR 10.1 OZ
4@9.48 37.92

SUBTOTAL	37.92
TAX + PIF	2.67
TOTAL	$40.59

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 40.59
AUTH CODE 011454/5511971 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
GATES CHLOE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 05/10: $16,921.42

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 05/11/26 11:38 AM

1324 51 43177 05/11/2026 2398

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	05/11/2027

Hardscapes

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

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

INVOICE

Account Number	CARLTON-065
Invoice Number	1465958-065
Invoice Date	05/12/2026
Due Date	06/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7473115
Order Date	05/11/2026

BILL TO:

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

AMOUNT DUE: **$20.04**

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
Brent S	Cody Taylor	Scot Burney	

Quantity	U/M	Description	Price U/M	Price	Amount
1.00	ea	30347 - 5/4" X 4" X 12' HARDIE TRIM SMOOTH	ea	18.64	18.64

MERCHANDISE	18.64
OTHER	
FREIGHT	0.00
TAX	1.40
TOTAL	20.04

Hardscapes

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

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

INVOICE

Account Number	CARLTON-065
Invoice Number	1467461-065
Invoice Date	05/18/2026
Due Date	06/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7478570
Order Date	05/14/2026

BILL TO:

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

AMOUNT DUE: $126.74

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
BRENT	Cody Taylor	Lisa Meeker	

Quantity	U/M	Description	Price U/M	Price	Amount
		- ***** SPECIAL ORDER - NON-RETURNABLE *****			
1.00	ea	zz_9991_775358 - 5/4 X 6 -16 BORAL TRU-EXTERIOR SPECIAL ORDER - NON-RETURNABLE	ea	108.95	108.95
1.00	ea	2948 - 4/4 X 3" X 10' NICHIHA TRIM SMOOTH BATTEN	ea	8.95	8.95

MERCHANDISE	117.90
OTHER	
FREIGHT	0.00
TAX	8.84
TOTAL	126.74

Hardscapes - $7,110   Welcome Ctr & Lakeside Pav - $31,520

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: S. David & Co., Inc.
Project Name: EverRange Amenity
Payment Request No: 5   **Subcontract No:** SC-7519
Period: 5/1 2026 TO 5/31 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 89,425.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 3,560.00 (2)	
3. Adjusted Contract Amount (1 +/- 2)		$ 92,985.00 (3)
4. Work Completed Previous Application	$ 54,355.00 (4)	
5. **Work Completed This Application**	**$ 38,630.00** (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 92,985.00 (6)
7. Total Prior Retainage	$ 2,717.75 (7)	
8. Amount retained w/This Application	$ 1,931.50 (8)	
9. Total Retainage to Date (7 + 8)		$ 4,649.25 (9)
10. Work Completed, Minus Retainage (6 - 9)		$ 88,335.75 (10)
11. Less Previous Payments Received	$ 51,637.25 (11)	
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 36,698.50** (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 19-May 2026

S. David & Co., Inc.
Company Name

[signature]
Signature

David L. Spencer, President
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 19th date of May, 20 26 by David L. Spencer (name) as President (title) for S. David & Co., LLC (company name)

X Personally Known

☐ Produced ID ______

Notary [signature]

Notary Seal:

Notary Public State of Florida
Vanessa Welch
My Commission HH 497515
Expires 4/19/2028

My Commission Expires: 4/19/2028

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

Name	Address	Amt Remaining Unpaid
Sherwin Williams	8030 Philips Hwy Ste 6A, Jacksonville, FL 32256	$ -

CARLTON
CONSTRUCTION

CONTINUATION SHEET

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: S. David & Co., LLC
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 5
APPLICATION DATE: 05/19/26
PERIOD FROM: 05/01/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (C*Retainage %)
A	B	C	D	E	F	G	H	I	J
	WELCOME CENTER								
1	Interior Walls	$ 14,805.00	$ 7,400.00	$ 7,405.00		$ 14,805.00	100%	$ -	$ 740.25
2	Interior Ceilings	$ 8,970.00	$ 4,480.00	$ 4,490.00		$ 8,970.00	100%	$ -	$ 448.50
3	Wood Trim	$ 5,800.00	$ -	$ 5,800.00		$ 5,800.00	100%	$ -	$ 290.00
4	Doors & Frames	$ 2,970.00	$ -	$ 2,970.00		$ 2,970.00	100%	$ -	$ 148.50
5	Concrete Sealed	$ 675.00	$ -	$ 675.00		$ 675.00	100%	$ -	$ 33.75
6	Exterior	$ 6,100.00	$ 2,500.00	$ 3,600.00		$ 6,100.00	100%	$ -	$ 305.00
7	VWC-1	$ 5,500.00	$ -	$ 5,500.00		$ 5,500.00	100%	$ -	$ 275.00
	LAKESIDE PAVILION								
8	Interior Walls	$ 4,530.00	$ 3,150.00	$ 1,380.00		$ 4,530.00	100%	$ -	$ 226.50
9	Interior Ceilings	$ 12,250.00	$ 12,250.00	$ -		$ 12,250.00	100%	$ -	$ 612.50
10	Wood Trim	$ 6,250.00	$ 5,400.00	$ 850.00		$ 6,250.00	100%	$ -	$ 312.50
11	Doors & Frames	$ 610.00	$ 500.00	$ 110.00		$ 610.00	100%	$ -	$ 30.50
12	Exterior	$ 3,275.00	$ 1,860.00	$ 1,415.00		$ 3,275.00	100%	$ -	$ 163.75
13	Exposed Steel	$ 14,140.00	$ 14,140.00	$ -		$ 14,140.00	100%	$ -	$ 707.00
	HARDSCAPES								
14	Pool Equipment Walls	$ 2,675.00	$ 2,675.00	$ -		$ 2,675.00	100%	$ -	$ 133.75
15	Dumpster Walls	$ 875.00	$ -	$ 875.00		$ 875.00	100%	$ -	$ 43.75
			$ -			$ -	#DIV/0!	$ -	$ -
16	CO #1 - Stain Wood Fence & Pool Gate	$ 3,560.00	$ -	$ 3,560.00		$ 3,560.00	100%	$ -	$ 178.00
	TOTAL WORK	$ 92,985.00	$ 54,355.00	$ 38,630.00	$ -	$ 92,985.00	100%	$ -	$ 4,649.25

