

COASTAL RIDGE
Community Development District

AUGUST 4, 2026

AGENDA

**Coastal Ridge
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.coastalridgecdd.com

July 28, 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, August 4, 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 July 7, 2026 Meeting
- IV. Consideration of Conveyance Documents (to be provided under separate cover)
- V. Consideration of Proposal for Pool Cleaner
- VI. Consideration of Carlton Construction Change Order No. 8
- VII. Update Regarding Amenity Policies
- VIII. Project Update / Grand Opening
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
 - 1. Consideration of Meeting Schedule for Fiscal Year 2027
 - 2. Consideration of Goals & Objectives for Fiscal Year 2027
- X. Financial Reports

- A. Financial Statements as of June 30, 2026
- B. Approval of Check Register
- C. Consideration of Construction Funding Request Nos. 5 and 6
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – September 1, 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, July 7, 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 <i>by phone</i>	District Counsel
Daniel Welch <i>by phone</i>	District Engineer
Rick Foster <i>by phone</i>	PARC Group
Joe Muhl	PARC Group
Dana Harden	Vesta Property Services
Marcy Pollicino	Vesta Property Services
Greyson Peugh	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 June 2, 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 June 2, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS

**Public Hearings for the Purpose of Adopting
the Fiscal Year 2027 Budget and Imposing
Special Assessments**

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearings were opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the public hearings were closed.

Mr. Oliver presented the fiscal year 2027 budget, noting there are several increases due to the amenity facilities being opened later this month and fully operational for FY27. The increase in the overall budget results in an increase in total operations and maintenance assessments. Mr. Oliver stated that the assessments are based on an ERU basis going forward, with an ERU of 1.0 for all single-family homes and an ERU of .8 for multi-family homes. The FY27 O&M net assessments will be \$1,127.31 per single family unit and \$901.84 per multi-family unit. An assessment methodology will be brought to a future meeting to commemorate that change.

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

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-04, relating to annual appropriations and adopting the fiscal year 2027 budget was approved.

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

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-04, imposing special assessments and certifying an assessment roll was approved.

FIFTH ORDER OF BUSINESS

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

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearing was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearing was closed.

Ms. Buchanan reminded the Board that the changes to the rules of procedure are administrative in nature and related to statutory changes. A copy of the redlined rules of procedure was presented to the Board.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-05, adopting updated rules of procedure was approved.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition Documents

Ms. Buchanan stated that staff is working with the developer on finalizing acquisition documents related to the landscape and irrigation improvements installed on Rustic Ridge Road. She suggested authorizing a not to exceed amount if the Board is inclined and then the final documents can be brought back for ratification.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, authorizing acquisition of landscape and irrigation improvements identified in the capital improvement plan in an amount not to exceed \$3 million with the Chairman authorized to execute the acquisition package was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Amenity Policies**

Mr. Oliver stated that the enclosed redline amenity policies were modeled after a similar community's and staff has been working on making any necessary changes to ensure the policies best fit the District's needs.

Ms. Buchanan stated that the non-resident user fee and any other fees would need to be adopted by rule

The Board discussed additional changes to the pickleball court hours, alcohol policies and rental policies.

A public hearing would be held in September to adopt the user fees and rental rates.

EIGHTH ORDER OF BUSINESS**Consideration of Carlton Construction
Change Order Nos. 6 and 7**

Mr. Foster presented change order number 6 for accounting reconciliations related to the owner direct purchase program for unused purchase order amounts being shifted back to the contractor. Next, Mr. Foster presented change order 7 for various additions related to lighting, landscaping, additional signage, and curb adjustments. It was noted the additions would be funded by contractor contingencies.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, Carlton Construction Change Order Nos. 6 and 7 were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer**1. Approval of Requisition Summary**

A requisition summary including requisition numbers 94 through 104 was presented to the Board for their review.

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

2. Acceptance of the 2026 Public Facilities Report

Mr. Oliver noted that the public facilities report had to be completed within two years of the establishment of the District per Florida Statutes.

Mr. Welch added that the report includes an overview of improvements that have been done and accepted such as the roadway and amenity center.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public facilities report was accepted.

C. District Manager

There being nothing further to report, the next item followed.

TENTH ORDER OF BUSINESS

Financial Report

A. Financial Statements as of May 31, 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 \$86,481.34 was included in the agenda package for the Board's review.

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

C. Consideration of Construction Funding Request No. 4

A copy of construction funding request number four totaling \$842,321.46 was presented to the Board for their review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, construction funding request number four was approved.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Rudolph provided an update on the development status.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



*3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979*

EverRange

July 8, 2026

Marci Pollicino – Vesta Property Services
TheGrove@Everrange.com – 904.710.9348
12858 EverRange Parkway, Jacksonville, FL 32256

 Maytronics 9999096X-USQ Wave 100 Pool Cleaner

Estimate Total

\$4,500.00

Upon Crown Pools receiving a signature approving the above, this product will be ordered.

Print: _____

Title: _____

Signature: _____

Date: _____

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

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

SIXTH ORDER OF BUSINESS



License: CGC 1508883

Change Order

Order#: 008

Order Date: 7/22/2026

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 043 - Irrigation booster pump	\$0.00
PCO 044 - Additional Tuff Coating Allowance	\$0.00
PCO 045 - Cost to replace Pond Stained Pavers	\$0.00
PCO 046 - Chases for WAP Internet	\$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

Date

2. Anthony Cantu

7/22/26

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

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

Prime Contract Potential Change Order #043: Irrigation booster pump

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:	043 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	7/20/2026
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: Irrigation booster pump

CHANGE REASON: Client Request

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

Furnish all labor, material and equipment to provide a fully functioning booster pump required for potable water irrigation.

ATTACHMENTS:

[Prime Change Order.pdf](#)

#	Budget Code	Description	Amount
1	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Furnish all labor, material and equipment to provide a fully functioning booster pump required for potable water irrigation.	\$3,829.50
2	40.16000-16110.000.Subcontract Construction.Site Electrical.Subcontract	Furnish all electrical needed to power irrigation booster pump	\$2,891.00
3	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E Allowance Used to Cover Added Irrigation Booster Pump.	\$(6,720.50)
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

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

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

 07/23/2026
SIGNATURE DATE

SIGNATURE DATE

 7/20/26
SIGNATURE DATE



Sun State Nursery & Landscaping, LLC

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order Request

Order#: 7

Order Date: 06/16/2026

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 booster pump to potable irrigation system due to pressure issue (electrical done by others)	3,330.00
O&P	499.50

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

Requested Amount of Change

3,829.50

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	3,829.50
The new Contract Sum including this Change Order will be	569,188.20
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____



EC-0001925

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

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

CHANGE ORDER
C.O. # 20

Date: 7/7/2026

To: Anthony

Of (company): Carlton

City, State, Zip: _____

Good until: _____

Project name: The Grove Amenity

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

ADD IRRIGATION PRESSURE PUMP

Conduit , wire , breaker , disconnect

Installed conduit thru existing gravel yard and landscaped areas

Wiring to L.V. motor starter to Irrigation time clock

Material: \$ 791

Labor: \$ 2,100

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Two thousand eight hundred ninty one Dollars \$ **2,891**

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: _____



PCO #044

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 #044: Additional Tuff Coating Allowance

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:	044 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	7/20/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#008 - PCO #043, #044, #045, #046
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 Tuff Coating Allowance

CHANGE REASON: Client Request

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

Furnish and install Tuff Coating System.

Additional allowance above \$10,000 that was previously included in the Owner and Contractor Agreement to cover the full cost of the Tuff Coating System.

Tuff Coating was not shown on Wet Engineering's drawings, it was installed per Owner's Direction.

ATTACHMENTS:

CO#10 - EverRange - IWF Tuff Coat.pdf

#	Budget Code	Description	Amount
1	40.13000- 13152.000.Subcontract Construction.Swimming Pools.Subcontract	12600 FF&E Allowance Used to Cover Tuff Coating Remaining Balance	\$22,635.00
2	40.12000- 12600.000.Subcontract Construction.FF&E.Subcontract	12600 FF&E Allowance Used to Cover Tuff Coating Remaining Balance	\$(22,635.00)
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

 07/23/2026
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

 7/22/26
SIGNATURE DATE



*3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979*

EverRange

June 30, 2026

Rick Foster
RFoster@parcgroup.com – 904.742.8462
12858 EverRange Parkway, Jacksonville, FL 32256

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

Labor and Material associated with the following items below:

- ✚ ~1,506 SQFT Tuff Coat on IWF
 - Pressure wash and clean concrete slab
 - Apply adhesion primer (UT-80) to concrete slab
 - Apply Tuff Coat (UT-200 Series) to concrete slab
 - o Medium Blue – 652 SQFT
 - o Caribbean Blue – 188 & 148 SQFT
 - o Light Blue – 519 SQFT
 - o Based on "revised LS3.09 - RFI 06.26.26 BC"

Change Order Total

\$32,635.00

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

Print: _____

Title: _____

Signature: _____

Date: _____

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

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

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

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

Prime Contract Potential Change Order #045: Cost to replace Pond Stained Pavers

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:	045 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	7/21/2026
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: Cost to replace Pond Stained Pavers

CHANGE REASON: Buyout

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #083 - Capital Additional Paver Work

ATTACHMENTS:

CO request for Additional paver work for The Grove at EverRange 07.06.2026 rev.pdf

#	Budget Code	Description	Amount
1	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	Remove and reisntall pavers stained by pond irrigation water	\$1,112.00
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E Allowance used to cover removal and replacement of stained pavers caused by pond water.	\$(1,112.00)
Subtotal			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

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

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

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

 07/23/2026
SIGNATURE **DATE**

SIGNATURE **DATE**

 7/22/26
SIGNATURE **DATE**



Submitted To: Carlton Construction	Attention: Anthony Cantu Phone: Fax:	Project: The Grove at EverRange Jacksonville, FL
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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 \$
for the following scope of work:

Additional Work

1	Replacing chipped and colored pavers throughout the amenity center and grouting the outdoor counter tops.	1 LS	\$	
2	Owner request to change out stained pavers from the irrigation water	1 LS	\$	1,112.22
3	Installing and leveling the grates around the palm trees by the lakeside pavilion and pool.	1 LS	\$	
4	Splash pad redo for proper slopage and cleaning concrete off of the curbs- no extra charge.		N/C	
5	Paver work to remove and install pavers for the electricians.	1 LS	\$	

Bid Proposal Exclusions:

- Permits / Engineering / Sitework / Dewatering / Grading / Soil Testing / Termite Treatment / Concrete Testing / Survey
- Exterior Finishes / CMU Sealants / Concrete & Joint Sealants
- Tractor Work / Grading. If needed will be \$250 per hour, 3 hour minimum
- Electrical Power to be provided by others - Generator fee is \$55 per day if needed

Terms:

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

Accepted By:

Printed Name	Title
Signature	Date
	Date

Accepted By:

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



PCO #046

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 #046: Chases for WAP Internet

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:	046 / 0	CONTRACT:	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		CREATED BY:	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	7/21/2026
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: Chases for WAP Internet

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
Furnish, labor, material and equipment for pull boxes as requested by owner.

ATTACHMENTS:

C.O. 022 WAP.xls

#	Budget Code	Description	Amount
1	40.16000- 16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Added Conduit and Boxes for WAP's.	\$790.00
2	40.12000- 12600.000.Subcontract Construction.FF&E.Subcontra ct	FF&E allowance used to cover WAP adds.	\$(790.00)
Subtotal:			\$0.00
P&P Bond (0.79%):			\$0.00
Liability Insurance (1.10%):			\$0.00
CM Fee (5.00%):			\$0.00
Grand Total:			\$0.00

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

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

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

 07/23/2026
SIGNATURE DATE

SIGNATURE DATE

 7/22/26
SIGNATURE DATE



EC-0001925

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

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

CHANGE ORDER
C.O. # 022

Date: 7/21/2026

To: Anthony

Of (company): Carlton

City, State, Zip: _____

Good until: _____

Project name: Everange

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

conduit, backboxes & pull line for added WAP

Material: \$170

Labor: \$620

We propose to furnish material and labor, complete in accordance with above specifications, for the
sum of: seven hundred ninety

Dollars \$ 790

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: _____

SEVENTH ORDER OF BUSINESS

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

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GENERAL DEFINITIONS

"VIZpin App" – shall mean the app access issued to Patrons which grants entry into the Amenity Facilities. App access is limited to those 14+ years and older within the household.

"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 (14) 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. **The fee is not pro-rated and must be paid in full. The amenity year runs October 1-September 30.** 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.

VIZpin App Access

- (1) Patrons and Guests can use their VIZpin app to gain access to the Amenity Facilities. Upon arrival at the clubhouse or other Amenity Facility, **Patrons and Guests will use virtual keys in order to unlock the doors. Under no circumstance should a Patron or Guest share their VIZpin app credentials with another person to allow him or her to use the Amenity Facilities. VIZpin is device specific.**
- (2) Each Patron, 14 + years, will receive VIZpin app access.
- (3) The VIZpin app license is property of the District and is 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.—**NO LONGER NEEDED—THERE ARE NO ACCESS CARDS.**

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 their residential unit(s) in the District **must relinquish** their Amenity Facilities privileges for the duration of the lease term. The Renter/Tenant shall be designated as the beneficial user of the Property Owner's Amenity Facilities privileges during this period.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter **must** email a copy of the fully executed lease agreement to the Community Manager. The Renter shall also pay the Annual User Fee (if applicable) and sign any accompanying agreement required by the District.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's Amenity privileges, the **Property Owner shall not** be entitled to use the Amenity Facilities with respect to that property.
- (4) Upon expiration or termination of the lease, the Tenant's amenity rights shall be automatically revoked unless the Tenant provides the Community Manager with an updated lease extension agreement.
- (5) If the Property Owner moves back into the home and wishes to resume use of the Amenity Facilities, the Property Owner **must notify** the Community Manager in writing. Upon verification, the District will reinstate the Property Owner's amenity rights.
- (6) Property Owners shall remain responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Property Owners are also responsible for the behavior of their respective Renter.
- (7) 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.--REMOVE
- (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.—ARE WE BYOB?
- (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, ovens and smokers 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 XYZ) 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 screen device 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.—Are we BYOB? If so we should just say no glass is permitted.
- (8) In compliance with the State of Florida Health Department regulations, no food or drink is permitted on the wet deck or in the pool at any time. Food and beverages must be kept a minimum of four (4) feet away from the wet deck at all times. Only commercial bottled water is permitted on the wet deck.
- (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 a playground area for Patrons and Guests to enjoy with their children. The following guidelines apply to the use of the Playground:

- (1) Playground is open for use from sunrise until sunset.
- (2) Patrons and Guests using the Playground do so at their own risk. There will be no attendant or District staff supervision of the Playground.
- (3) All children under the age of **thirteen** (13) are permitted to use the Playground. Children 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 Playground must clean and remove all food, beverages, and miscellaneous trash brought to the playground.
- (7) No pets are permitted at the Playground except for properly registered service animals.
- (8) No glass containers are permitted at the Playground.
- (9) Profanity, loud music, music containing profanity or offensive material, rough-housing, and disruptive behavior are prohibited at the Playground.
- (10) Alcohol is prohibited at the Playground at all times.
- (11) Smoking, including the use of e-cigarettes or vapes, is prohibited at the Playground.
- (12) All injuries and/or equipment issues must be communicated to the District immediately.
- (13) Two (2) Guests are permitted to use the Playground per **lot**.
- (14) Playgrounds are first-come, first-served. Playground is not eligible to be reserved.

DOG PARK POLICIES

Eligible Users

- (1) The Dog Park is an unattended facility and persons using the Dog Parks do so at their own risk. Voluntary use of the Dog Park waives any claim or liability against the District resulting from such use of the Dog Park. Patrons and Guests using the Dog Park 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 the Dog Park, 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 Park between dawn and dusk seven (7) days a week. Guests may only use the Dog Park when accompanied by a Patron. Persons under the age of thirteen (13) must have adult supervision if using the Dog Park.
- (3) The District reserves the right to close the Dog Park or sections of the Dog Park for any reason.
- (4) Only dogs are allowed in the Dog Park. All other pets are prohibited from the Dog Park. Dogs shall be up to date on vaccinations prior to entering the Dog Park 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 Park.
- (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 Park.
- (6) All Patrons of the Dog Park 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 Park.
- (9) Dog toys are expressly prohibited from the Dog Park.
- (10) Food (including chewing gum) is not permitted within the Dog Park. Beverages are permitted in the District Dog Park 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 Park.
- (13) The Dog Park is 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) Use at Your Own Risk: Coastal Ridge CDD is not responsible for any injuries, damages, or losses incurred while using the courts.
- 3) Courts are open for play to EverRange Residents from 8:00 AM until 8:00 PM daily. Residents are limited to a maximum of 2 guests per day per lot and guests must be accompanied by a Resident.
- 4) Courts are available on a first-come, first-served basis. Play is limited to 1 hour if others are waiting.
- 5) Residents may be asked to show their VIZpin Smart app for identification while on the courts.
- 6) Children 12 and younger must be directly supervised by a Resident at least 16 years of age or older.
- 7) Proper athletic closed-toed shoes and attire are required. Shirts must remain on at all times.
- 8) Courts are for pickleball use only. No other sports, bikes, scooters, skateboards, rollerblades, or similar equipment is permitted.
- 9) No pets or animals are allowed on the courts.
- 10) No food or glass bottles are permitted on the courts. Non-alcoholic beverages are allowed in non-breakable containers.
- 11) Alcoholic beverages are not allowed, except for events specifically authorized by the District.
- 12) No chairs other than those provided by the District are permitted on the pickle ball courts.
- 13) No vaping, smoking, or roughhousing is permitted on the courts.
- 14) No amplified music or sound devices are permitted.
- 15) No coaching or organized programming is permitted unless provided by Coastal Ridge CDD staff.
- 16) Violations, including obscene, undesired, or unacceptable behavior on District owned property, may result in suspension or termination per Coastal Ridge CDD policies.
- 17) Practice good sportsmanship: Make fair line calls, retrieve stray balls promptly, and avoid distracting players on adjacent courts.
- 18) Be respectful of other players and nearby residents. Keep noise in mind and report issues to the community manager.

RENTAL POLICIES

Patrons may reserve for rental certain portions of the District Amenity Center Facilities for a “Private Event,” defined as any event not open to the general public. Any parties over 10 persons is considered a “Private Event,” and space must be reserved. (Events that are open to the general public are not subject to these Facility Rental Policies.) Reservations may not be made more than four (4) months prior to the event. Persons interested in doing so should fill out the Reservation Form on the resident portal to determine availability for the anticipated date and time of the event.

Please note that the Amenity Center is unavailable for Private Events on the following holidays:

Easter Sunday
Memorial Day Weekend
4th of July Weekend
Labor Day Weekend
Diwali
Thanksgiving Eve
Thanksgiving
Christmas Eve
Christmas Day
New Year’s Eve
New Year’s Day

BACK PATIO AND COVERED PATIO RENTAL POLICIES:

1. Only Patrons may reserve the facility for private parties.
2. Parties are limited to a total of 30 guests for the BACK PATIO and 50 guests for the COVERED PATIO.
3. Two payments are required to confirm the reservation – the cleaning/security deposit and rental fee.
 - a. \$50 refundable deposit if the property is put back the way it was found.
 - b. \$100 non-refundable rental fee.
4. Patrons hosting a private party may purchase pool access for their guests for an additional fee of \$100 (in addition to the regular rental fee). This fee grants swimming privileges during the event.
 - a. All pool policies and amenity rules, including the Food and Beverage Policy, must be strictly followed by the Patron and all guests during the events.
 - b. Hosts are required to ensure that all guests respect residents who are using the pool and common amenity areas at all times. Disruptive behavior will not be tolerated.
 - c. Pool users swim at own risk. No lifeguard on duty.
5. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of the event deposit.
6. The Patron sponsoring a private event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays

rental time includes setup and cleanup time
7. If alcohol is served, consumption of alcoholic beverages is limited to the event space and event liability insurance must be obtained.