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Stain Wood Fence & Pool Gate	$ 3,560.00	Y

Pool & Splash Pad

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Crown Pools Inc.
Project Name: EverRange Amenity
Payment Request No: 11 Subcontract No: SC-7502
Period: 4/21 , 2026 TO 5/31 2026

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	$	1,180,727.49	(4)			
5. **Work Completed This Application**	$	**118,704.50**	(5)			
6. Value of Work Completed to Date (per attached Schedule of Values)				$	1,299,431.99	(6)
7. Total Prior Retainage	$	59,036.37	(7)			
8. Amount retained w/This Application	$	5,935.23	(8)			
9. Total Retainage to Date (7 + 8)				$	64,971.60	(9)
10. Work Completed, Minus Retainage (6 - 9)				$	1,234,460.39	(10)
11. Less Previous Payments Received	$	1,121,691.12	(11)			
12. **AMOUNT OF THIS REQUEST (10 - 11)**				$	**112,769.28**	(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-May 2026

Crown Pools Inc.
Company Name

Signature

BRAD CORREIA PRES
Printed Name and Title

State of FLORIDA County of DUVAL

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

☑ Personally Known

☐ Produced ID

Notary Seal:

TERI ANN HOWARD
MY COMMISSION # HH 383639
EXPIRES: August 5, 2027

Notary TERI HOWARD

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

CARLTON

SCHEDULE OF VALUES

CONTINUATION SHEET

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

APPLICATION NUMBER:	11
APPLICATION DATE:	05/20/26
PERIOD FROM:	04/21/26
TO:	05/31/26
RETAINAGE %:	5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
	Swimming Pool								
1	MOB/ PERMIT / MATERIAL / DIG	$ 121,179.50	$ 121,179.50			$ 121,179.50	100%	$ -	$ 6,058.98
2	SHELL	$ 545,307.75	$ 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		$ 118,704.50		$ 118,704.50	98%	$ 2,475.00	$ 5,935.23
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
	Interactive Water Feature (Splash Pad)								
1	MOB / PERMIT / MATERIAL / DIG	$ 46,236.90	$ 46,236.90			$ 46,236.90	100%	$ -	$ 2,311.85
2	SHELL	$ 161,829.15	$ 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	$ 161,829.15			$ 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- AQUAWORX 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	$ 1,180,727.49	$ 118,704.50	$ -	$ 1,299,431.99		$ 2,475.00	$ 64,971.60

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORX 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)	

Pool & Splash Pad - $ 546.25   Welcome Ctr & Lakeside
$17,919.75

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Security Engineering and Designs, Inc.
Project Name: EverRange Amenity
Payment Request No: 0   **Subcontract No:** SC-7512
Period: 5/1, 2026 TO 5/31, 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)			$	73,863.25	(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)			$	71,086.35	(10)
11. Less Previous Payments Received	$	35,085.40 (11)			
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$**	**36,000.95**	(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 19-May, 2026

Security Engineering and Designs, Inc.
Company Name

[signature]
Signature

Henry Ancel V.P
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this ______ date of ______________, 20___
by Henry Ancel (name) as V.P (title) for
SED (company name)

☑ Personally Known

☐ Produced ID ______________

Notary [signature]

Notary Seal:
Notary Public State of Florida
John H. Turnmire
My Commission HH 751837
Expires 3/30/2030

My Commission Expires: 3/30/2030

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Security Engineering & Designs Inc.

JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER

APPLICATION DATE: 05/01/26

TO: 05/31/26

RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Access Ctrl & Surveillance	$ 39,509.00	$ 29,631.00	$ 9,877.25		$ 39,508.25	100%	$ 0.75	$ 1,975.41
2	Structured Cabling System	$ 4,265.00	$ 3,198.75	$ 1,066.25		$ 4,265.00	100%	$ -	$ 213.25
3	Pool Gates Access Ctrl	$ 1,200.00	$ 900.00	$ 300.00		$ 1,200.00	100%	$ -	$ 60.00
4	CO #01	$ 28,890.00	$ 21,667.50	$ 7,222.50		$ 28,890.00	100%	$ -	$ 1,444.50
5			-			$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 73,864.00	$ 55,397.25	$ 18,466.00	$ -	$ 73,863.25		$ 0.75	$ 3,693.16

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Changes to Equipment	$ 28,890.00	Y

Shade Structures - 1,818

Invoice

 # INV-2058

Balance Due
$13,327.15

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

Bill To
Carlton Construction, Inc.
4615 US-17 #1
Fleming Island
32003 FL

Invoice Date : May 15, 2026
Terms : Due on Receipt

Subject :
Remaining balance due for: The Grove at EverRange Shades - Installation Services

#	Item & Description	Qty	Rate	Amount
	The Grove at EverRange Shades Install - Final Balance			
1	Remaining balance due for INV-2053-Phase1 - Shades: Phase 1 Installation Services	1.00	1,720.97	1,720.97
2	Remaining balance due for INV-2053-Phase2 - Shades: Phase 2 Installation Services	1.00	3,900.87	3,900.87
3	Remaining balance due for INV-2053-Phase3 - Shades: Phase 3 Installation Services	1.00	5,851.31	5,851.31
4	Remaining balance due for INV-2055 - Shade Installation Change Order to RFQ-4179-2-INSTL	1.00	36.00	36.00
5	Replacement Shade Fabric	1.00	1,818.00	1,818.00
			Sub Total	13,327.15
			Total	**$13,327.15**

Balance Due	**$13,327.15**

Notes

Final billing for remaining balances due on shade installation services, including approved change order and replacement shade fabric.

Terms & Conditions

Payment Instructions:

For fastest processing, please send payment via wire transfer using the banking details provided below. Wire payments allow for immediate fund availability, enabling PRIME Recreational Solutions to promptly place your order.

Bank Name: JPMorgan Chase
City/State: Tampa, FL
Bank Telephone Number: 713-262-0387
Account Name: PRIME Recreational Solutions, LLC
Routing Number: 267084131
Account Number: 869373065
Account Type: Business Checking

If paying by check, please make payable to PRIME Recreational Solutions, LLC and mail to:
1075 Oakleaf Plantation Pkwy, STE 304 #397, Orange Park, FL 32065.

Please note that check payments may require 10–14 business days to clear, which can delay the placement of your order.

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Pickleball Courts

Subcontractor: The Nidy Sports Construction Company

Project Name: EverRange Amenity

Payment Request No: 6 **Subcontract No:** SC-7509

Period: 5/1 TO 5/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 274,400.00 (1)			
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (46,980.43) (2)			
3. Adjusted Contract Amount (1 +/- 2)			$ 227,419.57 (3)	
4. Work Completed Previous Application	$ 198,083.30 (4)			
5. **Work Completed This Application**	**$ 13,975.00** (5)			
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 212,058.30 (6)	
7. Total Prior Retainage	$ 9,904.17 (7)			
8. Amount retained w/This Application	$ 698.75 (8)			
9. Total Retainage to Date (7 + 8)			$ 10,602.92 (9)	
10. Work Completed, Minus Retainage (6 - 9)			$ 201,455.39 (10)	
11. Less Previous Payments Received	$ 188,179.14 (11)			
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 13,276.25** (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 5/19, 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 19 date of May, 2026 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Company (company name)

☑ Personally Known

☐ Produced ID

Notary Seal:

Notary Casandra Pryor

My Commission Expires: 3/17/28

CASANDRA L. PRYOR
MY COMMISSION # HH 497332

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: The Nidy Sports Construction Company
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 6
APPLICATION DATE: 05/20/26
PERIOD FROM: 05/01/26
TO: 05/30/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	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	$ 7,175.00		$ 28,700.00	100%	$ -	$ 1,435.00
7	Install Fencing	$ 66,000.00	$ 66,000.00			$ 66,000.00	100%	$ -	$ 3,300.00
8	Install Windscreen	$ 6,800.00		$ 6,800.00		$ 6,800.00	100%	$ -	$ 340.00
9	Acoustiblock	$ 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	$ 198,083.30	$ 13,975.00	$ -	$ 212,058.30		$ 15,361.27	$ 10,602.92

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 Acoutiblok	$ (25,038.73)	Y
4	Fence Mod	$ 14,000.00	Y

Welcome Ctr & Lakeside Par

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

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

INVOICE

Account Number	CARLTON-065
Invoice Number	1467068-065
Invoice Date	05/15/2026
Due Date	06/10/2026
Branch	Jacksonville
Job	MISC
Order Number	7478935
Order Date	05/14/2026

BILL TO:

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

AMOUNT DUE: **$32.21**

SHIP TO:
Carlton Construction, Inc.
14945 Philips Hwy
Jacksonville, FL 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
SYP	Cody Taylor	Ben Gyuris	

Quantity	U/M	Description	Price U/M	Price	Amount
2.00	ea	903 - 2X10X12' 2 SYP	ea	14.98	29.96

MERCHANDISE	29.96
OTHER	
FREIGHT	0.00
TAX	2.25
TOTAL	32.21

Welcome Ctr & Lakeside Pav

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

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

INVOICE

Account Number	CARLTON-065
Invoice Number	1465246-065
Invoice Date	05/08/2026
Due Date	06/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7469635
Order Date	05/07/2026

BILL TO:

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

AMOUNT DUE: $884.60

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
BRENT	Cody Taylor	Scot Burney	

Quantity	U/M	Description	Price U/M	Price	Amount
4.00	ea	902 - 2X10X10' 2 SYP	ea	11.65	46.60
2.00	ea	904 - 2X10X14' 2 SYP	ea	19.21	38.42
50.00	ea	1047 - H10A-Z Z-MAX HURRICANE TIE	ea	8.36	418.00
1.00	ea	1867 - 1-1/2" 9 ga N10 JOIST HANGER NAIL 1 BOX	ea	5.95	5.95
8.00	ea	30338 - 4/4" X 8" X 12' HARDIE TRIM SMOOTH	ea	29.92	239.36
4.00	ea	30347 - 5/4" X 4" X 12' HARDIE TRIM SMOOTH	ea	18.64	74.56

MERCHANDISE	822.89
OTHER	
FREIGHT	0.00
TAX	61.71
TOTAL	884.60

Welcome Ctr & Lakeside 157.12

WFP
888-475-3176
166 Industrial Loop S
Orange Park, FL 32073

Date	Invoice #
5/14/2026	25445

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: **5/20/2026**

REP	S.O. No.	P.O. No.	Terms
	25445		NET 30

QTY	Description	Rate	Amount
	MATERIAL DELIVERED TO SITE		
16	LF 6X6 PINE #1 PT S4S 1/16'	7.10	113.60T
1	DELIVERY CHARGE	35.00	35.00

Subtotal	$148.60
Sales Tax (7.5%)	$8.52
Total	$157.12
Balance Due	**$157.12**

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

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Thorne Metal Systems, Inc.
Project Name: EverRange Amenity
Payment Request No: 4 **Subcontract No:** SC-7510
Period: 5/1, 2026 TO 5/31, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$	220,047.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$	(59,131.30) (2)		
3. Adjusted Contract Amount (1 +/- 2)			$	160,915.70 (3)
4. Work Completed Previous Application	$	156,398.70 (4)		
5. **Work Completed This Application**	**$**	**3,448.00** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$	159,846.70 (6)
7. Total Prior Retainage	$	7,798.10 (7)		
8. Amount retained w/This Application	$	172.40 (8)		
9. Total Retainage to Date (7 + 8)			$	7,970.50 (9)
10. Work Completed, Minus Retainage (6 - 9)			$	151,876.20 (10)
11. Less Previous Payments Received	$	148,578.77 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$**	**3,297.44** (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 19-May, 2026