8. The deposit is refundable if the event is cancelled. The rental fee is non-refundable. However, if the event is cancelled due to inclement weather both the rental fee and the deposit will be refunded.
9. Glass and other breakable items are not allowed at the Amenity Center.
10. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
11. The volume of noise and/or music must not violate applicable Duval County Noise Ordinances or disturb others using the facilities.
12. Restrooms must remain open to all Patrons.
13. Inflatables, foam, game trucks, food trucks, entertainment trucks, smokers, grills, microwaves, stoves, burning fires and heaters are not permitted.
14. If decorating painters tape must be used.
15. Loud music and speakers are not permitted.
16. Silly string and water balloons are not permitted.
17. Use of chalk is not permitted on any surface, including paver deck, tables, or building.
18. Rentals do not include use of the activity lawn, playground, pickleball courts or dog park. Pool use is permitted if the additional fee is paid.

BACK PATIO AND COVERED PATIO RENTAL SESSIONS:

Session A	Session B
10:00am – 1:30pm	2:00pm – 5:30pm

DISTRICT POOL DECK RATES

1. Rental Fee of \$100 per session.
2. \$50 security deposit.
3. Rental fees are non-refundable.
4. Rentals limited to one per weekend and two per year per household.
5. Pool use is permitted for an additional \$100 fee from February-October.
6. Rentals are not available after 5:30pm

ALCOHOL REQUIREMENTS:

Patrons renting the amenity facilities are solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District's property and thereafter.

The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave the District property immediately, and the District also reserves the right to call law enforcement to enforce the same.

If event liability insurance is required, the District is to be named on the policy as an additional insured party as follows:

Coastal Ridge CDD and its supervisors, officers, directors, consultants, and staff
 475 West Town Place
 Suite 114
 St. Augustine, FL 32902

Event liability insurance must include:

- ❖ \$250,000 property damage
- ❖ \$1,000,000 personal injury
- ❖ Alcohol Rider
- ❖ District named as additional insured.

**RESPONSIBILITY FOR LOSS OR DAMAGE TO PERSON OR PROPERTY: INDEMNIFICATION:
LIMITATION OF LIABILITY**

No person shall remove from the room in which it is placed or from the Recharge Center any property or furniture belonging to the District or its contractors without proper authorization. Each Resident shall be liable for any property damage at the Recharge Center and all other CDD maintained property, or at any activity or function operated, organized, arranged, or sponsored by the District or its contractors, caused by him or her, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Resident and each guest as a condition of invitation to the premises of the Recharge Center assume 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 the premises of the Amenity Complex, whether in lockers or elsewhere.

Each Resident, by virtue of his or her use of the District's facilities, agrees to defend, indemnify, and hold harmless the District and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, The Recharge Center operator, 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 facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Complex operator, officers, employee, representative, contractor or agent, said party shall be liable to the District 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).

Nothing contained in these policies shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other 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.

RECREATION POND DOCK RULES

The Recreation Pond is for Patron and Guest use only. Patrons are responsible for the behavior of their guests.

1. Open dawn to dusk.
2. Fishing from the dock is permitted (catch and release is recommended).
3. No swimming.
4. No boating, rafts, kayaking or entering the water.
5. No diving or wading.

PARKING AND PARKING ENFORCEMENT POLICY

DO WE HAVE TOW AWAY ZONES? CAN RESIDENTS GET AN OVERNIGHT PASS? THIS IS NOT ALLOWED IN ETOWN SO WANTED TO CHECK. 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

*******EXIBITS ARE NOT COASTAL RIDGE.**

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** These 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.

OTHER DISTRICT FEES:

1. Fee for returned check (NSF) - \$25.

2. Annual Non-Resident User Fee - \$XYZ per household.

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

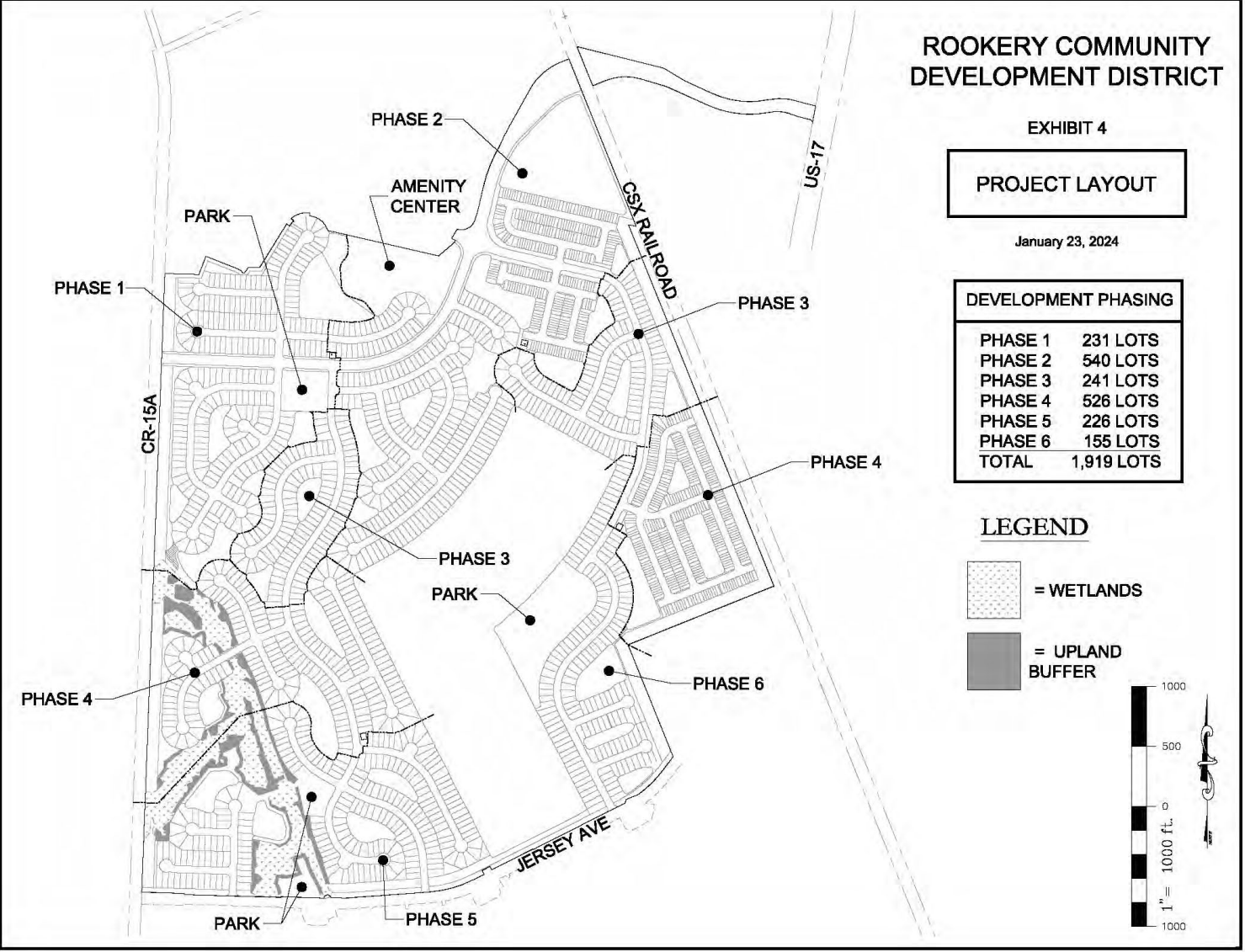


EXHIBIT C
NO OVERNIGHT PARKING – TOW AWAY ZONE
Includes the shaded areas



NINTH ORDER OF BUSINESS

B.

Coastal Ridge CDD
CDD Requisition Summary - August 4, 2026 Meeting
2025 Acquisition and Construction Account
Approved & Processed

Requisition Number	Construction Funding Request	Payee	Reference	Requisition Amount
105		Vallencourt Construction	Ranger Station Phase 1 & US-1 Widening Contractor - Pay Application No. 8	\$ 1,676,418.86
106		Vallencourt Construction	Ranger Station Phase 2 & 3 (Sta 523-651) Contractor - Pay Application No. 8	\$ 282,520.91
107		Vallencourt Construction	Ranger Station Phase 1 & US-1 Widening Contractor - Pay Application No. 9	\$ 631,733.95
108		Vallencourt Construction	Ranger Station Phase 2 & 3 (Sta 523-651) Contractor - Pay Application No. 9 (Retainage)	\$ 550,875.02
109		Vallencourt Construction	Ranger Station Phase 1 & US-1 Widening Contractor - Pay Application No. 10 (Retainage)	\$ 252,327.03
110	5	Office Images	EverRange Furniture	\$ 163,553.16
111	5	Sun State Nursery & Landscaping	Landscape	\$ 35,000.00
112	5	Carlton Construction Inc.	Amenity Center Contractor Pay Application No. 13	\$ 281,604.07
				\$ 3,874,033.00

C.

1.

**BOARD OF SUPERVISORS MEETING DATES
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Coastal Ridge Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Jacksonville Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256 at 11:00 a.m. on the first Tuesday of each month unless otherwise indicated as follows:

**October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services, L.L.C. or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Jim Oliver
District Manager
Governmental Management Services, L.L.C.

2.

Coastal Ridge Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Print Name:_____

Coastal Ridge Community Development District

Date:_____

District Manager:_____

Print Name:_____

Coastal Ridge Community Development District

Date:_____

TENTH ORDER OF BUSINESS

A.

Coastal Ridge
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 126,887	\$ -	\$ -	\$ 126,887
Custody - US Bank	555,334	-	-	555,334
Due from Developer	-	-	-	-
Due from General Fund	-	-	-	-
Due from Capital Projects	125	-	-	125
Investments:				
Series 2025				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	201,257	-	201,257
Interest	-	196	-	196
Sinking	-	77	-	77
Construction	-	-	\$ 6,398,223	6,398,223
COI	-	-	-	-
Prepaid Expenses	38,465	-	-	38,465
Total Assets	\$ 720,811	\$ 2,360,905	\$ 6,398,223	\$ 9,479,938
Liabilities:				
Accounts Payable	\$ 5,000	\$ -	\$ -	\$ 5,000
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 Liabilities	\$ 5,000	\$ -	\$ 770,922	\$ 775,922
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 38,465	\$ -	\$ -	\$ 38,465
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,360,905	-	2,360,905
Capital Project	-	-	5,627,300	5,627,300
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	677,346	-	-	677,346
Total Fund Balances	\$ 715,811	\$ 2,360,905	\$ 5,627,300	\$ 8,704,016
Total Liabilities & Fund Balance	\$ 720,811	\$ 2,360,905	\$ 6,398,223	\$ 9,479,938

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Direct	\$ 1,231,684	\$ 961,705	\$ 961,705	\$ -
Interest	-	-	3,565	3,565
Total Revenues	\$ 1,231,684	\$ 961,705	\$ 965,270	\$ 3,565

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,000	\$ 4,000
FICA Expense	918	689	383	306
Engineering	9,500	7,125	-	7,125
Annual Audit	5,100	5,100	5,100	-
Attorney	13,000	9,750	3,977	5,773
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	33,750	33,750	-
Information Technology	1,500	1,125	1,125	-
Website Administration	1,500	1,125	1,125	-
Website Creation/ADA Compliance	960	720	-	720
Dissemination Agent	3,000	2,250	2,250	-
Trustee Fees	4,500	4,500	2,404	2,096
Telephone	500	375	56	319
Postage	1,500	1,125	1,126	(1)
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	1,875	1,838	37
Legal Advertising	5,000	3,750	2,203	1,548
Other Current Charges	500	375	107	268
Office Supplies	600	450	3	447
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,163	\$ 98,219	\$ 73,122	\$ 25,097

Operations & Maintenance:

Ground Maintenance

Landscape Maintenance	\$ 477,228	\$ 113,123	\$ 113,123	\$ -
Landscape Contingency	15,000	-	-	-
Lake Maintenance	6,000	2,350	2,350	-
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	\$ 115,473	\$ 115,473	\$ -

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Amenity Expenditures</u>				
Insurance	\$ 67,815	\$ 11,875	\$ 11,875	\$ -
Amenity Manager	70,000	41,319	41,319	-
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	75.00	75	-
Security Patrol	10,000	-	-	-
Facility Maintenance	5,000	667	667	-
Staff Apparel	-	-	-	-
Electric	28,050	5,820	5,820	-
Cable and Internet	11,220	250	250	-
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	10,150	10,150	-
Other Current Charges	1,500	-	-	-
Total Amenity Expenditures	\$ 402,760	\$ 73,756	\$ 73,756	\$ -
<u>Operational Reserve Funding</u>				
Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,231,684	\$ 287,447	\$ 262,350	\$ 25,097
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 702,920	\$ (21,532)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 702,920	\$ (21,532)
Fund Balance - Beginning	\$ -		\$ 12,891	
Fund Balance - Ending	\$ -		\$ 715,811	

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	1,272	-	-	-	3,565
Total Revenues	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ 237,467	\$ 186,573	\$ 1,272	\$ -	\$ -	\$ -	\$ 965,270
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 600	\$ -	\$ 800	\$ 600	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	5,000
FICA Expense	-	61	46	-	61	46	46	61	61	-	-	-	383
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	3,750	-	-	-	33,750
Information Technology	125	125	125	125	125	125	125	125	125	-	-	-	1,125
Website Administration	125	125	125	125	125	125	125	125	125	-	-	-	1,125
Website Creation /ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	250	250	250	250	-	-	-	2,250
Trustee Fees	-	-	938	-	-	-	-	-	1,467	-	-	-	2,404
Telephone	-	11	-	3	11	-	5	5	22	-	-	-	56
Postage	184	12	200	17	5	102	260	35	310	-	-	-	1,126
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	213	208	272	370	127	85	108	168	288	-	-	-	1,838
Legal Advertising	214	97	97	100	100	100	100	118	1,278	-	-	-	2,203
Other Current Charges	61	-	-	-	-	-	46	-	-	-	-	-	107
Office Supplies	0	0	0	0	0	0	0	0	1	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,826	\$ 6,285	\$ 6,804	\$ 5,577	\$ 7,017	\$ 5,183	\$ 5,416	\$ 10,537	\$ 8,476	\$ -	\$ -	\$ -	\$ 73,122
Operations & Maintenance													
Grounds Maintenance													
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 16,392.00	\$ 16,392.00	\$ 16,392.00	\$ 31,973.25	\$ 31,973.25	\$ -	\$ -	\$ -	113,122.50
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	1,000	1,000	350	-	-	-	2,350
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	\$ 32,323	\$ -	\$ -	\$ -	\$ 115,473

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Expenditures</u>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,875	\$ -	\$ -	\$ -	11,875
Amenity Manager	-	-	5,000	5,000	5,000	5,000	5,000	5,000	11,319	-	-	-	41,319
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	75	-	-	-	75
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	667	-	-	-	667
Electric	-	-	-	10	136	734	1,041	1,825	2,075	-	-	-	5,820
Cable and Internet	-	-	-	-	-	-	-	-	250	-	-	-	250
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	1,450	-	-	-	10,150
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	\$ -	\$ -	\$ 6,450	\$ 10,060	\$ 6,586	\$ 7,184	\$ 7,491	\$ 8,275	\$ 27,711	\$ -	\$ -	\$ -	73,756
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	\$ 68,510	\$ -	\$ -	\$ -	262,350
Excess (Deficiency) of Revenues over Expenditures	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 254,341	\$ (29,995)	\$ (28,759)	\$ 207,169	\$ 134,789	\$ (67,238)	\$ -	\$ -	\$ -	702,920
Net Change in Fund Balance	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 254,341	\$ (29,995)	\$ (28,759)	\$ 207,169	\$ 134,789	\$ (67,238)	\$ -	\$ -	\$ -	702,920

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 2,159,277	\$ 1,396,254	\$ 1,396,254	\$ -
Interest Income	-	-	68,180	68,180
Total Revenues	\$ 2,159,277	\$ 1,396,254	\$ 1,464,434	\$ 68,180
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		\$ (530,979)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 163,864	\$ -	\$ (530,979)	\$ -
Fund Balance - Beginning	\$ 707,338		\$ 2,891,884	
Fund Balance - Ending	\$ 871,202		\$ 2,360,905	

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

	Actual
	Thru 06/30/26
Revenues:	
Interest Income	\$ 353,012
Developer Contributions	986,572
Total Revenues	\$ 1,339,584
Expenditures:	
Capital Outlay	\$ 13,556,657
Total Expenditures	\$ 13,556,657
Excess (Deficiency) of Revenues over Expenditures	\$ (12,217,073)
Other Financing Sources/(Uses):	
Transfer In/(Out)	-
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (12,217,073)
Fund Balance - Beginning	\$ 17,844,374
Fund Balance - Ending	\$ 5,627,300

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-S113205DM	11,296.74
11/12/25	33	England Thims & Miller	Invoice #222764 Work Authorization #1	2,162.50
11/12/25	34	Commercial Roofing Specialties, Inc	Invoice #08-0011445762-001	11,520.34
11/12/25	35	Manning Building Supplies	Everrange Amenity Ctr Invoice #1417569-065, #1417576-06, #1417184-65	9,375.81
11/13/25	36	Carlton Construction Inc	EverRange Amenity Pay App #4	790,177.74
11/24/25	37	VAK PAK	Invoice #25-01747/S025-01408	108,923.29
11/19/25	38	Neptune-Benson	Proforma No. 1000074066 - 50% Deposit - Filter Sys-Sand	25,885.05
11/18/25	39	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413988-065, #1419152-065, #1419756-65	6,673.41
11/19/25	40	Kutak Rock	Project Construction Invoice #3579368, #3626185, #3626412	13,727.54
11/24/25	41	Coastal Ridge CDD	Permits paid by Rick Foster	442.98
11/24/25	42	Prime Recreational Solutions	50% Equipment Deposit Inv #RFQ-4233-1-EQP	43,790.22
12/10/25	43	Stan Weaver LLC	Amenity work Inv #45958, #455455, #452694, #453054	10,015.00
12/8/25	44	Carlton Construction Inc	EverRange Amenity Pay App #6	943,443.74
12/9/25	45	England Thims & Miller	Invoice #223340 Work Authorization #1	4,020.00
12/18/25	46	Fortline Inc	Amenity work Varios Invoices	115,890.23
12/17/25	47	Stan Weaver LLC	Amenity work Inv #45958, #456743	4,975.00
12/24/25	48	Manning Building Supplies	Everrange Amenity Ctr Invoice #142222-065-#1429472-65 with credit	2,440.30
12/23/25	49	City Electric Supply	Amentiy Electric Work Various Invoices	20,752.00
12/29/25	50	Prime Recreational Solutions	Playground Equipment #INV-2044	219,144.75
12/29/25	51	Division 5 Steel	Amenity Center - Structural Steel Materials and Fabrications	149,549.00
12/29/25	52	Vallencourt Construction Co, Inc	Phase 1-Pay App #6 Ranger Station Phase 1 & US Widening	2,581,715.29
12/26/25	53	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #6 EverRange Phase 2 (Sta 523-651)	806,067.68
1/12/26	54	Manning Building Supplies	Everrange Amenity Ctr Invoices	38,222.80
1/12/26	55	Trane U.S. Inc	Amenity HVAC parts Inv #990340895 and #990297950	364.60
1/21/26	56	Carlton Construction Inc	EverRange Amenity Pay App #7	502,782.64
1/21/26	57	Trane U.S. Inc	Amenity HVAC parts Inv #990326469	217.33
1/21/26	58	Lamp Sales Unlimited	Invoice #310768 Ceiling Fans, Invoice #310769 Freight, Invoice #311402 Aluminum Pole	100,280.00
1/21/26	59	England Thims & Miller	Construction Project Invoice #223917	3,903.75
2/2/26	60	Lamp Sales Unlimited	Invoice #312947 Lighting Install	73,713.00
2/3/26	61	Vallencourt Construction Co, Inc	Phase 1-Pay App #7 Ranger Station Phase 1 & US Widening	312,752.26

Coastal Ridge COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2025

Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
2/24/26	62	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #7R1 EverRange Phase 2 (Sta 523-651)	971,380.59
2/2/26	63	Stan Weaver & Company	Invoice #455604 and Invoice #457976	3,945.00
2/2/26	64	Cemex	Invoice #9452873599 and Invoice #9452879472	18,982.46
2/10/26	65	VAK PAK	Invoice #26-00110 Grande Splash Pad Equip Cabinet Sys	61,190.07
2/10/26	66	Lamp Sales Unlimited	Invoice #0313351 and Invoice #0313352	11,060.43
2/10/26	67	Surveying & Mapping LLC	Invoice #201304532 - Survey Services	1,800.00
2/10/26	68	Neptune-Benson	Invoice #1000074066	18,310.03
2/19/26	69	Carlton Construction Inc	EverRange Amenity Pay App #8	1,127,904.92
2/19/26	70	Manning Building Supplies	Invoice #1436804-065	14,900.00
2/20/26	71	Coastal Ridge CDD	Invoice #86275 50% Dep on Furniture Pickup and Storage	7,710.00
2/19/26	72	VAK PAK	Invoice #26-00111 Pool pump and Chemical Storage Cabinet	47,732.91
2/20/26	73	England Thims & Miller	Invoice #224519	2,447.50
2/20/26	74	Preferred Materials Inc	Invoice #2448338	13,904.05
2/25/26	75	Lamp Sales Unlimited	Invoice #0314158, Invoice #0314159, and Invoice #0314159	108,653.00
2/24/26	76	Office Images Inc	Invoice #15534 EverRange Furniture	163,553.17
2/24/26	77	WinSupply Jacksonville FL Co	Invoice #505991 01 - Restroom Sink, Urinals, Toilets, Laundry Tub, Faucets	16,629.18
2/24/26	78	Spectra Services	Invoice #2026006 1500mm Square Tree Grate	5,809.80
3/11/26	79	Prime Recreational Solutions, LLC	Invoice RFQ-4233-1EQP Final - Benches and Trash Receptacles	43,790.23
3/12/26	80	England Thims & Miller	Invoice #27885	11,240.00
3/12/26	81	Manning Building Supplies	Invoice #1444677-065 Savannah Smooth	7,450.00
3/12/26	82	Stan Weaver LLC	Invoice #464612 Grilles and Linears	2,800.00
3/12/26	83	Aqua Worx	Order #12397 Pool Spray	40,341.00
3/23/26	84	Gorman Co	Invoice #5021446891.001Pavers	152,276.00
3/20/26	85	Carlton Construction Inc	EverRange Amenity Pay App #9	1,052,498.17
3/23/26	86	England Thims & Miller	Invoice #225014	2,453.75
4/9/26	87	Trane U.S. Inc	Invoice #990437924, Invoice #990447908, Invoice #990455167	66,832.99
4/7/26	88	Manning Building Supplies	Invoice #1413383-065, Invoice #2211865-065, Invoice #1441486-065,	7,756.78
4/14/26	89	Carlton Construction Inc	Invoice #2221951-065, Invoice #2233004-065	449,697.89
4/21/26	90	Trane U.S. Inc	EverRange Amenity Pay App #10	255.37
4/21/26	91	Spectra Services	Invoice #990466919	13,556.20
4/21/26	92	England Thims & Miller	Invoice #225454	1,803.75
5/5/26	93	Fortline Inc	Invoice #225454	2,346.00
6/30/26	104	England Thims & Miller	Invoice #7240841	4,517.25
			Invoice #28097	
TOTAL				\$ 20,900,519.59
Project (Construction) Fund at 5/21/25				\$ 26,696,634.31
Interest Earned and Transfer thru 06/30/26				596,571.05
Transfer from COI				5,536.87
Transfer from Debt Service				-
Outstanding Requisitions				-
Requisitons Paid thru 06/30/26				(20,900,519.59)
Remaining Project (Construction) Fund				\$ 6,398,222.64

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
EVREDEV 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
EVREDEV 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	6/23/26	7/6/26	\$ 842,321.46	\$ 842,321.46	\$ -	\$ -
5	7/8/26			\$ 163,553.16	\$ -	\$ 163,553.16
6	7/14/26			\$ 281,604.07	\$ -	\$ 281,604.07
7					\$ -	\$ -
8					\$ -	\$ -

Due from Developer	\$ 1,858,835.31	\$ 2,303,992.54	\$ -	\$ 445,157.23
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Total Developer Contributions	\$ -
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B.

Coastal Ridge
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
6/2/26	76	\$117.50	
6/3/26	77-79	23,243.83	
6/9/26	80-83	890,915.79	
6/10/26	84-85	9,270.40	
6/16/26	86	1,094.00	
6/23/26	87-88	17,031.25	
6/25/26	89	6,986.00	
6/29/26	90-92	13,225.00	
Total General Fund Checks			\$961,883.77
Autopayment			
6/4/26	IRS FICA TAX PAYMENT	\$122.40	
6/10/26	IQ FIBER	250.00	
6/10/26	JEA	2,084.58	
Total Autopayments			\$2,456.98
Total Paid Checks			\$964,340.75

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/02/26	00005	5/28/26 26-02975	202605 310-51300-48000	NTC-RULE DEVELOPMENT	*	117.50	
				JACKSONVILLE DAILY RECORD			117.50 000076
6/03/26	00022	5/11/26 225991	202605 300-13100-10100	MAY CONSTR ENGR SERVICES	*	977.50	
				ENGLAND THIMS & MILLER INC			977.50 000077
6/03/26	00015	5/28/26 18293	202605 320-57200-46200	PH2 MAY LANDSCAPING MAINT	*	15,581.25	
				SUN STATE NURSERY & LANDSCAPING LLC			15,581.25 000078
6/03/26	00023	4/17/26 99047729	202604 300-13100-10100	HEATERS/HARDWARE	*	6,685.08	
				TRANE U.S. INC			6,685.08 000079
6/09/26	00024	5/12/26 PAY APP#	202606 300-13100-10100	CFR#1 / EVERRANGE AMENITY	*	874,264.79	
				CARLTON CONSTRUCTION INC			874,264.79 000080
6/09/26	00021	6/02/26 47196	202606 330-53800-34500	QTLY MON FIRE ALARM SYS	*	75.00	
				DYNAMIC SECURITY PROFESSIONALS INC			75.00 000081
6/09/26	00005	6/04/26 26-03081	202606 310-51300-48000	NTC-RULEMAKING/PROCEDURES	*	184.00	
				JACKSONVILLE DAILY RECORD			184.00 000082
6/09/26	00015	6/05/26 18351	202606 320-57200-46200	PH1 JUN LANDSCAPING MAINT	*	16,392.00	
				SUN STATE NURSERY & LANDSCAPING LLC			16,392.00 000083
6/10/26	00025	6/02/26 00252-26	202606 310-51300-45200	FY26 SE2025 TRUSTEE FEES	*	1,466.64	
		6/02/26 00252-26	202606 300-15500-10000	FY27 SE2025 TRUSTEE FEES	*	2,933.36	
				THE BANK OF NEW YORK MELLON			4,400.00 000084
6/10/26	00001	6/01/26 18	202606 310-51300-34000	JUN MANAGEMENT FEES	*	3,750.00	
		6/01/26 18	202606 310-51300-35300	JUN WEBSITE ADMIN	*	125.00	
		6/01/26 18	202606 310-51300-35100	JUN INFORMATION TECH	*	125.00	
		6/01/26 18	202606 310-51300-31200	JUN DISSEMINATION SVCS	*	250.00	

COAS COASTAL RIDGE TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/26	18	202606 310-51300-51000		*	.60		
			OFFICE SUPPLIES						
		6/01/26	18	202606 310-51300-42000		*	310.22		
			POSTAGE						
		6/01/26	18	202606 310-51300-42500		*	287.70		
			COPIES						
		6/01/26	18	202606 310-51300-41000		*	21.88		
			TELEPHONE						
					GOVERNMENTAL MANAGEMENT SERVICES			4,870.40	000085
6/16/26	00005	6/11/26	26-03346	202606 310-51300-48000		*	1,094.00		
			NTC-FY27 BUDGET/JUL MEET						
					JACKSONVILLE DAILY RECORD			1,094.00	000086
6/23/26	00011	6/17/26	20708920	202606 330-53800-47300		*	1,450.00		
			PROFILE SYSTEM JUN26						
					PEOPLEVINE			1,450.00	000087
6/23/26	00015	6/22/26	18366	202606 320-57200-46200		*	15,581.25		
			PH2 JUN LANDSCAPING MAINT						
					SUN STATE NURSERY & LANDSCAPING LLC			15,581.25	000088
6/25/26	00009	6/03/26	432803	202606 330-53800-34100		*	6,986.00		
			AMENITY MGMT SERVICES-JUN						
					VESTA PROPERTY SERVICES INC			6,986.00	000089
6/29/26	00007	6/26/26	32728	202606 330-53800-45000		*	11,875.00		
			POLICY CHANGE-ADDED PROP						
					EGIS INSURANCE ADVISORS			11,875.00	000090
6/29/26	00018	6/15/26	369439B	202605 320-57200-46400		*	1,000.00		
			MAY26 LAKE MAINTENANCE						
					THE LAKE DOCTORS INC			1,000.00	000091
6/29/26	00018	6/24/26	2230197	202606 320-57200-46400		*	350.00		
			WATER CHEM TREATMENT						
					THE LAKE DOCTORS INC			350.00	000092
							TOTAL FOR BANK A	961,883.77	
							TOTAL FOR REGISTER	961,883.77	

COAS COASTAL RIDGE TLEE

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 28, 2026

Date

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

Serial #	26-02975D	PO/File #		\$117.50
				Payment Due
	Notice of Rule Development			
				\$117.50
				Publication Fee
	Coastal Ridge Community Development District			
Case Number				Amount Paid
Publication Dates	5/28			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 26-02975D on your
check or remittance advice.

RECEIVED

By Tara Lee at 10:58 am, May 28, 2026

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

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

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

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

**NOTICE OF RULE
DEVELOPMENT BY THE
COASTAL RIDGE
COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Coastal Ridge Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rule-making proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.036, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3146, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email joliver@gmsnf.com.
Jim Oliver, District Manager
Coastal Ridge Community
Development District
May 28 00 (26-02976D)



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmInc.com | 904.642.8990

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

May 11, 2026

Invoice No: 225991

Total This Invoice \$977.50

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through May 02, 2026

Phase 01 Work Authorization #1 - General Services

Labor

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

Total this Phase \$977.50**Total This Invoice \$977.50****RECEIVED****By Tara Lee at 8:45 am, Jun 03, 2026**

Sun State Nursery & Landscaping, LLC
9362 Phillips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18293

Date: 05/28/2026

Billed To: Coastal Ridge Community Development

For: Phase II

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
May Landscape Maintenance	1.00	15,581.25	15,581.25	

RECEIVED
By Tara Lee at 8:38 am, Jun 03, 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

15,581.25

THANK YOU FOR YOUR BUSINESS!!

**TRANE**

Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

Invoice Number **990477290**

For questions please contact:

Tel: (808)-787-3106
Email: Trina.Montgomery@tranetechnologies.com

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Date **17-APR-2026**Customer No. **3153162**Reference No. **H205832**Internal Account **4277420**Payment Terms **.5%10 NET30**Payment Due Date **17-May-2026**Discount Date **27-Apr-2026****Bill To**

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32095
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Jacksonville TCS SO, FL
Shipping Method	AVRT
Tracking No.	0070072031
Freight Terms	Prepay & Add
Bill of Lading	0070072031

Sold To

COASTAL RIDGE COMMUNITY DEVELO
475 W TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32095
UNITED STATES

Ship To

COASTAL RIDGE COMMUNITY DEVELO
THE GROVE AT EVERRANGE
C/O COASTAL RIDGE COMMUNITY DE
JACKSONVILLE, FL 32256
UNITED STATES

<https://www.tranetechnologies.com/customer>

CERTifyTax - for submittal of tax exemption certificates.

IREceivables - access invoice copies, account balances & make payments.

1142160661

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	FL	DUVAL		

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	6685.08	0.00	0.00	0.00	6685.08

Special Instructions	The Grove At EverRange
----------------------	------------------------

Sales Order		Order Date	Ship Date	Purchase Order		
H2F888			16-APR-2026	EVERR-012		
Line	Description.	Quantity	UOM	Unit Price	Extended Price	
1	UHEC031AACA: Electric Unit Heaters (UHEC) Model Number: UHEC031AACA Tag Number: UH-1,UH-2,UH-3,UH-4,UH-5	5	EA			
2	0236-0723-00-00: Mounting Bracket - Horizontal Discharge Model Number: 0236-0723-00-00	5	EA			
3	0236-0705-00-00: SPST T-Stat (Low or line voltage) Model Number: 0236-0705-00-00	5	EA			
4	1st Year Labor Warr Whole Unit: Model Number: 1st Year Labor Warr Whole Unit	5	EA			

RECEIVED

By Tara Lee at 8:49 am, Jun 03, 2026

[Handwritten signatures and date]
5/26/26

TRANE
TECHNOLOGIES

Coastal Ridge

Community Development District

Construction Funding Request #1

May 12, 2026

Req. PAYEE

Carlton Construction Inc

Pay App #11 EverRange Amently 4/30/26

\$ 874,264.79

Total Funding Request

\$ 874,264.79

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

Signature: _____

Chairman/Vice Chairman

Signature: _____

Secretary/Asst. Secretary

APPLICATION AND CERTIFICATION FOR PAYMENT

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

PROJECT: EverRange Amenity
12858 Ever Range Parkway
Jacksonville FL 32256

APPLICATION NO: 11

PERIOD TO: 04/30/2026

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	-2,440,253.51
3. CONTRACT SUM TO DATE (Line 1+2)	9,768,948.26
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	7,779,966.12
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	345,627.78
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)	345,627.78
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	7,434,338.34
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	6,560,073.55
8. CURRENT PAYMENT DUE	874,264.79
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	2,334,609.92

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

CONTRACTOR'S CERTIFICATION OF WORK

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

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

State of: Florida County of: Clay

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

Notary Public: [Signature]

My Commission Expires: 2/21/2030



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

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

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

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

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

PROGRESS BILLING

Schedule of Work Completed

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

The Grove at EverRange

Coastal Ridge CDD – Carlton Construction Contract Summary

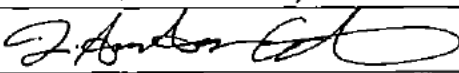
- **Guaranteed Maximum Price Contract, 12-month duration**
 - **GMP = \$12,209,201.77**
 - **GMP = Cost of the Work + Lump Sum GCs + Contractor's Fee**
 - **Cost of the work includes P&P Bond (\$90,693.49) & Liability Insurance (\$125,544.78)**
 - **Project savings** are shared 70/30 between CDD/Carlton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

CONDITIONAL WAIVER AND RELEASE OF LIEN

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

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

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

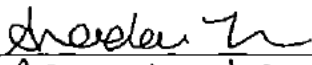
Company Name:	Carlton Construction, Inc.
Signature:	
Print Name:	Anthony Cantu
Title:	Project Manager
Date of Signature:	05.05.2026

ACKNOWLEDGMENT

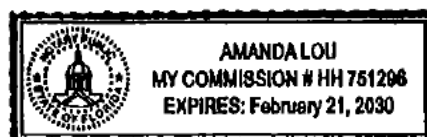
STATE OF Florida)

COUNTY OF Clay)

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

Signature: 
Printed Name: Amanda Lou

NOTARY PUBLIC - STATE OF: Florida
NOTARY STAMP



Private Provider Plan Review 1317.000



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

NOTE: New REMIT TO Address

Invoice Date

4/13/2026

Invoice Number

2154530

Always Refer To
Above Number

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

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

Please Pay
This Amount:

\$521.50

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

Invoice Total - Please Remit =>

\$521.50

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

Permits

1310.00



City of Jacksonville

Building Inspection Division

PAYMENT

JaxEPICS Payment Receipt

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

Payee Name: Amy BROOKS

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

Phone Number: 9042848321

COJP- 5342398

Permit #:	Address:	Invoice Total:
B-25-330894.000	12858 EVER RANGE PKWY	\$225.00

DESCRIPTION

Initial fire review not added \$150 with \$75 revision fee.

Fees	Amount
Fire Review Fee	\$225.00

SUB TOTAL

225.00

Convenience Fee

7.88

TOTAL

232.88

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

1710.00 837.17
- 837.16

Page: 1



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

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

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

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

Payment Due Upon Receipt

This invoice includes wages and
taxes already paid.

PO: GENERAL LABOR

Billing Inquiries:

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

BILLING SUMMARY: 14945 PHILIPS HWY JAX

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



1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

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

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



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

Remit to:

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

Amount Enclosed \$

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003



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

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

Account #: 144092

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

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

Billing Detail For: 14945 PHILIPS HWY JAX

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

(8)

Overtime Hours: 0.00 Regular Hours: 70.00 SUB TOTAL: \$1,666.00

ACA Compliance 0.50% \$8.33

PAY THIS AMOUNT: \$1,674.33

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 4/30/2026

Vallencourt Construction Co., Inc.

Company Name

Hunter Pruitt

Signature

Hunter Pruitt, PM

Printed Name and Title

State of Florida County of Clay

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

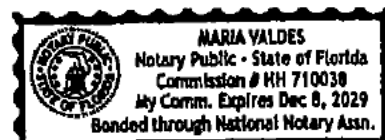
☒ Personally Known

☐ Produced ID

Notary Maria Valdes

Notary Seal:

My Commission Expires: Dec 8, 2029



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

Name	Address	Amt Remaining Unpaid



SCHEDULE OF VALUES

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD FROM:
TO:
RETAINAGE %:

5
04/30/26
03/31/26
04/30/26
5%

SUBCONTRACTOR NAME: Vallencourt Construction Co., Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

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

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	CE #003 - Trailer/Temp Parking Linerrock	\$ 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

Siterwork

2005.000



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

Invoice Date

Invoice Number

4/13/2026

2154505

Always Refer To
Above Number

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

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

Please Pay
This Amount:

\$863.75

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

Invoice Total - Please Remit =>

\$863.75

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

Sitemark

2112.000

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

INVOICE

Invoice Number: 1512427588

Invoice Date: 4/5/2026

Invoice Amount: \$800.60

Amount Paid: _____

TERMS: NET CASH SEVEN (7) DAYS, PAST DUE 11%, 18% INTEREST
 ANNUUM (1.5% per month) THEREAFTER.

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

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

BE MINDFUL OF FRAUD

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

↑ Please remit this stub with payment ↑

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

Total Due: \$800.60

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

THANK YOU FOR USING STAFF ZONE

Sitework

2112.000

Page: 1



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

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

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

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

Payment Due Upon Receipt

This invoice includes wages and
taxes already paid.