Thorne Metal Systems, Inc.
Company Name

[signature]
Signature

Cody Thorne - Treasurer
Printed Name and Title

State of ______ County of ______

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

☐ Personally Known

☐ Produced ID ______

Notary Seal:

Notary ______

My Commission Expires: ______

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

Name	Address	Amt Remaining Unpaid
None		

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Thorne Metal Systems Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 4
APPLICATION DATE: 05/19/26
PERIOD FROM: 05/01/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Welcome Center Metal Roof Labor	$ 31,604.00	$ 31,604.00	$ -		$ 31,604.00	100%	$ -	$ 1,580.20
2	Welcome Center Metal Roof Mat'l	$ 58,693.00	$ 58,693.00	$ -	$ -	$ 58,693.00	100%	$ -	$ 2,934.65
3	Welcome Center Dry In Labor	$ 4,031.00	$ 4,031.00	$ -		$ 4,031.00	100%	$ -	$ 201.55
4	Welcome Center Dry In Mat'l	$ 7,643.00	$ 7,643.00	$ -	$ -	$ 7,643.00	100%	$ -	$ 382.15
5	WC Gutter & Downspout Mat'l	$ 2,128.00	$ 2,128.00	$ -		$ 2,128.00	100%	$ -	$ 106.40
6	WC Gutter & Downspout Labor	$ 4,749.00	$ 2,360.00	$ 2,389.00		$ 4,749.00	100%	$ -	$ 237.45
7	Lakeside Pavilion Metal Roof- Labor	$ 26,755.00	$ 26,755.00	$ -		$ 26,755.00	100%	$ -	$ 1,337.75
8	Lakeside Pavilion Metal Roof- Mat'l	$ 49,687.00	$ 49,687.00	$ -	$ -	$ 49,687.00	100%	$ -	$ 2,484.35
9	Lakeside Pavilion Dry-In- Labor	$ 11,152.00	$ 11,152.00	$ -		$ 11,152.00	100%	$ -	$ 557.60
10	Lakeside Pavilion Dry-in Mat'l	$ 16,728.00	$ 16,728.00	$ -		$ 16,728.00	100%	$ -	$ 836.40
11	LP Gutter & Downspout Labor	$ 2,128.00		1059		$ 1,059.00	50%	$ 1,069.00	$ 52.95
12	LP Gutter & Downspout Mat'l	$ 4,749.00	$ 4,749.00	$ -		$ 4,749.00	100%	$ -	$ 237.45
						$ -	#DIV/0!	$ -	$ -
13	CO # ABC ODP	$ (41,909.66)	$ (41,909.66)		$ -	$ (41,909.66)	100%	$ -	$ (2,095.48)
14	CO # CRS ODP	$ (17,658.36)	$ (17,221.64)	$ (436.72)	$ -	$ (17,658.36)	100%	$ -	$ (882.92)
15	CO # ABC OPD Return	$ 436.72		$ 436.72	$ -	$ 436.72	100%	$ -	$ 21.84
	TOTAL WORK	$ 160,915.70	$ 156,398.70	$ 3,448.00	$ -	$ 159,846.70		$ 1,069.00	$ 7,970.50

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	ABC ODP	$ (41,909.66)	Y
2	CRS ODP	$ (17,658.36)	Y
3	ABC ODP Return	$ 436.72	Y

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Ace Door & Window Co.
Project Name: EverRange Amenity
Payment Request No: 5 **Subcontract No:** SC-7520
Period: 5/1 , 2026 TO 5/31 , 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 166,088.00	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (6,417.86)	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 159,670.14	(3)
4. Work Completed Previous Application	$ 154,041.14	(4)		
5. **Work Completed This Application**	**$ 5,000.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 159,041.14	(6)
7. Total Prior Retainage	$ 7,702.06	(7)		
8. Amount retained w/This Application	$ 250.00	(8)		
9. Total Retainage to Date (7 + 8)			$ 7,952.06	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 151,089.08	(10)
11. Less Previous Payments Received	$ 146,339.08	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 4,750.00**	(12)

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

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

Dated on May 20 , 2026

Ace Door & Window Co.
Company Name

Gordon Hale
Signature

Gordon Hale COO
Printed Name and Title

State of FL County of Duval

The foregoing instrument was acknowledged before me this 20 date of May , 2026 by Gordon Hale (name) as COO (title) for Ace Door & Window (company name)

☒ Personally Known

☐ Produced ID ______

Notary Sonya J Welsh

My Commission Expires: 11/13/27

Notary Seal:

SONYA J. WELSH
Notary Public
State of Florida
Comm# HH463807
Expires 11/13/2027

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Ace Door & Wibndow Co..
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 5
APPLICATION DATE: 05/20/26
PERIOD FROM: 07/31/25
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCUEDULED 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	Storefront	$ 108,245.00	$ 108,245.00			$ 108,245.00	100%	$ -	$ 5,412.25
2	Doors & hardware	$ 57,843.00	$ 57,843.00			$ 57,843.00	100%	$ -	$ 2,892.15
3	CO #01 ODP Aldora Glass	$ (12,046.86)	$ (12,046.86)	$ -		$ (12,046.86)	100%	$ -	$ (602.34)
4	CO#02- Additional Hardware	$ 5,629.00		$ 5,000.00		$ 5,000.00	89%	$ 629.00	$ 250.00
5						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 159,670.14	$ 154,041.14	$ 5,000.00	$ -	$ 159,041.14		$ 629.00	$ 7,952.06

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	ODP to Aldora	$ (12,046.86)	y
2	Additional Hardwrae	$ 5,629.00	

Welcome Ctr &
Lakeside Pav

How doers
get more done.

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

1324 00052 09333 05/04/26 07:40 AM
SALE CASHIER HILLARY

098168421348 4X4-8 #2PT <A>	
4X4-8FT #2 PT GC	
3@9.98	29.94
0000-787-792 1/2 OSB <A>	
1/2 4X8 OSB	
5@14.98	74.90
SUBTOTAL	104.84
TAX + PIF	7.37
TOTAL	$112.21

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 112.21
AUTH CODE 004636/2523755 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 05/03: $15,827.83

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 05/04/26 07:40 AM

1324 52 09333 05/04/2026 5918

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	05/04/2027

How doers get more done.