PO: GENERAL LABOR

Billing Inquiries:

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

BILLING SUMMARY: 14945 PHILIPS HWY JAX

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



1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

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

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



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

Remit to:

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

Amount Enclosed \$

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003



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

Invoice: 167667JAX
 Week Ending: 4/19/2026
 Office: JACKSONVILLE
 Phone: (904) 354-0404
 Territory: 748
 PO: GENERAL LABOR

Account #: 144092

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

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

Billing Detail For: 14945 PHILIPS HWY JAX

EMPLOYEE	TICKET #	WORK DATE	HOURS	BILL RATE	BILL TOTAL
HUGHES, ARTHWELL	6481589	Monday, April 13, 2026	8.00	23.80	190.40
HUGHES, ARTHWELL	6481654	Tuesday, April 14, 2026	8.00	23.80	214.20
HUGHES, ARTHWELL	6481732	Wednesday, April 15, 2026	9.00	23.80	214.20
HUGHES, ARTHWELL	6481791	Thursday, April 16, 2026	9.00	23.80	214.20
HUGHES, ARTHWELL	6481851	Friday, April 17, 2026	8.00	23.80	190.40
HUGHES, ARTHWELL	6481852	OVERTIME	3.00 OT	11.90	35.70
STIESS, DON	6481590	Monday, April 13, 2026	8.00	23.80	190.40
STIESS, DON	6481653	Tuesday, April 14, 2026	8.00	23.80	214.20
STIESS, DON	6481731	Wednesday, April 15, 2026	9.00	23.80	214.20
STIESS, DON	6481792	Thursday, April 16, 2026	9.00	23.80	214.20
STIESS, DON	6481852	Friday, April 17, 2026	8.00	23.80	190.40
STIESS, DON	6481853	OVERTIME	3.00 OT	11.90	35.70

(10)

Overtime Hours: 6.00 Regular Hours: 86.00 SUB TOTAL: \$2,118.20

ACA Compliance 0.50% \$10.59

PAY THIS AMOUNT: \$2,128.79

CARLTON

T&M Invoice

Invoice#: 15586

Invoice Date: 03/31/2026

License: CGC 1508883

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

Project: EverRange Amenity
12858 Ever Range Parkway
Jacksonville FL 32256

Terms: 30DY

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

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

Time & Materials Invoice

Continued...

Invoice#: 15586

Date: 03/31/2026

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

landscape & irrigation

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

2900.000

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	581,443.72	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	3,914.98	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	585,358.70	(3)
4. Work Completed Previous Application	\$	151,652.24	(4)
5. Work Completed This Application	\$	127,081.14	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	278,733.38	(6)
7. Total Prior Retainage	\$	7,582.61	(7)
8. Amount retained w/This Application	\$	6,354.06	(8)
9. Total Retainage to Date (7 + 8)	\$	13,936.67	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	264,796.71	(10)
11. Less Previous Payments Received	\$	144,069.63	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	120,727.08	(12)

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

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

Dated on 16-Apr 2026

Sun State Nursery & Landscaping, Inc

Company Name -

Signature

Sheri Horne - Senior Accountant

Printed Name and Title

State of Florida County of Duval

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

☒ Personally Known

☐ Produced ID _____

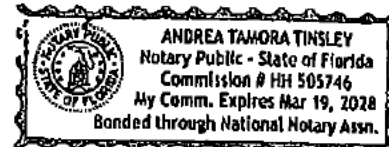
Notary

Andrea Tinsley

Notary Seal:

My Commission Expires:

March 19, 2028



SWORN STATEMENT

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

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



SCHEDULE OF VALUES

APPLICATION NUMBER:

5

APPLICATION DATE:**PERIOD FROM:**

TO:

RETAINAGE %:

5%

CONTINUATION SHEET[illegible]

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D 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

2105.000



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

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

For Professional Services Rendered Through 3/28/2026

PO-7500

	<u>Current</u> <u>Billings</u>
5444101 - Survey Services	
FIELD SERVICES	6,165.00
3-03-2026 = S/O PAVERS & BOC	
3-06-2026 = GRD FNC POINTS	
3-12-2026 = S/O BOW, BOC, FNC, SWK, FIRE LANE	
3-13-2026 = S/O SWK WITH GRADES AND OFFSETS	
3-23-2026 = RE-STK FNC W/ GRDS	
3-24-2026 = S/O SWK WITH GRADES AND OFFSETS	
CAD SERVICES	
GENERATE STAKE OUT FOR THE ABOVE	
Rate Labor	6,165.00

Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenlty

Invoice: 201316247

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

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

Handscapes

2790

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: SO-7528
Period: 4-1, 2025 TO 4-30, 2025

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 4-28, 2025

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

Signature

Donald J. Ruesskamp
Printed Name and Title

State of FL County of _____

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

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



APPLICATION NUMBER:

APPLICATION DATE:

SUBCONTRACTOR NAME: Donald J Ruesskamp dba Top Dog Marine

PERIOD FROM:

JOB NAME: EverRange Amenity

TO:

CONTINUATION SHEET

RETAINAGE %:

5%

CHANGE ORDERS:[illegible]

Hardscapes

2517.000
+
2532.000

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 845,358.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ (92,371.16) (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 752,986.84 (3)
4. Work Completed Previous Application	\$ 633,969.84 (4)	
5. Work Completed This Application	\$ 89,017.00 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 722,986.84 (6)
7. Total Prior Retainage	\$ 31,698.49 (7)	
8. Amount retained w/This Application	\$ 4,450.85 (8)	
9. Total Retainage to Date (7 + 8)		\$ 36,149.34 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 686,837.50 (10)
11. Less Previous Payments Received	\$ 602,271.35 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 84,566.16 (12)

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

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

Dated on April 28, 2026

Capital Concrete and Masonry Solutions, LLC

Company Name

Signature

Ian Van Leer, Project Manager

Printed Name and Title

State of Florida County of St. Johns

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

☒ Physical Presence

☒ Personally Known

☐ Online Notarization

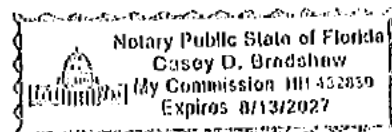
☐ Produced ID

Notary Seal:

Notary

My Commission Expires:

8/13/27



SWORN STATEMENT

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

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



SCHEDULE OF VALUES

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD FROM:

TO:

RETAINAGE %:

9
04/28/26
04/01/26
04/30/26
5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (C/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	\$ 40,715.00	\$ 52,142.00	\$ -	\$ 92,857.00	100%	\$ -	\$ 4,642.85
4	Building CMU	\$ 134,350.00	\$ 134,350.00	\$ -	\$ -	\$ 134,350.00	100%	\$ 0.00	\$ 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	\$ -	\$ -	\$ 236,827.00	89%	\$ 30,000.00	\$ 11,841.35
12	Change Orders	\$ 69,117.00	\$ 45,962.00	\$ 23,155.00	\$ -	\$ 69,117.00	100%	\$ -	\$ 3,455.85
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
		\$ 752,986.84	\$ 633,969.84	\$ 89,017.00	\$ -	\$ 722,986.84	96%	\$ 30,000.00	\$ 36,149.34

PENDING/OUTSTANDING CHANGE ORDERS (not yet approved):

[illegible]

Hardscapes - 49,975

Pool & Splash Pad - 48,000

2821.00
2830.000
2833.000
2836.000

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

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	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	\$	-	(4)
5. Work Completed This Application	\$	97,975.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	97,975.00	(6)
7. Total Prior Retainage	\$	-	(7)
8. Amount retained w/This Application	\$	4,898.75	(8)
9. Total Retainage to Date (7 + 8)	\$	4,898.75	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	93,076.25	(10)
11. Less Previous Payments Received	\$	-	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	93,076.25	(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 4-29, 2026

Superior Fence & Rail

Company Name

Signature

Printed Name and Title

Randy Walters Commercial Manager

State of Florida County of Duval

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

☒ Personally Known☐ Produced ID

Notary

Mary Jones

Notary Seal:

My Commission Expires:



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

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



SUBCONTRACTOR NAME: Superior Fence & Rail
JOB NAME: EverRanger Amentity

RETAINAGE %:

04.30.26

5%

CONTINUATION SHEET

RETAINAGE %:

2833.00
2830.00
2821.00
2821.00
2830.00
2836.00
2821.00

CHANGE ORDERS:

[illegible]

Handscapes

2850.00



166 Industrial Loop S
Orange Park, FL 32073

Date
4/24/2026

Invoice #
25159

INVOICE

Bill To:

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

Ship To:

EVERRANGE AMENITY

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

REP

S.O. No.
25159

P.O. No.

Terms
NET 30

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

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

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

Hard scrapes

2850.00



166 Industrial Loop S
Orange Park, FL 32073

Date
4/24/2026

Invoice #
22319

INVOICE

Bill To:

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

Ship To:

EVERRANGE AMENITY

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

REP

S.O. No.
22319

P.O. No.

Terms
NET 30

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

Subtotal \$1,133.07

Sales Tax (7.5%) \$82.36

Total \$1,215.43

Balance Due **\$1,215.43**

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

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

Handscapes

- | PROJECT: | | |
|----------|---------|----------------------|
| Name | Address | Amt Remaining Unpaid |
| | | |
| | | |
| | | |
| | | |
| | | |

CARLTON

SCHEDULE OF VALUES

APPLICATION NUMBER:

1

APPLICATION DATE: _____

04/25/26

SUBCONTRACTOR NAME: Carlton Construction Inc.

PERIOD FROM:

04/01/26

JOB NAME: EverRange Amenity

TO:

04/30/26

RETAINAGE %:

0%

CONTINUATION SHEET

[illegible]

CHANGE ORDERS:

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

Hardscapes

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

7915.00

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	50,525.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	-	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	50,525.00	(3)
4. Work Completed Previous Application	\$	48,125.00	(4)
5. Work Completed This Application	\$	2,400.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	50,525.00	(6)
7. Total Prior Retainage	\$	2,408.25	(7)
8. Amount retained w/This Application	\$	120.00	(8)
9. Total Retainage to Date (7 + 8)	\$	2,528.25	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	47,996.75	(10)
11. Less Previous Payments Received	\$	45,718.75	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	2,278.00	(12)

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

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

Dated on 23-Apr, 2025

Southern Waterproofing Inc

Company Name

Signature

Greg Winkles President

Printed Name and Title

State of Florida County of Duval

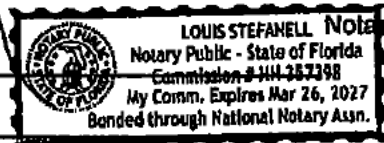
The foregoing instrument was acknowledged before me this 23rd date of April, 2025 by Greg Winkles (name) as PRESIDENT (title) for Southern Waterproofing, Inc (company name)

☒ Personally Known

☐ Produced ID

Notary

My Commission Expires:



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
None		

Site Furnishings

12770.000



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

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

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

INVOICE

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

32003

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

INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
ODRRO1394018	04-21-26	INTERNAL TRANSPORT	04-08-26	PENDING	024998	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: BRENT

THIS INVOICE IS NET DUE UPON RECEIPT

EQUIPMENT RENTAL FROM 04/13/26 THRU 04/20/26
1.0 GTH-18173 ID NO: GTH-18173 SERIAL NO: GTH55M-18173 795.00
GTH55M-18173 5K 16-20 FT. TELEHANDLER - GTH5519 FF

GTH-5519 TELEHANDLER

1.0 ENV FEE 15.90
1.0 DELIVERY 150.00
1.0 PICK UP 150.00

FLA STATE SALES TAX 48.65

FLA DUVAL SURTAX 12.16

..... THANK YOU FOR YOUR BUSINESS!

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

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

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

Filename=EM17600010 - Formtype=MIRR

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

PAY THIS AMOUNT

1171.71

REMITTANCE

Pool & Splash Pad

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

13152.000

13155.000

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

Subcontract No: SC-7502

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 20-Apr, 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 APR, 2026 by BRAD CORREIA (name) as OWNER (title) for CROWN POOLS INC (company name)

☒ Personally Known

☐ Produced ID

Notary TERI HOWARD

Notary Seal:

My Commission Expires: 8/5/2027 HH383639



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

SUBCONTRACTOR NAME: Ocean Pools Inc

JOB NAME: FiveRange Assembly

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/G)	BALANCE TO FINISH (G-G)	RETAINAGE (G-Retainage %)
A	B	C	D	E	F	G	H	I	J
	Subcontract Pool								
1	MOB/PERMIT/MATERIAL/DIG	\$ 121,179.50	\$ 121,179.50			\$ 121,179.50	100%	\$ -	\$ 6,058.98
2	SHIELD	\$ 545,307.75	\$ 545,307.75			\$ 545,307.75	100%	\$ -	\$ 27,265.39
3	POUR/CONC	\$ 121,179.50	\$ 121,179.50			\$ 121,179.50	100%	\$ -	\$ 6,058.98
4	EQUIPMENT/TILE/CRIPING	\$ 302,948.75	\$ 302,948.75			\$ 302,948.75	100%	\$ -	\$ 15,147.44
5	PLASTER	\$ 121,179.50				\$ -	0%	\$ 121,179.50	\$ -
6	CO #1 SSM CONCRETS FOR SEOTYCRITE	\$ (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 #6.1 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 (S-Pot Pad)								
1	MOB/PERMIT/MATERIAL/DIG	\$ 46,236.90	\$ 46,236.90			\$ 46,236.90	100%	\$ -	\$ 2,311.83
2	SHIELD	\$ 161,829.15	\$ 161,829.15			\$ 161,829.15	100%	\$ -	\$ 8,091.46
3	POUR/CONC	\$ 46,236.90	\$ 46,236.90			\$ 46,236.90	100%	\$ -	\$ 2,311.83
4	EQUIPMENT	\$ 161,829.15	\$ 161,829.15	\$ 19,724.39		\$ 161,829.15	100%	\$ -	\$ 8,091.46
5	PLASTER	\$ 46,236.90		\$ 46,236.90		\$ 46,236.90	100%	\$ -	\$ 2,311.83
6	CO #1 ODP- AQUAWORK FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)		\$ (42,836.46)		\$ (42,836.46)	100%	\$ -	\$ (2,141.82)
7	CO #3 VAKPAK FOR BELASH PAD EQUIPMENT	\$ (129,798.60)	\$ (129,798.60)			\$ (129,798.60)	100%	\$ -	\$ (6,489.92)
	TOTAL WORK	\$ 1,301,906.99	\$ 1,155,127.86	\$ 25,599.63	\$ -	\$ 1,180,727.49		\$ 121,179.50	\$ 59,034.37

CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORK FOR AQUATIC PLAY EQUIPMENT	\$ (42,836.46)	Y
CO #2	ODP- SSM CONCRETS FOR SEOTYCRITE	\$ (60,113.40)	Y
CO #3	ODP- VAKPAK FOR POOL EQUIPMENT	\$ (21,067.57)	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 #6.1	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
	\$ (972,267.01)		

Welcome Efr & Lakeside Daw - 17,919.75 Pool & Splash Pad - 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-7612
Period: 4/1, 2026 TO 4/30, 2026

16720.000
16730.000
16750.000

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 20-Apr, 2026

Security Engineering and Designs, Inc.

Company Name

Signature

Printed Name and Title

State of Florida County of Duval

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

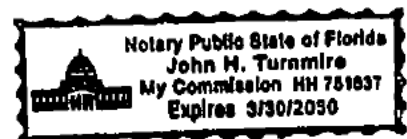
☒ Personally Known

☐ Produced ID

Notary

Notary Seal:

My Commission Expires:



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

Name	Address	Amt Remaining Unpaid

Figure 1.

APPLICATION DATE:

04/30/26

JOB NAME: EverRange Amenity

RETAINAGE %:

5%

--	--

16720
16730

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CHANGE ORDER#:			
C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Changes to Equipment	\$ 28,890.00	Y

Invoice

Invoice Number
26-66792

Invoice Date
4/20/26

Page
1

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

Voice: 904-371-4931

Fax:

Sold To:

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

Site Address:

EVER RANGE AMENITY
12858 EVER RANGE AMENITY
JACKSONVILLE, FL 32256

Customer ID: EVER RANGE AMENITY

Customer PO	Payment Terms	Sales Rep ID	Due Date
SC-7512	Net 10 Days	SCOTT SOKERKA	4/30/26
Description			Amount
ACCESS CONTROL TRIM 25-			9,877.25
STRUCTURED WIRING 25-			1,066.25
POOL GATES ACCESS TRIM 25-			300.00
CHANGE ORDER ONE: 25-			7,222.50
MINUS 5: RETAINAGE			-930.30

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

Please include invoice number on payment

26-66792

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

Pickleball Courts

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

2863.00

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	\$	176,558.30	(4)
5. Work Completed This Application	\$	21,525.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	198,083.30	(6)
7. Total Prior Retainage	\$	8,827.92	(7)
8. Amount retained w/This Application	\$	1,076.25	(8)
9. Total Retainage to Date (7 + 8)	\$	9,904.17	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	188,179.14	(10)
11. Less Previous Payments Received	\$	167,730.39	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	20,448.75	(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 4/17, 2025

The Nidy Sports Construction Company
Company Name

[Signature]
Signature

Zach Stevenson, President
Printed Name and Title

State of Florida County of Seminole

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

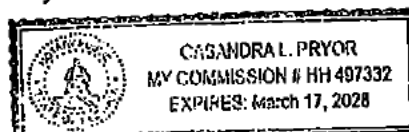
☒ Personally Known

☐ Produced ID

Notary [Signature]

My Commission Expires: 3/17/28

Notary Seal:



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

5

APPLICATION DATE:

04/20/26

PERIOD FROM:

04/01/26

TO:

04/30/26

RETAINAGE %:

5%

SUBCONTRACTOR NAME: The Nidy Sports Construction Company

JOB NAME: EverRange Amenity

CONTINUATION SHEET

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

CHANGE ORDERS :

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

Welcome Chr & Lakeside Pw

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Concrete Commander
Project Name: EverRidge Amenity
Payment Request No: 2 Subcontract No: SC-7532
Period: 4/1, 2028 TO 4/30, 2028

3475.00

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	28,880.00	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(12,600.00)	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ 14,280.00 (3)
4. Work Completed Previous Application	\$	1,428.00	(4)	
5. Work Completed This Application	\$	12,882.00	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ 14,280.00 (6)
7. Total Prior Retainage	\$	71.40	(7)	
8. Amount retained w/This Application	\$	842.80	(8)	
9. Total Retainage to Date (7 + 8)				\$ 714.00 (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ 13,566.00 (10)
11. Less Previous Payments Received	\$	1,356.60	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ 12,209.40 (12)

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

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

Dated on 4/20/28, 2026

Concrete Commander

Company Name

Drew Teaman

Signature

DREW TEAMAN, PRESIDENT

Printed Name and Title

State of Florida County of Duval

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

☐ Personally Known

☒ Produced ID T550-018-72-246-0

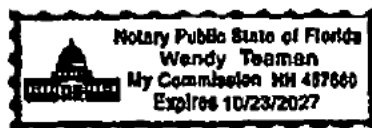
Notary

Wendy Teaman

Notary Seal:

My Commission Expires:

10-13-2027



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
<u>Concrete Commander, Inc</u>	<u>519 David St Apt #2357</u>	<u>\$ 714.00</u>

CONTINUATION SHEET

SUBCONTRACTOR NAME: Concrete Commander
JOB NAME: EverRange Amenity

RETAINAGE %:

04.30.26

1000

5%

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Drink Rail Deletion	\$ (12,600.00)	
		\$ (12,600.00)	

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	291,187.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(90,213.15)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	200,973.85	(3)
4. Work Completed Previous Application	\$	189,170.31	(4)
5. Work Completed This Application	\$	11,803.97	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	200,974.28	(6)
7. Total Prior Retainage	\$	9,458.52	(7)
8. Amount retained w/This Application	\$	590.20	(8)
9. Total Retainage to Date (7 + 8)	\$	10,048.71	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	190,925.57	(10)
11. Less Previous Payments Received	\$	179,711.79	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	11,213.77	(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 6-Apr, 2026

Capital Framing Solutions

Company Name

Stacey Carr

Signature

Stacey Carr Controller

Printed Name and Title

State of FL County of Osval

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

☒ Personally Known

☐ Produced ID

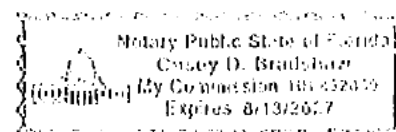
Notary

Cory Brath

Notary Seal:

My Commission Expires:

8/13/27



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



SCHEDULE OF VALUES

APPLICATION NUMBER:

4

APPLICATION DATE:

03.25.26

PERIOD FROM:

03.01.26

TO:

03.31.25

SUBCONTRACTOR NAME: Capital Framing Solutions

JOB NAME: EverRange Amenity

RETAINAGE %:

5%

CONTINUATION SHEET

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

CHANGE ORDERS :

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

Welcome Ltr to Lakeside Pkwy

KIRBYCO BUILDERS, INC. APPLICATION FOR PAYMENT AFFIDAVIT

9250.000

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 4/28/2026

KirbyCo Builders, Inc.

Company Name

Signature

Ben Mowczan, Project Manager

Printed Name and Title

State of FL County of Duval

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

☒ Personally Known

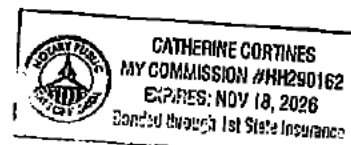
☐ Produced ID _____

Notary

Catherine Cortines

Notary Seal:

My Commission Expires: 11/18/26





P.O. Box 23038, Jacksonville, FL 32241
904-281-5050

SCHEDULE OF VALUES

TO: Carlton Construction, Inc.
JOB NAME: The Grove at EverRange
PROJECT NO: 225017

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD FROM:
TO:
RETAINAGE %:

4
04/28/26
04/01/26
04/30/26
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/G)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Welcome Center Gypsum Wallboard	\$ 48,986.00	\$ 48,986.00	\$ -	\$ -	\$ 48,986.00	100%	\$ -	\$ 4,898.60
2	Lakeside Pavilion Gypsum Wallboard	\$ 4,669.00	\$ 3,000.00	\$ 1,669.00	\$ -	\$ 4,669.00	100%	\$ -	\$ 466.90
3	Add for fire caulking at P522 Wall Area	\$ 1,204.00	\$ 1,204.00	\$ -	\$ -	\$ 1,204.00	100%	\$ -	\$ 120.40
4	Add for furring channels for P522 ceiling	\$ 1,228.00	\$ 1,228.00	\$ -	\$ -	\$ 1,228.00	100%	\$ -	\$ 122.80
5	Add for Drywall Ceiling Trim	\$ 1,838.00	\$ -	\$ 1,838.00	\$ -	\$ 1,838.00	100%	\$ -	\$ 183.80
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7						\$ -	#DIV/0!	\$ -	\$ -
8						\$ -	#DIV/0!	\$ -	\$ -
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	Approved Change Orders:					\$ -	#DIV/0!	\$ -	\$ -
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						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 57,925.00	\$ 54,418.00	\$ 3,507.00	\$ -	\$ 57,925.00	100%	\$ -	\$ 5,792.50

PENDING CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1			
2			
3			
		\$ -	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1

PAGES 1

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

PROJECT: 202416 - EverRange
Amenity 12858 Ever
Range
Parlay Jacksonville

APPLICATION NO: 2

PERIOD TO: 4/31/2026

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:

VIA ARCHITECT:

Holman, Inc.

PROJECT NOS: SC-7526

CONTRACT FOR: Division 10

CONTRACT DATE: 8/8/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 35,611.88
2. Net change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 35,611.88
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 35,611.88
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$ 1,780.59
b. % of Stored Material (Column F on G703)	\$
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 1,780.59
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 33,831.29
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 33,831.29
8. CURRENT PAYMENT DUE	\$ 1,780.59
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 1,780.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

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: Holman, Inc.

By: Christopher Cambron Date: 4/17/2026

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: _____ Date: _____

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

10165-04

10165-04

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



How doers
get more done.

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

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

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

SUBTOTAL	36.00
TAX + PIF	2.53
TOTAL	\$38.53

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 38.53

AUTH CODE 010032/6623280 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 04/09: \$12,373.06

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

1324 04/10/26 08:27 AM



1324 62 66241 04/10/2026 0706

PIF NOTICE

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

TO SALES TAX.

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

Welcome Ctr

A

Wulke's Pol

Welcome Gr J Livingston Pad

15700.00

Ring Power®

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

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

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

INVOICE

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CARLTON CONSTRUCTION INC
4615 US HIGHWAY 17 STE 1
FLEMING ISLAND FL

32003

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14945 PHILIPS HWY
JACKSONVILLE, FL
32256
DUVAL - 16
DUVAL - 16

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

CUSTOMER CONTACT: BRENT STOKES

THIS INVOICE IS NET DUE UPON RECEIPT

1.0	RRWG00347 N534WG00347	EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: RRWG00347 SERIAL NO: N534WG00347 7750005 5 TON SPOT COOLER - 5-TON AC SHIFT: SINGLE	188.00
4.0	EXHAUST EXHAUST	EQUIPMENT RENTAL FROM 04/01/26 THRU 04/01/26 ID NO: EXHAUST SERIAL NO: EXHAUST EXHAUST DUCT - EXHAUST	42.00
1.0	ENV FEE		4.60
1.0	PICK UP		225.00
		FLA STATE SALES TAX	14.08
		FLA DUVAL SURTAX	3.52

..... THANK YOU FOR YOUR BUSINESS!

S/M 664
K54337-04

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

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

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

Filename=EM17600010 - Formtype=MIPS

PAY THIS AMOUNT

477.20

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

SALES

Welcome An & Vickie's Per

15700.00

Ring Power



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

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

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

INVOICE

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CARLTON CONSTRUCTION INC
4615 US HIGHWAY 17 STE 1
FLEMING ISLAND FL

32003

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INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
OORE01373672	04-09-26	INTERNAL TRANSPORT	01-06-26		024998	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: BRENT STOKES

THIS INVOICE IS NET DUE UPON RECEIPT

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

..... THANK YOU FOR YOUR BUSINESS!

S/M 664
K54337-04

FLA STATE SALES TAX	14.08-
FLA DUVAL SURTAX	3.52-

A SERVICE CHARGE OF 1 1/4 % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

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

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

PAY THIS AMOUNT

CREDIT MEMO
252.20

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

Filename=EMI760010 - Formtype=MIPS

SALES

Welcome Ltr - 10,000

Site & Hardscape Electric 10,000

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

16100.00
16110.00

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 976,000.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ (216,918.78) (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 760,081.22 (3)
4. Work Completed Previous Application	\$ 674,796.22 (4)	
5. Work Completed This Application	\$ 20,000.00 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 694,796.22 (6)
7. Total Prior Retainage	\$ 67,479.62 (7)	
8. Amount retained w/This Application	\$ 2,000.00 (8)	
9. Total Retainage to Date (7 + 8)		\$ 69,479.62 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 625,316.60 (10)
11. Less Previous Payments Received	\$ 607,316.60 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 18,000.00 (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 21-Apr 2026

KAD Electric Co., Inc

Company Name

Signature

Lisa Dease-President

Printed Name and Title

State of _____ County of _____

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

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CONTINUATION SHEET

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

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	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	

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

Site & Hardscape Plumbing
 15110.000

STATEMENT OF CONTRACT AMOUNT:

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

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

Dated on April 27, 2026

C.W. Wood Plumbing, Inc.
 Company Name

Signature

W. Scott Wood, President
 Printed Name and Title

State of Florida County of Duval

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

☒ Personally Known

Produced ID

Notary

Marian F. Rosenberg

Notary Seal:

My Commission Expires:

March 28, 2030



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

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
<u>N/A</u>		

SCHEDULE OF VALUES

APPLICATION NUMBER:

7

APPLICATION DATE:

04/25/26

PERIOD FROM:

04/01/26

TO:

04/30/26

RETAINAGE %:

5%

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

JOB NAME: EverRange Amenity

CONTINUATION SHEET

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

CHANGE ORDERS :

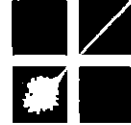
C.O. #	DESCRIPTION OF WORK	VALUE	D Y/N
1	ODP to WinSupply for fixtures	-\$17,701.93	Y
		-\$17,701.93	

Final Clean

INVOICE

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

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



Keen On Klean Solutions

Bill to

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

Invoice details

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

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

Total **\$1,059.65**

Scan to pay



Note to customer

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/2/2026	47196

Bill To
Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Location
Everrange Amenity Center 12858 Everrange Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
1	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for Remainder of 2nd Quarter (June)	75.00	75.00

	Subtotal	\$75.00
	Sales Tax (7.5%)	\$0.00
	Total	\$75.00
	Payments/Credits	\$0.00
	Balance Due	\$75.00

RECEIVED
By Tara Lee at 1:40 pm, Jun 03, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 4, 2026

Date

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

Serial #	26-03081D	PO/File #		\$184.00
				Payment Due
Notice of Rulemaking Regarding the Revised Rules of Procedure				
				\$184.00
				Publication Fee
Coastal Ridge Community Development District				
				Amount Paid
Case Number				
Publication Dates	6/4			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 26-03081D on your
check or remittance advice.

RECEIVED

By Tara Lee at 3:34 pm, Jun 04, 2026

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

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

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

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

**NOTICE OF RULEMAKING
REGARDING THE REVISED
RULES OF PROCEDURE OF
THE COASTAL RIDGE
COMMUNITY**

DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure ("Proposed Rule"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the *Jacksonville Daily Record* on May 28, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of the Coastal Ridge Community Development District ("District") on July 7, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(16) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.06, 255.0518, 255.0625, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has

not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5860, Email joliver@gmsnfl.com ("District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. Jim Oliver, District Manager
Coastal Ridge Community
Development District
Jun. 4 00 (26-03081D)

Sun State Nursery & Landscaping, LLC
9362 Phillips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18351

Date: 06/05/2026

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
June 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 1:52 pm, Jun 05, 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 BUSINESS!!



INVOICE

For: COASTAL RIDGE COMMUNITY DEVELOPMENT
DISTRICT
475 West Town Place
Suite 114
St Augustine, FL 32092
United States

From: The Bank of New York Mellon Trust Company, National
Association
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: 00252-26-0132972
Invoice Date: Jun 2, 2026
Due Date: Jul 2, 2026
Account Number: [REDACTED]
Cycle Date: Jun 6, 2026
Currency: USD

INVOICE

Total Payable Amount: 4,400.00 USD

RECEIVED**By Tara Lee at 2:08 pm, Jun 09, 2026**

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

[REDACTED]

Check Payment Instructions:

The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Details for Coastal Ridge Community Development District Special Assessment Revenue Bonds, Series 2025

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee, Registrar and Paying Agent					
Annual Fee					4,400.00
For the period: Jun 6, 2026 to Jun 5, 2027					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

Governmental Management Services, LLC

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

Invoice**Invoice #:** 18**Invoice Date:** 6/1/26**Due Date:** 6/1/26**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 - June 2026		3,750.00	3,750.00
Website Administration - June 2026		125.00	125.00
Information Technology - June 2026		125.00	125.00
Dissemination Agent Services - June 2026		250.00	250.00
Office Supplies		0.60	0.60
Postage		310.22	310.22
Copies		287.70	287.70
Telephone		21.88	21.88

Total \$4,870.40**Payments/Credits** \$0.00**Balance Due** \$4,870.40**RECEIVED****By Tara Lee at 2:08 pm, Jun 09, 2026**

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 11, 2026

Date

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

Serial #	26-03346D	PO/File #		\$1,094.00
				Payment Due

Notice of Public Hearing to Consider the Adoption of the FY 2027 Budget,
Notice of Public Hearing, etc., and Notice of Regular Board of Supervisors'

\$1,094.00

Publication Fee

Coastal Ridge Community Development District

Case Number		Amount Paid
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Publication Dates 6/11,18

County Duval

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

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

If your payment is being
mailed, please reference
Serial # 26-03346D on your
check or remittance advice.

RECEIVED

By Tara Lee at 11:47 am, Jun 11, 2026

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

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

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

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the Coastal Ridge Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 7, 2026
TIME: 11:00 AM
LOCATION: Southeast Regional Library
10559 Deerwood Park Blvd.
Jacksonville, Florida 32216

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("ORM Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of ORM Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy ORM Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes ORM Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the ORM Assessments, and the properties to be improved and benefitted from the ORM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed ORM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed ORM Assessments, which are subject to change at the hearings:

Land Use	Total # of Units or Acres	Proposed ORM Assessment
Townhome	80	\$1,668
40' Lot	107	\$2,000
50' Lot	385	\$2,103
66' Lot	418	\$2,215
70' Lot	72	\$2,351
80' Lot	29	\$2,196

**Includes collection costs and early payment discounts*
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND ORM ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed ORM Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Duval County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for ORM Assessments, such that no public hearing on ORM Assessments shall be held or notice provided in future years unless the ORM Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the ORM Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the ORM Assessments imposed on certain developed property and will directly collect the ORM Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your ORM Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed ORM Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect ORM Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

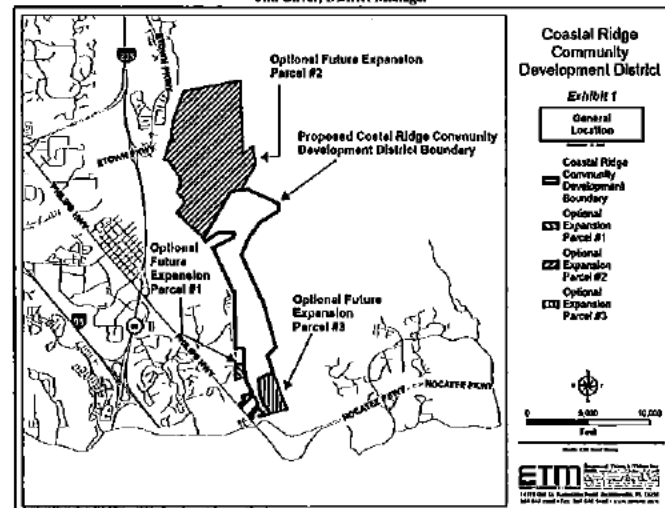
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Jim Oliver, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.coastalridgecd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Jim Oliver, District Manager





Invoice #: 20708920
Invoiced On: June 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 6/17/2026 through 7/16/2026	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/20708920](#)

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

RECEIVED
By Tara Lee at 3:10 pm, Jun 17, 2026

Sun State Nursery & Landscaping, LLC
9362 Phillips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18366

Date: 06/22/2026

Billed To: Coastal Ridge Community Development

For: Phase II

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
June Landscape Maintenance	1.00	15,581.25	15,581.25	

RECEIVED

By Tara Lee at 12:00 pm, Jun 22, 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

15,581.25

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 432803
Date 06/03/2026

Terms
Due Date
Memo

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

Description	Quantity	Rate	Amount
June service balance	1	6,986.00	6,986.00

Total 6,986.00

RECEIVED

By Tara Lee at 9:40 am, Jun 24, 2026



INVOICE

Coastal Ridge Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092

Customer	Coastal Ridge Community Development District
Acct #	1608
Date	06/26/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 11,875.00
Payment Amount	
Payment for:	Invoice#32728
1001251208	

Thank You

Please detach and return with payment



Customer: Coastal Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
32728	06/22/2026	Policy change	Policy #1001251208 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added Property and IM Due Date: 6/26/2026	11,875.00
				Total
				\$ 11,875.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 3:37 pm, Jun 26, 2026

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

06/26/2026

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

Coastal Ridge CDD
475 West Town Place
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER

DATE

BALANCE

734088

6/29/2026

\$1,000.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000007340882001000000036943900000010000058

Please return this invoice with your payment and
notify us of any changes to your contact information.

Coastal Ridge CDD

Ever Range Pkwy Jacksonville, FL 32256

Invoice Due Date 6/15/2026

Invoice 369439B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2026	Water Management - Monthly		\$1000.00	\$0.00	\$1000.00

Please remit payment for this month's invoice.

RECEIVED**By Tara Lee at 8:13 am, Jun 29, 2026**

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2350.00

This Invoice Total:

\$1000.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 734088
Portal Registration #: 9A9D1C37
Customer E-mail(s): JOLIVER@GMSNF.COM,bperegrino@gmsnf.com,tleee@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

Coastal Ridge CDD
475 West Town Place
Suite 114
St Augustine, FL 32092

00000007340882001000000038479100000003500012

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
734088	6/24/2026	\$350.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

Please return this invoice with your payment and
notify us of any changes to your contact information.

Coastal Ridge CDD	Ever Range Pkwy Jacksonville, FL 32256
Invoice Due Date 8/8/2026	Invoice 2230197 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/24/2026	Water Chem - As Needed		\$350.00	\$0.00	\$350.00

Water Sample & Analysis Irrigation Pond

RECEIVED
By Tara Lee at 10:50 am, Jun 25, 2026

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:	\$2350.00	This Invoice Total:	\$350.00
--	-----------	----------------------------	----------

Click the "Pay Now" link to submit payment by ACH

Customer #: 734088
Portal Registration #: 9A9D1C37
Customer E-mail(s): JOLIVER@GMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

C.

Coastal Ridge
Community Development District

Construction Funding Request #5
July 8, 2026

Req.	PAYEE
------	-------

110	Office Images Inc. Invoice #13051 Amenity Furniture	163,553.16
-----	--	------------

Total Funding Request	\$ 163,553.16
-----------------------	---------------

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

Signed by:
Signature: Maurice Rudolph
Chairman/Vice Chairman

DocuSigned by:
Signature: Jim Oliver
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: # **110 CFR#5**

(B) Name of Payee: **Office Images – OES, LLC**
1524 San Marco Blvd.
Jacksonville, FL 32207

(C) **Amount Payable: \$ 163,553.16**

Invoice # 13051 - \$ 163,553.16

(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):

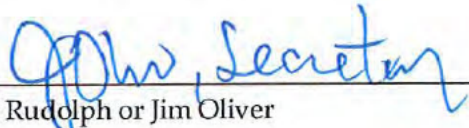
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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.