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

1324 00062 91231 05/11/26 09:01 AM
SALE SELF CHECKOUT

039645864005 CONCRKSLGYQT <A> 13.97
1QT GRAY CONCRETE CRACK SEAL
037064096298 DLXWNDWSCRPR <A> 4.98
ANVIL SFTY GLSS SCRPR W/5 BLADES
857755005534 DOORMAT <A>
RUBBER PIN BLACK DOOR MAT 18X30
6@19.98 119.88

SUBTOTAL	138.83
TAX + PIF	9.76
TOTAL	$148.59

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 148.59
AUTH CODE 011726/5624531 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 05/10: $16,573.72

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 05/11/26 09:01 AM

1324 62 91231 05/11/2026 0296

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	05/11/2027

Welcome Ctr &
Lakeside Pav

How doers get more done.

9520 REGENCY SQ. BLVD. NORTH
JACKSONVILLE, FL 32225 (904)727-7574

0272 00051 85749 05/18/26 06:20 PM
SALE SELF CHECKOUT

030772134450 CHRSFT12MRP <A>	21.78
CHARMIN STRONG 12 MEGA ROLL PLUS	
082269570142 HDX FLIP MOP <A>	12.97
HDX 22IN MICROFRIBER FLIP MOP	
853453003001 243232 <A>	63.95
RAM BOARD (RB 38-100)	
SUBTOTAL	98.70
SALES TAX	7.40
TOTAL	$106.10

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 106.10
AUTH CODE 018939/8513108 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 05/17: $19,360.99

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

0272 05/18/26 06:20 PM

0272 51 85749 05/18/2026 6063

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	05/18/2027

Welcome Ctr
&
Lakeside Pav - $68.09

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Peachtree Awnings, LLC
Project Name: EverRange Amenity
Payment Request No: 3 **Subcontract No:** SC-7503
Period: 5/1 , 2026 TO 5/31 , 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 412,200.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 2,000.00 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 414,200.00 (3)	
4. Work Completed Previous Application	$ 196,128.00 (4)		
5. **Work Completed This Application**	**$ 72,717.50** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 268,845.50 (6)	
7. Total Prior Retainage	$ 9,806.40 (7)		
8. Amount retained w/This Application	$ 3,635.88 (8)		
9. Total Retainage to Date (7 + 8)		$ 13,442.28 (9)	
10. Work Completed, Minus Retainage (6 - 9)		$ 255,403.22 (10)	
11. Less Previous Payments Received	$ 186,321.60 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 69,081.62** (12)	

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

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

Dated on 15-May , 2026

Peachtree Awnings, LLC
Company Name

[signature]
Signature

Barry Adams - Owner/President
Printed Name and Title

State of GA County of GWINNETT

The foregoing instrument was acknowledged before me this 15th day of May, 2026 by Barry Adams (name) as Owner/President (title) for Peachtree Awnings (company name)

X Personally Known
☐ Produced ID ____________

Notary [signature] Notary Seal:

My Commission Expires: ____________

SUMMER CHRISTOPHER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 09-02-2028

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Peachtree Awnings, LLC
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 3
APPLICATION DATE: 05/15/26
PERIOD FROM: 05/01/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Aluminum Louvers	$ 108,875.00		$ 27,218.75		$ 27,218.75	25%	$ 81,656.25	$ 1,360.94
2	Aluminum Canopies	$ 303,325.00	$ 194,128.00	$ 45,498.75		$ 239,626.75	79%	$ 63,698.25	$ 11,981.34
3	Mobilization (Flashing Install)	$ 2,000.00	$ 2,000.00			$ 2,000.00	100%	$ -	$ 100.00
4						$ -		$ -	$ -
5						$ -		$ -	$ -
						$ -		$ -	$ -
	TOTAL WORK	$ 414,200.00	$ 196,128.00	$ 72,717.50	$ -	$ 268,845.50		$ 145,354.50	$ 13,442.28

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Extra Mobilization	$ 2,000.00	Y

Welcome Ctr & Lakeside Pav - 3,150

PRO Glass Solutions

9506 Hood Rd Ste# 1 Jacksonville - FL - 32257
9049007675 | sales@proglassonline.com | www.proglassonline.com

RECIPIENT:

Carlton Construction
4615 U. S. Highway
Suite 1
Florida, FL 32003
Phone: (904) 284-8321 Office

SERVICE ADDRESS:

14945 Phillips Hwy
Jacksonville, Florida 32256

Invoice #14964

Issued	May 27, 2026
Due	Jun 11, 2026
PROJECT NAME:	SD# EverRange Amenity
Total	**$3,150.00**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mirror	FURNISHING AND INSTALLATION OF A MIRROR Mirror Installation with Plywood Base Installation of a 30" x 60" custom mirror featuring one curved/wavy edge, mounted over a plywood base fabricated smaller than the mirror to create a setback behind it. Mirror and plywood base to be provided by us, with matching curved edge profiles where applicable. Installation Visits: 1st - Cardboard template verification 2nd - Plywood base installation 3rd - Mirror installation Lighting supply and installation not included.	2	$1,575.00	$3,150.00

Total **$3,150.00**

Thank you for your business.

Pay Now

PS: If you or your customer purchased the DIAMOND-FUSION COATING, please go online at www.DFISOLUTIONS.COM/warranty for products and LIMITED LIFETIME WARRANTY REGISTRATION.

- All TAXES included;
- We offer ZELLE payments at joe@proglassonline.com;
- Make Checks to the order of PRO Glass Solutions;
- Mail the check to 9506 Hood Rd Ste# 1 Jacksonville - FL - 32257;
- Or call 904-900-7675 for more details
- If payment has been made, please disregard this notice.
- Make checks payable to: PRO GLASS SOLUTIONS and send to the address below.
- Please contact us with any questions regarding this invoice.