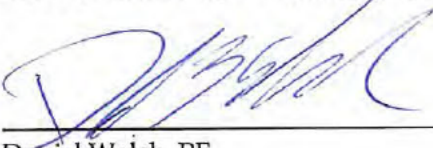
**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**



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



officeimages

Office Images Inc.
1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

Invoice

Invoice #: 13051
Invoice Date: 6/26/2026
Payment Terms: Net 30
Due Date: 7/26/2026

*Approved to pay
7-7-26
B. Cash*

Sold To:

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

Install At:

EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

Customer P.O.:**External Memo:** EverRange Furniture

#	Quantity	Product	Product Description	Sell	Extended
1	1	LAMP	Rhodes Floor Lamp	\$1,036.15	\$1,036.15
			Tag: ENTRY , NF.04		
2	1	FREIGHT	LULU FREIGHT	\$352.56	\$352.56
			Tag: ENTRY , NF.04		
3	1	CUSTOM LOGO SIGNAGE	DESCRIPTION: Moss-filled signage with "EverRange" logo DIMENSIONS:8'-0" W, 4'-0" H. Balanced Flow, Reindeer Moss - Branded Blue, White Logo - Floating. Green Wallscapes Team to deliver and install. Quote number 3408	\$10,384.62	\$10,384.62
			Tag: ENTRY , ART.01		
4	2	100255278	Design with Reach- MUUTO Still Cafe Table, Black/Black, Round	\$867.10	\$1,734.20
			Tag: BREAK AREA , NF.02		
5	1	FREIGHT	Design within Reach-MUUTO FREIGHT	\$266.71	\$266.71
			Tag: BREAK AREA , NF.02		
6	1	H-4800	Stainless Steel Wire Shelving Unit - 72 x 24 x 72"	\$1,246.15	\$1,246.15
			Tag: STORAGE KITCHENETTE , NF.05A		
7	2	H-4798	STAINLESS STEEL WIRE SHELIVING 48 x 24 x 72	\$858.97	\$1,717.94
			Tag: STORAGE KITCHENETTE , NF.05B		
8	1	FREIGHT	ULINE FREIGHT	\$320.51	\$320.51
			Tag: STORAGE KITCHENETTE , NF.05AB		



officeimages

Office Images Inc.
1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

Invoice

Invoice #: 13051
Invoice Date: 6/26/2026
Payment Terms: Net 30
Due Date: 7/26/2026

#	Quantity	Product	Product Description	Sell	Extended
9	2	EVOLVE2-FM	Evolve Series Dual Monitor Arm w/DC & GM, Fixed + Motion Arms BLK Black Tag: SHARED OFFICE , NF.01	\$472.94	\$945.88
10	2	FCHHUB-ES	FlexCharge Power Hub for Sena, SenaEX (Not EX3), Edge, and Evolve Monitor Arms BLK Black Tag: SHARED OFFICE , NF.01	\$145.15	\$290.30
11	2	NETTA-48	Mesh Wire Management Channel, 48W BLK Black Tag: SHARED OFFICE , NF.01	\$102.46	\$204.92
12	1	FREIGHT	FELLOWES FREIGHT Tag: SHARED OFFICE , NF.01	\$44.87	\$44.87
13	2	NAC0248SUR	ACCESSORIES,48W,UNDERSURFACE SUPPORT RAIL,BLACK Tag: SHARED OFFICE , NF.01	\$135.90	\$271.80
14	2	WW2315PMBF2L	WAVEWORKS,23DX15W,PEDESTAL,MOBILE,BOX/FILE,HPL 87MB, KRB, KN, KN BEAM,CINDER, RANDOM CORE,INSTALLED,BLACK, KONA, KONA Tag: SHARED OFFICE , NF.01	\$677.25	\$1,354.50
15	2	WW2315PUBBFL	WAVEWORKS,23DX15W,PEDESTAL,BOX/BOX/FILE,UNDERSURFACE,LAM 87MB, X, KRB, KN, KN BEAM,CINDER, NO GROMMET, RANDOM CORE,INSTALLED,BLACK, KONA, KONA Tag: SHARED OFFICE , NF.01	\$488.70	\$977.40
16	2	WW2436WSSVDL	WAVEWORKS,24DX36W,SURFACE,RECT,VERT GRAIN,HPL E, VKN, X, X, X, 35.0000, STD, KN EXTENSION, SOFTENED,KONA, NO GROMMET, NO WIRE MANAGER, NO MODIFIED DEPTH (STANDARD), 35 (889 MM), STANDARD LAMINATE, KONA Tag: SHARED OFFICE , NF.01	\$159.30	\$318.60



officeimages

Office Images Inc.
1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

Invoice

Invoice #: 13051
Invoice Date: 6/26/2026
Payment Terms: Net 30
Due Date: 7/26/2026

#	Quantity	Product	Product Description	Sell	Extended
17	2	WW2928EPL	WAVEWORKS,29DX28H,END PANEL,LAMINATE X, X, NO GROMMET, NO MODIFIED DEPTH KN (STANDARD), KONA Tag: SHARED OFFICE , NF.01	\$172.80	\$345.60
18	2	WW3627MPVL	WAVEWORKS,36WX27H,PED MODESTY PANEL,FULL,VERT GRAIN,LAMINATE E, X, EXTENSION, NO MODESTY GROMMET, X, KN NO MODIFIED WIDTH (STANDARD), KONA Tag: SHARED OFFICE , NF.01	\$112.50	\$225.00
19	2	WW4128EPL	WAVEWORKS,41DX28H,END PANEL,LAMINATE X, X, KN NO GROMMET, NO MODIFIED DEPTH (STANDARD), KONA Tag: SHARED OFFICE , NF.01	\$211.50	\$423.00
20	1	WW4284WSCEDL L7	WAVEWORKS,42DX84W,SURFACE,EXT CORNER,LEFT,HPL M, VAD, MAIN, SOFTENED,ALMOND, NO X, X, GROMMET, NO WIRE MANAGER, STD, KN STANDARD LAMINATE, KONA Tag: SHARED OFFICE , NF.01	\$762.30	\$762.30
21	1	WW4284WSCEDR L7	WAVEWORKS,42DX84W,SURFACE,EXT CORNER,RIGHT,HPL M, VKN, MAIN, SOFTENED,KONA, NO X, X, STD, GROMMET, NO WIRE MANAGER, KN STANDARD LAMINATE, KONA Tag: SHARED OFFICE , NF.01	\$762.30	\$762.30
22	2	WW8408MPL	WAVEWORKS,84WX8H,MODESTY PANEL,1/3 HEIGHT,LAMINATE M, X, MAIN, NO MODIFIED WIDTH KN (STANDARD), KONA Tag: SHARED OFFICE , NF.01	\$166.95	\$333.90
23	196	BDC2037	Bristol Side Chair Natural Teak Tag: OUT-CH-01	\$350.00	\$68,600.00
24	20	BBC2045	Bristol Bar Chair- Pair with Balcony Bar Table Natural Teak Tag: OUT-CH-02	\$423.00	\$8,460.00



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Due Date: 7/26/2026

#	Quantity	Product	Product Description	Sell	Extended
25	8	BXTC2049	Bristol Bar Chair 30" XT- Pair with 42" High Millwork Natural Teak Tag: OUT-CH-02	\$465.00	\$3,720.00
26	196	W0310	Country Club Strap Chaise FRAME:, STRAP: Bronze Age, Adobe Tag: OUT-CH-03	\$327.00	\$64,092.00
27	24	TUPELO	Deck Chaise Lounge White Tag: OUT-CH-04	\$1,616.00	\$38,784.00
28	20	MHCTC2734	Mayhew Chat Chair Natural Teak Tag: OUT-LNG-1	\$434.00	\$8,680.00
29	44	HDT0044D	Homestead 44" Square Table, with Umbrella Hole/Plug Natural Teak Tag: OUT-TBL-1	\$1,183.00	\$52,052.00
30	3	HDT4472D	Homestead 44x73" Rectangular Table, with Umbrella Hole/Plug Natural Teak Tag: OUT-TBL-2	\$1,885.00	\$5,655.00
31	50	WT1818STMYN	Myan Punched Alum- 18" Stackable End Table FRAME: Bronze Age Tag: OUT-TBL-3	\$255.00	\$12,750.00
32	6	CET1720	CAMDEN SIDE TABLE Natural Teak Tag: OUT-TBL-4	\$226.00	\$1,356.00
33	6	CCT1835	CAMDEN COFFEE TABLE Natural Teak Tag: OUT-TBL-5	\$392.00	\$2,352.00



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Due Date: 7/26/2026

#	Quantity	Product	Product Description	Sell	Extended
34	10	BTHBB	20x60 RECT Balcony Bar Table Natural Teak Tag: OUT-TBL-6	\$698.00	\$6,980.00
35	1	CPPNT	Extra Plugs for Camden Tables Tag: OUT-ADD	\$0.00	\$0.00
36	27	FL9PM-SV	9' Single Vent Market Umbrella with Fiberglass Pole and Ribes, Manual Lift POLE: Champagne, Sunbrella Shade FABRIC: col.Natural 4604 Tag: OUT-UMB-1 & 2	\$475.37	\$12,834.99
37	23	23	Resin Coated Conrete Table Base, Dedicated 8" Steam, BZ Desert Bronze Tag: OUT-UMB-1	\$145.79	\$3,353.17
38	4	100A	100lbs Concrete filled premium aluminum shell with wheels with 18" Stainless Steel Stem BZ Desert Bronze Tag: OUT-UMB-2	\$567.02	\$2,268.08
39	1	FREIGHT	FREIGHT from Berlin Gardens Tag: OUT-FREIGHT	\$4,487.18	\$4,487.18
40	1	FREIGHT	FREIGHT from Windward Tag: OUT-FREIGHT	\$3,613.70	\$3,613.70
41	1	FREIGHT	FREIGHT from Tupelo Tag: OUT-FREIGHT	\$0.00	\$0.00
42	1	FREIGHT	FREIGHT from Taylor & Associates Tag: OUT-FREIGHT	\$1,782.12	\$1,782.12
43	1	TARIFF	TARIFF from Taylor & Associates Tag: OUT-TARIFF	\$966.88	\$966.88

Coastal Ridge

Community Development District

Construction Funding Request #6

July 14, 2026

Req. PAYEE

112	Carlton Construction Inc EverRange Amenity Pay App #13	281,604.07
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Total Funding Request	\$	281,604.07
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Please make che Coastal Ridge CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:	Signed by:	Maurice Rudolph	Chairman/Vice Chairman
	DocuSigned by:	Jim Oliver	
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: # **112 CFR#5**

(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: \$281,604.07**

Carlton Construction Pay Application #13

(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):

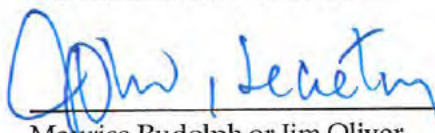
(E) Fund, Account and/or subaccount from which disbursement is to be made:

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.

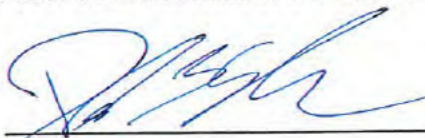
COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT



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: 13

Distribution to:

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

VIA ARCHITECT:

PERIOD TO: 06/30/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

X	OWNER
	ARCHITECT
X	CONTRACTOR
	CONSULTANT

CONTRACT FOR: EverRange Amenity

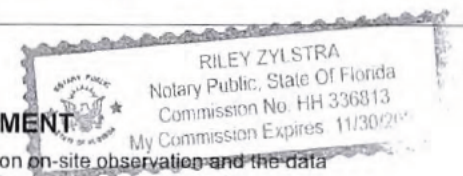
CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	12,209,201.77
2. Net change by Change Orders	-2,418,787.08
3. CONTRACT SUM TO DATE (Line 1+2)	9,790,414.69
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	8,910,859.20
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	398,590.35
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)	398,590.35
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	8,512,268.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	8,230,664.78
8. CURRENT PAYMENT DUE	281,604.07
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	1,278,145.84

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	244,650.64	-2,663,437.72
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	244,650.64	-2,663,437.72
TOTAL	-2,418,787.08	

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: 7/7/26State of: FloridaCounty of: ClaySubscribed and sworn to before me this 7th day of July, 26Notary 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.....\$ 281,604.07

(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: *[Signature]*Date: 07/10/2026

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	726,838.00			726,838.00	100.00		
Performance Bond	90,693.49	-2,137.15	88,556.34	84,725.00			84,725.00	95.67	3,831.34	
Liability Insurance	125,544.78	1,945.05	127,489.83	116,784.61	10,705.22		127,489.83	100.00		
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	24,262.00	2,318.50		26,580.50	81.79	5,919.50	1,329.03
Permits	11,315.00	3,534.05	14,849.05	14,849.05			14,849.05	100.00		742.45
Sitework	1,368,730.00	-167,865.57	1,200,864.43	1,140,883.95	55,548.70		1,196,432.65	99.63	4,431.78	59,821.65
Beacon Crossing	85,000.00		85,000.00	53,944.74			53,944.74	63.46	31,055.26	2,697.24
Landscape & Irrigation	557,654.00	54,006.04	611,660.04	507,114.30	100,686.41		607,800.71	99.37	3,859.33	30,390.04
Surveying & Layout	45,740.00	5,680.00	51,420.00	51,420.00	2,497.50		53,917.50	104.86	-2,497.50	2,695.88
Hardscapes	849,978.00	-146,540.56	703,437.44	499,835.36	6,425.90		506,261.26	71.97	197,176.18	25,313.06
Site Furnishings	53,445.00	-42,730.32	10,714.68	10,714.68			10,714.68	100.00		535.74
Pool & Splash Pad	1,716,419.00	-347,120.01	1,369,298.99	1,353,367.17			1,353,367.17	98.84	15,931.82	67,668.36
Shade Structures	577,187.00	-341,222.25	235,964.75	232,001.16	4,300.20		236,301.36	100.14	-336.61	11,815.07
Pickleball Courts	285,900.00	-52,773.60	233,126.40	212,058.30	19,268.10		231,326.40	99.23	1,800.00	11,566.32
Playground	232,595.00	-121,226.50	111,368.50	90,233.42	4,179.55		94,412.97	84.78	16,955.53	4,720.65
Welcome Ctr & Lakeside Pav.	3,386,019.00	-527,790.25	2,858,228.75	2,520,922.36	40,119.14		2,561,041.50	89.60	297,187.25	128,052.07
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	-140,062.00	359,938.00	316,428.00	23,210.00		339,638.00	94.36	20,300.00	16,981.90
FF&E	684,650.00	-379,281.19	305,368.81	20,223.79	18,620.00		38,843.79	12.72	266,525.02	1,942.19
Final Clean	19,600.00		19,600.00	3,056.78	7,982.68		11,039.46	56.32	8,560.54	551.97
Contractor Contingency	250,000.00	-248,943.95	1,056.05						1,056.05	
Contractor Fee	571,093.50	8,841.13	579,934.63	579,934.63			579,934.63	100.00		28,996.73
Totals:	12,209,201.77	-2,418,787.08	9,790,414.69	8,614,997.30	295,861.90		8,910,859.20	91.02	879,555.49	398,590.35

Private Provider Plan Review



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

NOTE: New REMIT TO Address

Invoice Date

6/8/2026

Invoice Number

2172378

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	5/30/2026	DUE UPON RECEIPT

**Please Pay
 This Amount: \$2,318.50**

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Principal - CMT	1.80	HOUR	\$185.00		\$333.00
Project Engineer	3.30	HOUR	\$135.00		\$445.50
				Subtotal:	\$778.50
Private Provider Code Compliance Inspection (#36)					
					\$385.00
Private Provider Code Compliance Inspection (#37)					
					\$385.00
Private Provider Code Compliance Inspection (#38)					
					\$385.00
Private Provider Code Compliance Inspection (#39)					
					\$385.00
				Subtotal:	\$1,540.00

Invoice Total - Please Remit => \$2,318.50

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

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Vallencourt Construction Co., Inc
JOB NAME: EverRange Amenity

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD FROM:

TO:

RETAINAGE %:

7
06/30/26
05/31/26
06/30/26
5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Construction Site Work	\$ 33,741.76	\$ 33,741.76			\$ 33,741.76	100%	\$ -	\$ 1,687.09
2	Erosion Control	\$ 41,569.00	\$ 41,569.00			\$ 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	\$ 355,877.24			\$ 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
CO-08	Add FDC to BFP	\$ 3,315.63	\$ -	\$ 3,315.63		\$ 3,315.63	100%	\$ -	\$ 165.78
CO-09	ODP Reconciliation (C&M/American	\$ 51,618.86	\$ -	\$ 51,618.86		\$ 51,618.86	100%	\$ -	\$ 2,580.94
			\$ -			\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 918,751.24	\$ 863,816.75	\$ 54,934.49	\$ -	\$ 918,751.24	100%	\$ -	\$ 45,937.56



11553 PHILIPS HWY
JACKSONVILLE, FL 32256-0000

Please contact with Questions: 904-398-0660

CARLTON CONST & DEVELOP INC
4615 US HIGHWAY 17 SUITE 1
FLEMING ISLAND, FL 32003

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
7437675	\$251.71	117118	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FERGUSON ENTERPRISES LLC #52
PO BOX 541079
ATLANTA, GA 30353-4079

MASTER ACCOUNT NUMBER: 327932

SHIP TO:

COUNTER PICK UP
11553 PHILIPS HWY
JACKSONVILLE, FL 32256-0000

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1334	1334	FL2DUV	EVERRANGE	SMS	EVERRANGE	06/02/26	IO 430576
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
8	8	MUL040246	6 PVC SWR SW COUP	14.865	EA	118.92	
20	20	PSP3034U20	6 X 20 FT PVC W 3034 SLD PIPE	576.166	C	115.23	
			INVOICE SUB-TOTAL			234.15	
			TAX	Duval		17.56	
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							
Remit to Change: Please make note of the updated remit to address above. Payments sent to PO Box 100286 Atlanta, GA will be returned as of 5/29/26. Instead of paying by check, consider going to Ferguson.com/billpay to learn about our free, secure, and convenient online payment platform. You can view copies of invoices, pay online, and enroll in our new auto-pay solution.							
TERMS: NET 10TH PROX						TOTAL DUE	\$251.71

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

Landscaping & Irrigation

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: 6/1 2026 **TO** 6/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	561,443.72	(1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	55,449.71	(2)	
3. Adjusted Contract Amount (1 +/- 2)				\$ 616,893.43 (3)
4. Work Completed Previous Application	\$	516,207.02	(4)	
5. Work Completed This Application	\$	100,686.41	(5)	
6. Value of Work Completed to Date (per attached Schedule of Values)				\$ 616,893.43 (6)
7. Total Prior Retainage	\$	25,810.35	(7)	
8. Amount retained w/This Application	\$	5,034.32	(8)	
9. Total Retainage to Date (7 + 8)				\$ 30,844.67 (9)
10. Work Completed, Minus Retainage (6 - 9)				\$ 586,048.76 (10)
11. Less Previous Payments Received	\$	490,396.67	(11)	
12. AMOUNT OF THIS REQUEST (10 - 11)				\$ 95,652.09 (12)

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

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

Dated on 23-Jun 2026

Sun State Nursery & Landscaping, Inc

Company Name

Sheri Horne

Signature

Sheri Horne - Senior Accountant

Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 23rd date of June, 2026 by Sheri Horne (name) as Senior Accountant (title) for Sun State Nursery & Landscaping, LLC (company name)

☒ Personally Known

☐ Produced ID

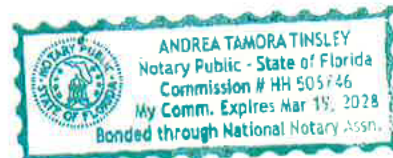
Notary

Andrea Tamora Tinsley

Notary Seal:

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

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
3	Various Landscape & Irrigation Changes	\$ 51,534.73	Y

Surveying & layout



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

Invoice : 201325269
Invoice Date : 6/23/2026
Project : 1025100221
Project Name : Carlton Construction - 202416 -
EverRange Amenity

For Professional Services Rendered Through 5/30/2026

PO-7500

5444101 - Survey Services

Rate Labor 2,497.50

Current**Billings**

2,497.50**Current Billings**

2,497.50**Amount Due This Bill**

2,497.50

Total Fee : 55,000.00
To Date Billings :

53,917.50
Total Remaining : 1,082.50

Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenity

Invoice: 201325269

5444101 - Survey Services				
Labor				
Rate Labor				
Class / Employee	Date	Hours	Rate	Amount
Office Technician II				
Paul Tudor				
	4/30/2026	1.00	115.0000	115.00
	5/5/2026	1.50	115.0000	172.50
Total Paul Tudor		2.50		287.50
Three (3) Person Survey Field Crew				
Mitchell Henderson	5/1/2026	3.00	270.0000	810.00
Two (2) Person Survey Field Crew				
Paul Tudor	5/6/2026	7.00	200.0000	1,400.00
Total Rate Labor				2,497.50
Total Labor				2,497.50
Total Bill Task: 5444101 - Survey Services				2,497.50

Total Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenity

2,497.50

Period: 6/1 2026 TO 6/30 2026

Hardscapes

PROJECT.		
Name	Address	Amt Remaining Unpaid



SCHEDULE OF VALUES

APPLICATION NUMBER:

2

APPLICATION DATE: _____

06/25/26

PERIOD FROM:

06/01/26

 TO:

06/30/26

RETAINAGE %:

0%

CONTINUATION SHEET

SUBCONTRACTOR NAME: Carlton Construction Inc.

JOB NAME: EverRange Amenity

[illegible]

CHANGE ORDERS :

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



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	1473227-065
Invoice Date	06/10/2026
Due Date	07/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7505425
Order Date	06/04/2026

BILL TO:

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

AMOUNT DUE: \$73.35

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	
BORAL		Cody Taylor	Lisa Meeker		
Quantity	U/M	Description	Price U/M	Price	Amount
- ***** SPECIAL ORDER - NON-RETURNABLE *****					
1.00	ea	zz_9991_779035 - 5/4X4X16 TRUEXTERIOR TRIM SPECIAL ORDER - NON-RETURNABLE	ea	68.24	68.24

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MERCHANDISE	68.24
OTHER	
FREIGHT	0.00
TAX	5.11
TOTAL	73.35



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	1473218-065
Invoice Date	06/10/2026
Due Date	07/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7507735
Order Date	06/08/2026

BILL TO:

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

AMOUNT DUE: \$513.51

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	
BORAL		Cody Taylor	Lisa Meeker		
Quantity	U/M	Description	Price U/M	Price	Amount
- ***** SPECIAL ORDER - NON-RETURNABLE *****					
7.00	ea	zz_9991_779471 - 5/4X4X16 TRUEXTERIOR TRIM SPECIAL ORDER - NON-RETURNABLE	ea	68.24	477.68

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MERCHANDISE	477.68
OTHER	
FREIGHT	0.00
TAX	35.83
TOTAL	513.51



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	1476369-065
Invoice Date	06/23/2026
Due Date	07/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7525120
Order Date	06/19/2026

BILL TO:

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

AMOUNT DUE: \$31.04

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	
HARDIE		Cody Taylor	Ben Gyuris		
Quantity	U/M	Description	Price U/M	Price	Amount
2.00	ea	30336 - 4/4" X 4" X 12' HARDIE TRIM SMOOTH	ea	14.44	28.88

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

MERCHANDISE	28.88
OTHER	
FREIGHT	0.00
TAX	2.16
TOTAL	31.04

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Southern Waterproofing Inc
Project Name: EverRange Amenity
Payment Request No: 5 **Subcontract No:** SC-7524
Period: 6/1, 2026 **TO** 6/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	50,525.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	1,950.00	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	52,475.00	(3)
4. Work Completed Previous Application	\$	50,525.00	(4)
5. Work Completed This Application	\$	1,950.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	52,475.00	(6)
7. Total Prior Retainage	\$	2,526.25	(7)
8. Amount retained w/This Application	\$	97.50	(8)
9. Total Retainage to Date (7 + 8)	\$	2,623.75	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	49,851.25	(10)
11. Less Previous Payments Received	\$	47,998.75	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	1,852.50	(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 1-Jun, 2026

Southern Waterproofing Inc

Company Name

Greg Winkles

Signature

Greg Winkles

Printed Name and Title

State of Florida County of Duval

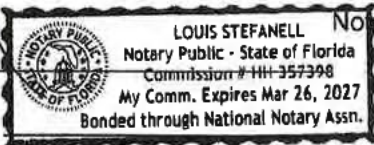
The foregoing instrument was acknowledged before me this 2ND date of JULY, 2026 by
GREG WINKLES (name) as PRESIDENT (title) for
SOUTHERN WATERPROOFING, INC. (company name)

☒ Personally Known

☐ Produced ID

Notary

[Signature]



Notary Seal:

My Commission Expires:

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid
<u>None</u>		

CARLTON

CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Southern Waterproofing Inc

JOB NAME: EverRange Amenity

APPLICATION NUMBER:

APPLICATION DATE:**PERIOD FROM:**

TO:

RETAINAGE %:

5

07/02/26

06/01/26

06/30/26

5%

CONTINUATION SHEET[illegible]

CHANGE ORDERS:

C.O.#	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N
1	Caulk Sidewalk Expansion Joints	\$ 1,950.00	Y

1200.20

Playground 4,179.55

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Prime Recreational Solutions LLC
Project Name: EverRange Amenity
Payment Request No: 0 **Subcontract No:** SC-7506
Period: 6/1, 2026 **TO** 6/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	782,867.19	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(464,392.86)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	318,474.33	(3)
4. Work Completed Previous Application	\$	309,994.61	(4)
5. Work Completed This Application	\$	8,479.75	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	318,474.36	(6)
7. Total Prior Retainage	\$	15,499.73	(7)
8. Amount retained w/This Application	\$	423.99	(8)
9. Total Retainage to Date (7 + 8)	\$	15,923.72	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	302,550.64	(10)
11. Less Previous Payments Received	\$	294,494.88	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	8,055.76	(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 6.3, 2026

Prime Recreational Solutions LLC
Company Name

Signature

William

Printed Name and Title

State of Florida County of Clay

The foregoing instrument was acknowledged before me this _____ date of _____, 2026 by _____ (name) as _____ Owner (title) for _____ Prime Recreational (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

APPLICATION NUMBER:

APPLICATION DATE:

06/25/26

PERIOD FROM:

06/01/26

TO:

06/30/26

RETAINAGE %:

5%

SUBCONTRACTOR NAME: Prime Recreational Solutions LLC

JOB NAME: EverRange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTL	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	Playground Equipment & install	\$ 205,681.58	\$ 201,502.03	\$ 4,179.55		\$ 205,681.58	100%	\$ -	\$ 10,284.08
2	Shade Structures as per RFQ-4179-1	\$ 577,185.61	\$ 572,885.41	\$ 4,300.20		\$ 577,185.61	100%	\$ -	\$ 28,859.28
3	CO #01	\$ (123,508.61)	\$ (123,508.61)			\$ (123,508.61)	100%	\$ -	\$ (6,175.43)
4	CO #02	\$ (341,222.25)	\$ (341,222.25)			\$ (341,222.25)	100%	\$ -	\$ (17,061.11)
5	CO #03	\$ (2,200.00)	\$ (2,200.00)			\$ (2,200.00)	100%	\$ -	\$ (110.00)
6	CO #04- Benches	\$ 51,370.84	\$ 51,370.84			\$ 51,370.84	100%	\$ -	\$ 2,568.54
7	CO #04- Bike Rack	\$ 16,125.69	\$ 16,125.69			\$ 16,125.69	100%	\$ -	\$ 806.28
8	CO #04-Trash Receptacles	\$ 26,373.17	\$ 26,373.17			\$ 26,373.17	100%	\$ -	\$ 1,318.66
9	CO #05- Benches ODP	\$ (51,370.81)	\$ (51,370.81)			\$ (51,370.81)	100%	\$ -	\$ (2,568.54)
10	CO #05- Bike Rack ODP	\$ (16,125.69)	\$ (16,125.69)			\$ (16,125.69)	100%	\$ -	\$ (806.28)
11	CO #05-Trash Receptacles ODP	\$ (26,373.17)	\$ (26,373.17)			\$ (26,373.17)	100%	\$ -	\$ (1,318.66)
12	CO #06	\$ 720.00	\$ 720.00			\$ 720.00	100%	\$ -	\$ 36.00
13	CO #07 Billed on Inv#2058	\$ 1,818.00	\$ 1,818.00			\$ 1,818.00	100%	\$ -	\$ 90.90
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 318,474.36	\$ 309,994.61	\$ 8,479.75	\$ -	\$ 318,474.36		\$ -	\$ 15,923.72

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Playground Equipment ODP	\$ (123,508.61)	y
2	Prefab Shade Structures ODP	\$ (341,222.25)	y
3	Anchor bolts & templates	\$ (2,200.00)	y
4	Benches, bike rack & trash receptacles	\$ 93,869.70	y
5	Benches, bike rack & trash receptacles ODP	\$ (93,869.70)	y
6	Drainage design revision	\$ 720.00	y
7	Replacement Shade Fabric	\$ 1,818.00	y

Dee Dee Local County

Subcontractor: The Nidy Sports Construction Company
Project Name: EverRange Amenity
Payment Request No: 7 **Subcontract No:** SC-7509
Period: 6/1 TO 6/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	274,400.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(37,005.43)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	237,394.57	(3)
4. Work Completed Previous Application	\$	212,058.30	(4)
5. Work Completed This Application	\$	15,361.27	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	227,419.57	(6)
7. Total Prior Retainage	\$	10,602.92	(7)
8. Amount retained w/This Application	\$	768.06	(8)
9. Total Retainage to Date (7 + 8)	\$	11,370.98	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	216,048.59	(10)
11. Less Previous Payments Received	\$	201,455.39	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	14,593.21	(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 June 19, 2026

The Nidy Sports Construction Company
Company Name

[Signature]
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 June, 2026 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Co (company name)

☒ Personally Known

☐ Produced ID

Notary

My Commission Expires: 3/17/28

Notary Seal



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
 CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

7

APPLICATION DATE:

06/20/26

PERIOD FROM:

06/01/26

TO:

06/30/26

RETAINAGE %:

5%

SUBCONTRACTOR NAME: The Nidy Sports Construction Company
 JOB NAME: EverRange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Mobilization	\$ 7,000.00	\$ 7,000.00			\$ 7,000.00	100%	\$ -	\$ 350.00
2	Laser Grade & Compact	\$ 3,800.00	\$ 3,800.00			\$ 3,800.00	100%	\$ -	\$ 190.00
3	Furnish & Install Limerock	\$ 62,000.00	\$ 62,000.00			\$ 62,000.00	100%	\$ -	\$ 3,100.00
4	Pave Courts	\$ 44,200.00	\$ 44,200.00			\$ 44,200.00	100%	\$ -	\$ 2,210.00
5	Install Net Post	\$ 15,500.00	\$ 15,500.00			\$ 15,500.00	100%	\$ -	\$ 775.00
6	Apply Court Coating	\$ 28,700.00	\$ 28,700.00			\$ 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		\$ 40,400.00		\$ 40,400.00	100%	\$ -	\$ 2,020.00
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)		-25038.73		\$ (25,038.73)	100%	\$ -	\$ (1,251.94)
13	CO#4	\$ 14,000.00	\$ 14,000.00			\$ 14,000.00	100%	\$ -	\$ 700.00
14	CO#5	\$ 9,975.00				\$ -	0%	\$ 9,975.00	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 237,394.57	\$ 212,058.30	\$ 15,361.27	\$ -	\$ 227,419.57		\$ 9,975.00	\$ 11,370.98

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED V/N
1	Asphalt ODP	\$ (14,814.30)	Y
2	Limerock ODP	\$ (21,127.40)	Y
3	ODP Acoustiblok	\$ (25,038.73)	Y
4	Fence Mod	\$ 14,000.00	Y
5	Pole Pads	\$ 9,975.00	Y

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: The Nidy Sports Construction Company
Project Name: EverRange Amenity
Payment Request No: 8 **Subcontract No:** SC-7509
Period: 6/1 **TO** 6/30 **2026**

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	274,400.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(37,005.43)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	237,394.57	(3)
4. Work Completed Previous Application	\$	227,419.57	(4)
5. Work Completed This Application	\$	9,975.00	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	237,394.57	(6)
7. Total Prior Retainage	\$	11,370.98	(7)
8. Amount retained w/This Application	\$	498.75	(8)
9. Total Retainage to Date (7 + 8)	\$	11,869.73	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	225,524.84	(10)
11. Less Previous Payments Received	\$	216,048.59	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	9,476.25	(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 July 16, 2026

The Nidy Sports Construction Company
Company Name

[Signature]
Signature

Zach Stevenson, President
Printed Name and Title

State of Florida County of Seminole

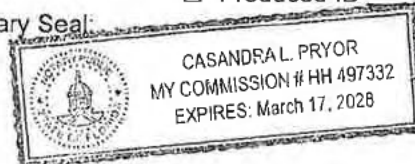
The foregoing instrument was acknowledged before me this 16 date of July, 2026 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Company (company name)

- ☐ Personally Known
☐ Produced ID

Notary [Signature]

My Commission Expires: 3/17/28

Notary Seal:



SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

8

APPLICATION DATE:

06/20/26

PERIOD FROM:

06/01/26

TO:

06/30/26

RETAINAGE %:

5%

SUBCONTRACTOR NAME: The Nidy Sports Construction Company

JOB NAME: EverRange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Mobilization	\$ 7,000.00	\$ 7,000.00			\$ 7,000.00	100%	\$ -	\$ 350.00
2	Laser Grade & Compact	\$ 3,800.00	\$ 3,800.00			\$ 3,800.00	100%	\$ -	\$ 190.00
3	Furnish & Install Limerock	\$ 62,000.00	\$ 62,000.00			\$ 62,000.00	100%	\$ -	\$ 3,100.00
4	Pave Courts	\$ 44,200.00	\$ 44,200.00			\$ 44,200.00	100%	\$ -	\$ 2,210.00
5	Install Net Post	\$ 15,500.00	\$ 15,500.00			\$ 15,500.00	100%	\$ -	\$ 775.00
6	Apply Court Coating	\$ 28,700.00	\$ 28,700.00			\$ 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	\$ 40,400.00			\$ 40,400.00	100%	\$ -	\$ 2,020.00
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)	\$ (25,038.73)			\$ (25,038.73)	100%	\$ -	\$ (1,251.94)
13	CO#4	\$ 14,000.00	\$ 14,000.00			\$ 14,000.00	100%	\$ -	\$ 700.00
14	CO#5	\$ 9,975.00		\$ 9,975.00		\$ 9,975.00	100%	\$ -	\$ 498.75
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 237,394.57	\$ 227,419.57	\$ 9,975.00	\$ -	\$ 237,394.57		\$ -	\$ 11,869.73

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Asphalt ODP	\$ (14,814.30)	Y
2	Limerock ODP	\$ (21,127.40)	Y
3	ODP Acoustiblok	\$ (25,038.73)	Y
4	Fence Mod	\$ 14,000.00	Y
5	Pole Pads	\$ 9,975.00	Y

Courts

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: The Nidy Sports Construction Company
 Project Name: EverRange Amenity
 Payment Request No: 9 Subcontract No: SC-7509
 Period: 7/1, 2026 TO 7/7, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	274,400.00	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	(43,073.60)	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	231,326.40	(3)
4. Work Completed Previous Application	\$	237,394.57	(4)
5. Work Completed This Application	\$	(6,068.17)	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	231,326.40	(6)
7. Total Prior Retainage	\$	11,869.73	(7)
8. Amount retained w/This Application	\$	(303.41)	(8)
9. Total Retainage to Date (7 + 8)	\$	11,566.32	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	219,760.08	(10)
11. Less Previous Payments Received	\$	225,524.84	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	(5,764.76)	(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

The Nidy Sports Construction Company
 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

for Lakeside



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

Invoice Date

5/11/2026

Invoice Number

2163602 **REV**

Always Refer To
Above Number

Page 1 of 2

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:43270D	35:36984	5/2/2026	DUE UPON RECEIPT

**Please Pay
 This Amount: \$372.25**

Description	Quantity	Units	Unit Price	Extension	Total
<u>Week Ending 05/02/2026</u>					
Engineering Technician	2.00	HOUR	\$70.00		\$140.00
Compressive Strength, Concrete Cylinders	5.00	EACH	\$18.00		\$90.00
Sample Concrete Cylinders (Min 4)	5.00	EACH	\$18.00		\$90.00
				Subtotal:	\$320.00
Senior Engineer, P.E.	0.10	HOUR	\$185.00		\$18.50
Senior Project Manager	0.25	HOUR	\$135.00		\$33.75
				Subtotal:	\$52.25

REVISED INVOICE

Invoice Total - Please Remit =>

\$372.25

r I Lakeside Pen



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	1475014-065
Invoice Date	06/17/2026
Due Date	07/10/2026
Branch	Jacksonville
Job	12858 EVER RANGE PKWY
Order Number	7518345
Order Date	06/16/2026

BILL TO:

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

AMOUNT DUE:**\$1,184.35****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	
SYP/HGA		Cody Taylor	Ben Gyuris		
Quantity	U/M	Description	Price U/M	Price	Amount
6.00	ea	1071 - HGAM10KTA HURRICANE TIE (10 PIECES PER BOX)	ea	149.00	894.00
18.00	ea	863 - 2X6X12' 2 SYP	ea	8.94	160.92
8.00	ea	843 - 2X4X12' 2 SYP	ea	5.85	46.80

MERCHANDISE	1,101.72
OTHER	
FREIGHT	0.00
TAX	82.63
TOTAL	1,184.35

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

network - 362.50

Welcome Ctr & Lakeside - 8,796.51



License: CGC 1508883

T&M Invoice

Invoice#: 15679

Invoice Date: 06/30/2026

Final Clean - 2,507.18

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				
1875.000 Final Clean				
217462	0521444	06/05/2026	Home Depot Credit Service	147.57
217853	Chloe L Gates	06/01/2026	8.00 hrs @ 50.00	400.00
217854	Chloe L Gates	06/02/2026	8.00 hrs @ 50.00	400.00
217855	Chloe L Gates	06/03/2026	8.00 hrs @ 50.00	400.00
218444	3520351	06/12/2026	Home Depot Credit Service	70.13
218819	Weston B Crews	06/17/2026	5.00 hrs @	75.00
218916	Travis W Antienowicz	06/18/2026	1.50 hrs @ 50.00	175.00
218919	Travis W Antienowicz	06/19/2026	3.50 hrs @ 50.00	400.00
218948	Chloe L Gates	06/18/2026	8.00 hrs @ 50.00	300.00
218949	Chloe L Gates	06/19/2026	6.00 hrs @ 50.00	300.00
219096	4523425	06/01/2026	Home Depot Credit Service	139.48
Cost Code Subtotal:				2,507.18
2720.000 Drainage System				
218917	Travis W Antienowicz	06/18/2026	6.25 hrs @ 50.00	312.50
218920	Travis W Antienowicz	06/19/2026	1.00 hrs @ 50.00	50.00
Cost Code Subtotal:				362.50

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

Time & Materials Invoice

Invoice#: 15679

Continued...

Date: 06/30/2026

Record#	Trans#	Date	Description	Cost Amount
6100.000 Rough Framing				
218539	2022 Chevy Duramax Med. Duty	06/18/2026	@	77.44
218555	Timothy L Guess	06/18/2026	4.00 hrs @ 90.00	360.00
218921	Travis W Antienowicz	06/19/2026	2.00 hrs @ 50.00	100.00
218957	Joseph Forte	06/18/2026	8.00 hrs @ 50.00	400.00
218958	Joseph Forte	06/18/2026	1.00 hrs @ 75.00	75.00
218959	Joseph Forte	06/19/2026	8.00 hrs @ 50.00	400.00
218960	Joseph Forte	06/19/2026	2.00 hrs @ 75.00	150.00
218965	Cabe Siebenaler	06/18/2026	8.00 hrs @ 50.00	400.00
218966	Cabe Siebenaler	06/18/2026	1.00 hrs @ 75.00	75.00
218967	Cabe Siebenaler	06/19/2026	8.00 hrs @ 50.00	400.00
218968	Cabe Siebenaler	06/19/2026	2.00 hrs @ 75.00 Home	150.00
218990	6542455	06/19/2026	Depot Credit Service Home	94.11
218991	7024485	06/18/2026	Depot Credit Service	212.44
Cost Code Subtotal:				2,893.99
6160.000 Hardie Lap Siding				
217829	Travis W Antienowicz	06/01/2026	8.00 hrs @ 50.00	400.00
217830	Travis W Antienowicz	06/02/2026	8.00 hrs @ 50.00	400.00
218020	2022 Chevy Duramax Med. Duty	06/12/2026	@	58.08
218023	2016 Ford F-350	06/10/2026	@	114.64
218024	2016 Ford F-350	06/11/2026	@	57.32
218035	Timothy L Guess	06/12/2026	3.00 hrs @ 90.00	270.00
218310	Nathaniel D Helmuth	06/10/2026	8.00 hrs @ 50.00	400.00
218311	Nathaniel D Helmuth	06/11/2026	4.00 hrs @ 50.00	200.00
218420	Cabe Siebenaler	06/08/2026	8.00 hrs @ 50.00	400.00
218422	Cabe Siebenaler	06/10/2026	8.00 hrs @ 50.00	400.00
218423	Cabe Siebenaler	06/11/2026	8.00 hrs @ 50.00	400.00
Cost Code Subtotal:				3,100.04
7620.000 Flashing				
218025	2016 Ford F-350	06/11/2026	@	57.32
218302	Weston B Crews	06/12/2026	8.00 hrs @	
218312	Nathaniel D Helmuth	06/11/2026	4.00 hrs @ 50.00	200.00
218391	Riley P Steele	06/12/2026	8.00 hrs @ 50.00	400.00
218421	Cabe Siebenaler	06/09/2026	8.00 hrs @ 50.00	400.00
218535	7510139	06/18/2026	Home Depot Credit Service	28.66
218753	Benjamin Carlton	06/15/2026	8.00 hrs @	
218755	Benjamin Carlton	06/16/2026	2.00 hrs @	
218924	Riley P Steele	06/16/2026	8.00 hrs @ 50.00	400.00
218999	UT35268	06/10/2026	Beacon Building Products/	645.73
Cost Code Subtotal:				2,131.71

Time & Materials Invoice

Continued...