PRO Glass Solutions

9506 Hood Rd Ste# 1 Jacksonville - FL - 32257
9049007675 | sales@proglassonline.com | www.proglassonline.com

---

Carlton Construction
4615 U. S. Highway
Suite 1
Florida, FL 32003

For Services Rendered

Invoice #:	14964
Due date:	Jun 11, 2026
Amount due:	$3,150.00
Amount enclosed:	______________

Mail to:
PRO Glass Solutions
9506 Hood Rd Ste# 1 Jacksonville - FL - 32257

Welcome Ctr & Lakeside Pav

Order Summary

Save

Order placed May 20, 2026 Order # 114-5401175-3827410

Ship to
Morgan Briscoe
3529 HAVENWOOD RD
MIDDLEBURG, FL
32068-3331
United States

Payment method
American Express ending in 1771
View related transactions

Order Summary

Item(s) Subtotal:	$17.98
Shipping & Handling:	$0.00
Total before tax:	$17.98
Estimated tax to be collected:	$1.35
Grand Total:	**$19.33**

Arriving tomorrow

Access Panel for Drywall - 12 x 12 inch - Push to Open Latch - Wall Hole Cover - Access Door - Plumbing - Heavy Durable Plastic White
Sold by: **BOZZON**
Supplied by: Other
$17.98

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Pye-Baker Fire Safety, LLC
Project Name: EverRange Amenity
Payment Request No: 5 **Subcontract No:** SC-7508
Period: 5/1, 2026 TO 5/31, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 36,055.00	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ -	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 36,055.00	(3)
4. Work Completed Previous Application	$ 31,070.00	(4)		
5. **Work Completed This Application**	**$ 4,485.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 35,555.00	(6)
7. Total Prior Retainage	$ 1,553.50	(7)		
8. Amount retained w/This Application	$ 224.25	(8)		
9. Total Retainage to Date (7 + 8)			$ 1,777.75	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 33,777.25	(10)
11. Less Previous Payments Received	$ 29,516.50	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 4,260.75**	(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 May 19th, 2026

Pye-Baker Fire Safety, LLC
Company Name

Alton Holestin Jr
Signature

Alton Holestin Jr, Branch Manager
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 19th date of May, 2026 by Alton Holestin Jr (name) as Branch Manager (title) for Pye Barker Fire & Safety (company name)

X Personally Known

☐ Produced ID ______

Notary Kelly B. Hawkins

Notary Seal: NOTARY PUBLIC STATE OF FLORIDA
KELLY B. HAWKINS
Commission # HH 729004
Expires October 19, 2029

My Commission Expires: 10/19/2029

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

Name	Address	Amt Remaining Unpaid
None at this time		

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Pye-Barker Fire & Safety LLC
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 5
APPLICATION DATE: 05/19/26
PERIOD FROM: 05/01/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Submittals	$ 4,330.00	$ 4,330.00			$ 4,330.00	100%	$ -	$ 216.50
2	Material	$ 17,595.00	$ 15,836.00	$ 1,759.00		$ 17,595.00	100%	$ -	$ 879.75
3	Labor	$ 13,630.00	$ 10,904.00	$ 2,726.00		$ 13,630.00	100%	$ -	$ 681.50
4	Close uts	$ 500.00				$ -	0%	$ 500.00	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 36,055.00	$ 31,070.00	$ 4,485.00	$ -	$ 35,555.00		$ 500.00	$ 1,777.75

CHANGE ORDERS :

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

Welcome Ctr & Lakeside Pool

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Thigpen Heating & Cooling, Inc.
Project Name: EverRange Amenity
Payment Request No: 7 **Subcontract No:** SC-7531
Period: 5/1 2026 TO 5/31 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$	213,426.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$	(100,497.10) (2)		
3. Adjusted Contract Amount (1 +/- 2)			$	112,928.90 (3)
4. Work Completed Previous Application	$	106,233.90 (4)		
5. **Work Completed This Application**	$	**6,695.00** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$	106,233.90 (6)
7. Total Prior Retainage	$	5,311.70 (7)		
8. Amount retained w/This Application	$	334.75 (8)		
9. Total Retainage to Date (7 + 8)			$	6,334.30 (9)
10. Work Completed, Minus Retainage (6 - 9)			$	99,899.60 (10)
11. Less Previous Payments Received	$	106,233.90 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$**	**6,360.25** (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-May 2026

Thigpen Heating & Cooling, Inc.
Company Name

Wayne Thi
Signature

WAYNE THIGPEN, VP
Printed Name and Title

State of FL County of DUVAL

The foregoing instrument was acknowledged before me this 20 date of MAY, 2026 by WAYNE THIGPEN (name) as V.P. (title) for THIGPEN HEATING & COOLING (company name)

☒ Personally Known

☐ Produced ID ______

Notary Seal:

Notary Public State of Florida
Shannon Rose Laney
My Commission HH 593547
Expires 9/14/2028

Notary ______

My Commission Expires: ______

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Thigpen Heating & Cooling Inc

JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 7R
APPLICATION DATE: 05/20/26
PERIOD FROM: 05/01/26
TO: 05/31/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	MOBILIZATION	$ 6,500.00	$ 6,500.00			$ 6,500.00	100%	$ -	$ 325.00
2	PERMIT	$ 750.00	$ 750.00			$ 750.00	100%	$ -	$ 37.50
3	EQUIPMENT	$ 78,621.00	$ 78,621.00			$ 78,621.00	100%	$ -	$ 3,931.05
4	DUCTWORK	$ 9,307.00	$ 9,307.00			$ 9,307.00	100%	$ -	$ 465.35
5	MATERIALS	$ 35,632.00	$ 35,632.00	$ -		$ 35,632.00	100%	$ -	$ 1,781.60
	LABOR	$ 35,712.00	$ 35,712.00	$ -		$ 35,712.00	100%	$ -	$ 1,785.60
	AIR DIST	$ 23,114.00	$ 23,114.00			$ 23,114.00	100%	$ -	$ 1,155.70
	INSULATION	$ 11,095.00	$ 11,095.00			$ 11,095.00	100%	$ -	$ 554.75
	TEST AND BALANCE	$ 6,695.00	$ -	$ 6,695.00		$ 6,695.00	100%	$ -	$ 334.75
	SCISSOR LIFT	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	$ -	$ 300.00
CO1	TRANE ODP	$ (78,621.00)	$ (78,621.00)			$ (78,621.00)	100%	$ -	$ (3,931.05)
CO2	STAN WEAVER ODP	$ (23,114.10)	$ (23,114.10)			$ (23,114.10)	100%	$ -	$ (1,155.71)
CO3	ADDITIONAL GRILLES	$ 1,238.00	$ 1,238.00	$ -		$ 1,238.00	100%	$ -	$ 61.90
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 112,928.90	$ 106,233.90	$ 6,695.00	$ -	$ 112,928.90		$ -	$ 5,646.45

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	OWNER DIRECT PURCHASE	$ (78,621.00)	Y
2	STAN WEAVER ODP	$ (23,114.10)	Y
3	ADDITIONAL GRILLES	$ 1,238.00	Y

Welcome Ctr & Lakeshore - $20,000   Site & Hardscape Electrical - $20000

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: KAD Electric Co., Inc
Project Name: Everrange Amenity
Payment Request No: 10   **Subcontract No:** SC-7501
Period: ______, 2025 TO 5/31 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$	976,000.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$	(215,918.78) (2)		
3. Adjusted Contract Amount (1 +/- 2)			$	760,081.22 (3)
4. Work Completed Previous Application	$	694,796.22 (4)		
5. **Work Completed This Application**	**$**	**40,000.00** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$	734,796.22 (6)
7. Total Prior Retainage	$	69,479.62 (7)		
8. Amount retained w/This Application	$	4,000.00 (8)		
9. Total Retainage to Date (7 + 8)			$	73,479.62 (9)
10. Work Completed, Minus Retainage (6 - 9)			$	661,316.60 (10)
11. Less Previous Payments Received	$	625,316.60 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$**	**36,000.00** (12)

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

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

Dated on 20-May 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 20 date of May 20, 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

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Commerical Specialties, LLC
JOB NAME: Everrange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 10
APPLICATION DATE: 05/20/26
PERIOD FROM:
TO: 05/31/26
RETAINAGE %: 10%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
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	$ 5,000.00		$ 35,000.00	100%	$ -	$ 3,500.00
4	Underground	$ 200,000.00	$ 170,000.00	$ 30,000.00		$ 200,000.00	100%	$ -	$ 20,000.00
5	Rough-in Buildings	$ 190,000.00	$ 185,000.00	$ 5,000.00		$ 190,000.00	100%	$ -	$ 19,000.00
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	$ 694,796.22	$ 40,000.00	$ -	$ 734,796.22		$ 25,285.00	$ 73,479.62

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED 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	

FF&E

How doers get more done.

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

1324 00052 75789 05/27/26 06:14 AM
SALE SELF CHECKOUT

851414002636 MOVING BLNKT <A>
72"X80" MOVING BLANKET
3@22.98 68.94

	SUBTOTAL	68.94
	TAX + PIF	4.85
	TOTAL	$73.79

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 73.79
AUTH CODE 027530/9522561 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 05/26: $21,125.52

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 05/27/26 06:14 AM

1324 52 75789 05/27/2026 6148

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	05/27/2027

FF&E

LOWE'S

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
1700 BLANDING BOULEVARD
MIDDLEBURG, FL 32068   (904) 589-3022

\- SALE -

SALES#: S2970KBZ 5420358   TRANS#: 397215982 05-15-26

1570689 LOCK COUPLER BRASS FINISH		70.70
14.88 DISCOUNT EACH	-0.74	
5 @ 14.14		
895801 MONSTER GRN 16-FL OZ		3.02
3.18 DISCOUNT EACH	-0.16	
5351607 KT SAFETY GLASSES, GRAY L		12.33
12.98 DISCOUNT EACH	-0.65	

SUBTOTAL:	86.05
TOTAL TAX:	6.45
INVOICE 79974 TOTAL:	92.50
LAR:	92.50

TOTAL SAVINGS THIS TRIP: $4.51

LAR: XXXXXXXXXXXX1819 AMOUNT: 92.50 AUTHCD: 000408
SWIPED REFID:799740 05/15/26 06:08:53
ACCOUNT NAME: CARLTON CONSTRUCTION INC
AUTH BUYER: STOKES BRENT

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 2970 TERMINAL: 25 05/15/26

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.: 10547
Terms: Due on receipt
Invoice date: 05/11/2026
Due date: 05/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/11/2026	**Final Cleaning**	Final Cleaning & Windows In/Out - The Grove at EverRange Amenity Center (WELCOME CENTER BLDG) - Philips Hwy Nocatee Pkwy-Jacksonville,FL	1	$1,950.00	$1,950.00

Total **$1,950.00**

Overdue 05/11/2026

Scan to pay

VISA BANK venmo

Note to customer

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

Final Clean

How doers get more done.

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

1324 00053 43819 05/13/26 07:57 AM
SALE SELF CHECKOUT

019736004909 RAGS <A>	20.98
HDX PAINTER RAGS 8LBS	
075353136232 SUPERGLUTAP <A>	3.10
T-REX .75"X5YD SUPER GLUE TAPE	
047034046277 SHOE COVERS <A>	
SHOE COVERS 3 PACK	
5@3.99	19.95
SUBTOTAL	44.03
TAX + PIF	3.10
TOTAL	$47.13

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 47.13
AUTH CODE 013981/3532242 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
STOKES L BRENT
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE PUNC
H LIS

2026 PRO XTRA SPEND 05/12: $17,588.61

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 05/13/26 07:57 AM

1324 53 43819 05/13/2026 0116

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	05/13/2027

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 Billing $60,936.50 this month due to additonal $400 from PCO #008 for Water Trailer rental
    - 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:	$ 796,326.44
Through Date:	5/31/2026
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:	J. Anthony Cantu
Print Name:	Anthony Cantu
Title:	Project Manager
Date of Signature:	6/8/26

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 8th day of June, 20 26, 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: Riley Z

Printed Name: Riley Zylstra

NOTARY PUBLIC – STATE OF: FL

NOTARY STAMP

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336813
My Commission Expires: 11/30/2026

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: # **102 CFR#4**

(B) Name of Payee: **Office Images – OES, LLC**
1524 San Marco Blvd.
Jacksonville, FL 32207

(C) **Amount Payable: $ 7,710.00**

Invoice # 86783 - $ 7,710.00

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

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

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

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

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized 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

OI - OES, LLC.

WORKSPACES THAT WORK FOR YOU.

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

CUSTOMER PO

INVOICE# 86783

I N V O I C E

DATE: 05/31/26
PROPOSAL: ETOWNSTG

S O L D T O :	I N S T A L L A T :
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT STE 114 475 W TOWN PL JACKSONVILLE FL 32224	ETOWN WELCOME CENTER ATTN: RICK FOSTER 11003 ETOWN PKWY JACKSONVILLE FLORIDA 32256

CLIENT: 5329

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

ITEM	QTY	PRODUCT	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1	1.00	LABOR	LABOR - NORMAL BUSINESS HOURS *Pack up and move Items from ETown Welcome Center and take to storage at Reads Moving Systems at 6411 Philips Highway *Store product through May 29th, 2026 *Pickup product from warehouse and redeliver to EverRange Welcome Center RF01 (2) Lounge Chairs RF02 (1) Accent table RF03 (2) Chair w/Ottoman RF04 (1) Accent table RF05 (1) Counter height table RF06 (6) Barstools RF07 (1) Live edge conference table RF08 (4) Barstools RF09 (2) Live edge bars RF10 (1) Sofa RF11 (1) Coffee table RF12 (1) Side table RF13 (2) Side table RF14 (1) Off White Rug RF15 (2) Task chair RF16 (2) Shelf unit RF17 (1) Bluetooth radio CONTINUED...	11,470.00	11,470.00

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CLIENT: 5329

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

ITEM	QTY	PRODUCT	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
			RF18 (2) Table lamp RF19 (3) Artwork RF20 (2) Linear steel table RF21 (4) Linear steel benches RF22 (1) Pillow RF23 (1) Presentation case RF24 (1) Sofa w/5 pillows Tag(s): 106485		
2	1.00	STORAGE	STORAGE OF PRODUCT THROUGH MAY (5 MONTHS) PALLETIZING, HANDLING, STORAGE, MATERIALS BASED ON 15 PALLETS FOR 5 MONTHS $23 PER PALLET PER MONTH = $1725.00 4 MEN 4 HOURS TO PALLETIZE AND STORE AT $45 PER HOUR = $720.00	3,950.00	3,950.00

SUBTOTAL....:	0.00
LABOR/SVCS..:	15,420.00
	==========
FINAL TOTAL.:	15,420.00
LESS PROGRESS PAYMENT:	-7,710.00
TOTAL AMOUNT DUE NOW	**7,710.00**

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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

(A) Requisition Number: # **103 CFR#4**

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

Note: Reimbursement for Duval County Clerk of Court Entry Permit Fee

(C) **Amount Payable: $ 124.72**

Transaction # 5414909 - $ 120.50
Transaction fee - $ 4.22

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

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

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

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

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officers

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

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Daniel Welch, P.E.
Consulting Engineer

COASTAL RIDGE - GENERAL FUND
1/06/2026
VENDOR NUMBER/NAME: 6 RICK FOSTER
CHECK #: 000039

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260102	01022026	124.72		124.72	REIMB-ENTRY PERMITT FEE

TOTAL $124.72

COASTAL RIDGE - GENERAL FUND
1/06/2026
VENDOR NUMBER/NAME: 6 RICK FOSTER
CHECK #: 000039

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20260102	01022026	124.72		124.72	REIMB-ENTRY PERMITT FEE

TOTAL $124.72

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

000039

COASTAL RIDGE CDD
GENERAL FUND
475 W TOWN PLACE STE 114
ST AUGUSTINE FL 32092
904-940-5850

WELLS FARGO
ST AUGUSTINE, FL

11 24/1210

DATE 1/06/2026
AMOUNT $124.72*

ONE HUNDRED TWENTY-FOUR DOLLARS & 72 CENTS ***********************************

PAY TO THE ORDER OF: RICK FOSTER
1008 NICHOLSON RD
JACKSONVILLE FL 32207

AUTHORIZED SIGNATURE

⑈000039⑈ [redacted]

CHECK REQUEST

Date 1-2-2026

Company Coastal Ridge CDD

Pay to the Order of Rick Foster

Project Ever Range PKWY PH. 1

Description

Vendor #

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

Code 215000 Amount $124.72

Return to Rick Foster

ASAP ✓ Pay and Hold ____ Mail ____

Total $124.72

Pay Date

Approval

RECEIVED

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

Duval County Clerk of Court

Payment from:	FOSTER, RICHARD	
On behalf of:	COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT	
Payment date:	01/02/2026 08:34:37 AM EST	
Transaction ID:	252385905	
Authorization Number:	03040A	
Payment Method:	Card ending in 7034	
Court/Agency	Duval County Clerk of the Circuit and County Courts	
Case/Account	**Description**	**Amount**
Court Card Payment	5414909	$120.50
	Transaction fee:	$4.22
	Total payment amount:	$124.72

FOSTER, RICHARD

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

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

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

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

Receipt #: **5193908**

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

CUSTOMER INFORMATION

COASTAL RIDGE COMMUNITY DEVELOPMENT DIS

TRANSACTION INFORMATION

Date Received:	1/2/2026 8:32:29AM
Location:	EDBALL
Return Code:	OVER THE COUNTER
Trans Type:	Recording
Cashier:	HamerKD

PAYMENT SUMMARY

Total Fees:	$120.50
Total Payments:	$120.50
Balance Due:	$0.00
Cash Tendered:	
Change:	$0.00

Payment

Credit $120.50

Official Record

AGREEMENT

BK/PG: 21740/2030 DOC #: 2026000083 Pages: 14 Date: 1/2/2026 8:34:40AM Grantor: JACKSONVILLE CITY OF/Grantee: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Recording $10 1st page, $8.50 each add'l - 14 $120.50