Invoice#: 15679

Date: 06/30/2026

Record#	Trans#	Date	Description	Cost Amount
9900.000 Painting				
218424	Cabe Siebenaler	06/12/2026	8.00 hrs @ 50.00	400.00
218446	3513765	06/12/2026	Home Depot Credit Service	83.27
218918	Travis W Antienowicz	06/18/2026	0.25 hrs @ 50.00	12.50
218922	Travis W Antienowicz	06/19/2026	1.50 hrs @ 50.00	75.00
218950	Chloe L Gates	06/19/2026	2.00 hrs @ 50.00	100.00
Cost Code Subtotal:				670.77
Main Job - Self Perform Subtotal:				11,666.19



**How doers
get more done.**

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

1324 00054 29741 05/19/26 10:05 AM
SALE SELF CHECKOUT

074985001543 GREAT STUFF <A>	4.48
12 OZ GREAT STUFF	
037083014136 TITEBOND 8OZ <A>	6.98
TITEBOND III ULTIMATE WOOD GLUE 8OZ	
887480331110 MACH SCREW <A>	1.57
MCH SCRWS SS PHL FLT #10 X 1/2	
887480281217 MACH SCREW <A>	1.57
MCH SCRWS SS PHL FLT #12 X 5/8	

SUBTOTAL	14.60
TAX + PIF	1.03
TOTAL	\$15.63

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 15.63

AUTH CODE 019352/7544566 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
SIEBENALER CABE
Chip Read

AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 05/18: \$19,972.10

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Credit Card. Apply and SAVE UP TO \$100.
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1324 05/19/26 10:05 AM



1324 54 29741 05/19/2026 5743

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	05/19/2027

Welcome Ctr & Lakeside

PROJECT:		
Name	Address	Amt Remaining Unpaid

Welcome Ctr 2 Lakeside Park

**Conquest 3/4" x 2-1/2" Lag Bolt for Wood, Hex Head -
Hot Dip Galvanized | Qty. 100 (Carton) × 2**

\$595.98

Ships in 1-2 Business Days

Subtotal **\$595.98**

Shipping **\$62.46**

Taxes **\$49.39**

Total **\$707.83**

Customer information

Shipping address

Anthony Cantu

Carlton Construction

4615 US Highway 17

Suite 1

Fleming Island FL 32003

United States

Billing address

Anthony Cantu

Carlton Construction

4615 US Highway 17

suit 1

Fleming Island FL 32003

United States

Shipping method

2 Business Day Expedited

Income Ctr & Lakeside Pw

4,200

Contract No. 127,150.00
 Project Name: Superior Fence and Rail of MI
 Payment Method: Cash
 Subcontract No. 5C 7 21

STATEMENT OF WORK (SOW) SUMMARY

1. Superior Fence and Rail of MI	\$	127,150.00	(1)	
2. Superior Fence and Rail of MI	\$	4,200.00	(2)	
3. Superior Fence and Rail of MI	\$	127,150.00	(1)	5 13,350.00
4. Superior Fence and Rail of MI	\$	4,200.00	(5)	
5. Superior Fence and Rail of MI	\$	6,567.50	(7)	
6. Superior Fence and Rail of MI	\$	2,100.00	(8)	
7. Superior Fence and Rail of MI	\$	6,567.50		
8. Superior Fence and Rail of MI	\$	6,567.50		

I hereby certify that the above SOW is a true and correct statement of the materials supplied to date as shown above. I further certify that the above SOW is a true and correct statement of the materials supplied to date as shown above.

I hereby certify that the above SOW is a true and correct statement of the materials supplied to date as shown above. I further certify that the above SOW is a true and correct statement of the materials supplied to date as shown above.

Signature: [Signature]
 Printed Name and Title: [Name and Title]

FL
 Duval
 2nd date of July 2026 by
 Superior Fence and Rail

Personally Known
 Produced ID

Signature: Brittany Ann Strickland
 July 12, 2026



SWORN STATEMENT
 SUPERIOR FENCE AND RAIL OF MI, SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS ON THE PROJECT.

Name	Address	Amount Remaining Unpaid



**How doers
get more done.**

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

1324 00052 15991 06/09/26 09:04 AM
SALE CASHIER BRETT

043374023114 FOAM TAPE <A>
MD 1/2"X3/4"X10' FOAM WS-3 YR
15@4.98 74.70

SUBTOTAL 74.70
TAX + PIF 5.25
TOTAL \$79.95

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 79.95
AUTH CODE 009974/6524963 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
SIEBENALER CABE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/08: \$24,349.13

Get the CREDIT LINE your business needs
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Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
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1324 06/09/26 09:04 AM



1324 52 15991 06/09/2026 9306

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	06/09/2027

Welcome Ctr & Lakeside Rm



**How doers
get more done.**

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

1324 00051 48556 06/09/26 12:31 PM
SALE SELF CHECKOUT

043374023114 FOAM TAPE <A>
MD 1/2"X3/4"X10' FOAM WS-3 YR
6@4.98 29.88

SUBTOTAL 29.88
TAX + PIF 2.10
TOTAL \$31.98

XXXXXXXXXXXX7239 HOME DEPOT
USD\$ 31.98
AUTH CODE 009727/6513283 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
SIEBENALER CABE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/08: \$24,430.81

Get the CREDIT LINE your business needs
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Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

1324 06/09/26 12:31 PM



1324 51 48556 06/09/2026 2183

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	06/09/2027

Welcome Ctr & Welcome PW

Welcome Ctr 2 Lakeside Pw

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Ace Door & Window Co.
 Project Name: EverRange Amenity
 Payment Request No: 6 Subcontract No: SC-7520
 Period: 6/1, 2026 TO 6/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	<u>166,088.00</u>	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	<u>(5,092.86)</u>	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	<u>160,995.14</u>	(3)
4. Work Completed Previous Application	\$	<u>159,041.14</u>	(4)
5. Work Completed This Application	\$	<u>1,954.00</u>	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	<u>160,995.14</u>	(6)
7. Total Prior Retainage	\$	<u>7,952.06</u>	(7)
8. Amount retained w/This Application	\$	<u>97.70</u>	(8)
9. Total Retainage to Date (7 + 8)	\$	<u>8,049.76</u>	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	<u>152,945.38</u>	(10)
11. Less Previous Payments Received	\$	<u>151,089.08</u>	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	<u>1,856.30</u>	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the 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 June 19, 2026

Ace Door & Window Co.

Company Name

[Signature]

Signature

Gary Hale CEO

Printed Name and Title

State of FL County of Duval

The foregoing instrument was acknowledged before me this 19 date of June, 2026
 by Gary Hale (name) as CEO (title) for
Ace Door & Window Company (company name)

☒ Personally Known

☐ Produced ID

Notary

[Signature]

Notary Seal:



SONYA J. WELSH
 Notary Public
 State of Florida
 Comm# HH463807
 Expires 11/13/2027

My Commission Expires

11/13/27

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid



CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD FROM:**TO:**

RETAINAGE %:

6
06/19/26
07/31/25
06/30/26
5%

CONTINUATION SHEET

SUBCONTRACTOR NAME: Ace Door & Window Co.

JOB NAME: EverRange Amenity

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	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	\$ 629.00		\$ 5,629.00	100%	\$ -	\$ 281.45
5	CO #03 - Mirror Tint & Door Stops	\$ 1,325.00	\$ -	\$ 1,325.00		\$ 1,325.00	100%	\$ -	\$ 66.25
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
						\$ -	#DIV/0!	\$ -	\$ -
	TOTAL WORK	\$ 160,995.14	\$ 159,041.14	\$ 1,954.00	\$ -	\$ 160,995.14		\$ -	\$ 8,049.76

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	ODP to Aldora	\$ (12,046.86)	y
2	Additional Hardwae	\$ 5,629.00	
3	Mirror Tint	\$ 1,325.00	



**How doers
get more done.**

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

1324 00052 72984 05/26/26 06:36 AM
SALE SELF CHECKOUT

079340648869 LOCPGCAP9Z <A>
LOCTITE POWER GRAB ALL PURP 9 OZ
2@5.48 10.96

SUBTOTAL 10.96
TAX + PIF 0.77
TOTAL \$11.73

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 11.73
AUTH CODE 026026/0522380 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 05/25: \$21,096.61

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1324 05/26/26 06:36 AM



1324 52 72984 05/26/2026 5734

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	05/26/2027

Welcome for 2 weeks

Welcome to KirbyCo Builders, Inc. Pow



INVOICE

July 2, 2026

To: Anthony Cantu
Carlton Construction, Inc.
Fleming Island, Florida

Project: EverRange Amenity, 202416

Contract # SC-7514
CO# 002

RE: Acoustical Ceiling at Storage Room W-10

Anthony,

Please find below our invoice for installing the acoustical ceiling in Storage Room W-10 per change order #002.

Total due this Period: \$ 1,000.00

Sincerely,
KirbyCo Builders, Inc.

Ben Mowczan



**How doers
get more done.**

1575 COUNTY ROAD 220
ORANGE PARK, FL 32003 (904)541-0114

6369 00052 22963 06/15/26 08:30 PM
SALE SELF CHECKOUT

074182270933 7.5 HANDSOAP <A>
SOFTSOAP 7.5OZ FRESH BREEZE PUMP
6@2.98 17.88
022367568450 GL EXT SAT <A> 20.48
GLIDDEN PREM EXT SATIN BASE 3 28OZ
071497184146 BRUSH <A> 10.97
WSTR PRO NP 1.5 THN AGL SASH ALL PNT

SUBTOTAL 49.33
SALES TAX 3.70
TOTAL \$53.03

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 53.03

AUTH CODE 015649/0522777 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read

AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/14: \$25,682.96

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6369 06/15/26 08:30 PM



6369 52 22963 06/15/2026 7595

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/15/2027

Welcome Ctr & Lakeside Run
33.65

home ctr & backside Paul

THE SHERWIN-WILLIAMS CO.
9344 ATLANTIC BLVD STE 3
JACKSONVILLE FL 32225 8219



SHERWIN-WILLIAMS.

ACCOUNT: **4208-7242-6**

Visit www.sherwin-williams.com

Store 702101

(904) 724-4037

Fax: (904) 724-4075

JOB 1 CARLTON CONSTRUCTION & DEVELOP

CHARGE INVOICE

No. 42949111100626

PAGE 1 OF 1

PO#

ORDER: OE0267594A702101

DATE: 06/24/2026

TIME: 05:34 PM

2-4416

E03/11110

CARLTON CONSTRUCTION & DEVELOP
4615 HWY 17 # 31
FLEMING ISLAND FL 32003

Purchases are subject to Sherwin-Williams Terms and Conditions of Sale located at Sherwin-williams.com/terms-and-conditions **TERMS: NET PAYMENT DUE ON JULY 20th**

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6512-93169	GALLON	A27W600	PREMIUM CEIL WH	1	37.45	37.45

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 37.45
7.500% SALES TAX:1-103227700 2.81
CHARGE **\$40.26**

MERCHANDISE RECEIVED IN GOOD ORDER BY:

BRANSON

STORE HOURS

SUNDAY: 10:00 AM - 4:00 PM

MONDAY - FRIDAY: 6:00 AM - 6:00 PM

SATURDAY: 8:00 AM - 5:00 PM



**How doers
get more done.**

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

1324 00051 20902 06/30/26 11:16 AM
SALE SELF CHECKOUT

071497184139 BRUSH <A>
WSTR PRO NP 1.0 THN AGL SASH ALL PNT
2@9.97 19.94

SUBTOTAL 19.94
TAX + PIF 1.39
TOTAL \$21.33

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 21.33

AUTH CODE 030819/5512560 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
SIEBENALER CABE
Chip Read

AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/29: \$29,551.27

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1324 06/30/26 11:16 AM



1324 51 20902 06/30/2026 5796

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	06/30/2027

Welcome An & hakeside

21.33



8102 Blanding Blvd
Ste 14
Jacksonville, FL 32244
(904) 771-7446

v-home chr & lake side

INVOICE

I532-32964

fastsigns.com/532

Completed Date: 6/5/2026

Payment Terms: Balance due on completion

Payment Due Date: 6/5/2026

Created Date: 4/28/2026

DESCRIPTION: Monument Sign Badge

Bill To: Carlton Construction
4615 U.S. Highway 17
Suite 1
Fleming Island, FL 32003
US

Pickup At: FASTSIGNS 532
8102 Blanding Blvd
Ste 14
Jacksonville, FL 32244
US

Ordered By: Branson Messer
Email: branson@carltonconstruction.net
Work Phone: (386) 697-6966

Salesperson: House West Jacksonville - 173601

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Max Metal ID	1	\$25.00	\$25.00	\$25.00
1.1	Max Metal 3mm - Part Qty: 1 Width: 5.00" Height: 3.00" Sides: 1 Text: Carlton Construction Permit S-25-292252.000				
2	Graphic Design	1	\$25.00	\$25.00	\$25.00
2.1	Graphic Design Fee-Basic Design and Layout - Part Qty: 1				
Subtotal:					\$50.00
Taxable Amount:					\$50.00
Taxes:					\$3.75
Grand Total:					\$53.75
Amount Paid:					\$0.00
BALANCE DUE:					\$53.75

*"Design and Layout" fees are placed on all orders, with the exception of EXACT reprints. This line item becomes NON-REFUNDABLE once a design has been presented to the customer. The amount of these fees are dictated by the complexity of the design and the expected amount of time our design team will spend on the entire project. The minium fee is \$25.00 per order, and does not include additional photos or clip art. This fee includes an initial proof and 2 revisions. More than 2 revisions may result in additional costs.



**How doers
get more done.**

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

1324 00051 24565 06/03/26 09:10 AM
SALE CASHIER BRETT

638060660089 3M MOUNTING <A> 9.98
3M CLEAR MOUNTING TAPE 1IN X 125 IN
030699316649 SIGN <A>
6X9 SELF ADHESIVE EXIT
8@6.93 55.44
030699310869 NUMBER <A>
6" EVERBILT BRONZ STYLE #8 BLACK
2@12.47 24.94
030699310562 NUMBER <A> 12.47
6" EVERBILT BRONZ STYLE #5 BLACK
030699310265 NUMBER <A> 12.47
6" EVERBILT BRONZ STYLE #2 BLACK
030699310166 NUMBER <A> 12.47
6" EVERBILT BRONZ STYLE #1 BLACK
611269991000 RB8ZED <A> 2.68
RED BULL 8OZ

SUBTOTAL 130.45
TAX + PIF 9.17
TOTAL \$139.62

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 139.62

AUTH CODE 003511/2511788 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
STOKES L BRENT
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/02: \$22,894.11

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1324 06/03/26 09:10 AM



1324 51 24565 06/03/2026 0870

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 06/03/2027

Welcome Ctr & Lakeview Paw

income for Sublease pay



Order Summary

Save

Order placed May 18, 2026

Order # 114-8303848-3137067

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:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.75
Grand Total:	\$10.74

Arriving Wednesday



T&R Large Fire Riser Room Sign - 1 Pack - 14 x 10
Inches Rust Free .040 Aluminum Reflective - UV
Protected, Waterproof, Weatherproof and Fade
Resistant - 6 Pre-drilled Holes

Sold by: T&R Tech
Supplied by: Other
\$9.99



SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Holman, Inc.
Project Name: EverRange Amenity
Payment Request No: 3 **Subcontract No:** SC-7526
Period: 6/1, 2026 TO 6/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$	35,611.88	(1)
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$	-	(2)
3. Adjusted Contract Amount (1 +/- 2)	\$	35,611.88	(3)
4. Work Completed Previous Application	\$	34,183.98	(4)
5. Work Completed This Application	\$	1,427.90	(5)
6. Value of Work Completed to Date (per attached Schedule of Values)	\$	35,611.88	(6)
7. Total Prior Retainage	\$	1,709.20	(7)
8. Amount retained w/This Application	\$	71.40	(8)
9. Total Retainage to Date (7 + 8)	\$	1,780.59	(9)
10. Work Completed, Minus Retainage (6 - 9)	\$	33,831.29	(10)
11. Less Previous Payments Received	\$	32,474.78	(11)
12. AMOUNT OF THIS REQUEST (10 - 11)	\$	1,356.51	(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 7 July, 2026

Holman, Inc.

Company Name

Signature

Christopher Cambron, Senior PM
 Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 7 date of July, 2026 by Chris Cambron (name) as Senior PM (title) for Holman Inc. (company name)

☒ Personally Known

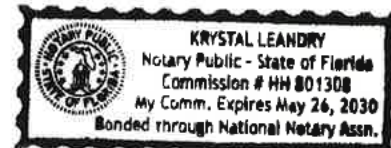
☐ Produced ID

Notary

Notary Seal:

My Commission Expires:

May 26, 2030



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

Name	Address	Amt Remaining Unpaid

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: KAD Electric Co., Inc
 Project Name: Everrange Amenity
 Payment Request No: 12 Subcontract No: SC-7501
 Period: 2025 TO 6/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 976,000.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ (195,136.12) (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 780,863.88 (3)
4. Work Completed Previous Application	\$ 769,931.22 (4)	
5. Work Completed This Application	\$ 10,932.66 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 780,863.88 (6)
7. Total Prior Retainage	\$ 76,993.12 (7)	
8. Amount retained w/This Application	\$ 1,093.27 (8)	
9. Total Retainage to Date (7 + 8)		\$ 78,086.39 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 702,777.49 (10)
11. Less Previous Payments Received	\$ 692,938.10 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 9,839.39 (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 2-Jul 2026

KAD Electric Co., Inc

Company Name

Signature

Lisa Dease-President

Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this 19 date of June 2026, 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

SUBCONTRACTOR NAME: Commerical Specialties, LLC

JOB NAME: Everrange Amenity

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLs	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	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	\$ 35,000.00			\$ 35,000.00	100%	\$ -	\$ 3,500.00
4	Underground	\$ 200,000.00	\$ 200,000.00			\$ 200,000.00	100%	\$ -	\$ 20,000.00
5	Rough-in Buildings	\$ 190,000.00	\$ 190,000.00			\$ 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	\$ 31,000.00			\$ 31,000.00	100%	\$ -	\$ 3,100.00
10	Fire alarm	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100%	\$ -	\$ 2,000.00
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 + CO6	\$ 10,135.00	\$ 10,135.00			\$ 10,135.00	100%	\$ -	\$ 1,013.50
16	CO 7 & CO 8	\$ 10,932.66		\$ 10,932.66		\$ 10,932.66	100%	\$ -	\$ 1,093.27
	TOTAL WORK	\$ 780,863.88	\$ 769,931.22	\$ 10,932.66	\$ -	\$ 780,863.88		\$ -	\$ 78,086.39

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N
1	Owner Direct Purchase-Lamp Sales	\$ (359,892.00)	Y
2	Owner Direct Purchase-CES	\$ (31,729.78)	Y
3	Light FIXL Cost Escalation & CO 4 misc changes	\$ 175,418.00	Y
5	CO 5 and CO 6	\$ 10,135.00	Y
7	CO 7 & CO 8	\$ 10,932.66	Y

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: KAD Electric Co., Inc
 Project Name: Everrange Amenity
 Payment Request No: 11 Subcontract No: SC-7501
 Period: 2025 TO 6/30 2026

Site Electrical
23,210.00

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	\$ 976,000.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	\$ (206,068.78) (2)	
3. Adjusted Contract Amount (1 +/- 2)		\$ 769,931.22 (3)
4. Work Completed Previous Application	\$ 734,796.22 (4)	
5. Work Completed This Application	\$ 35,135.00 (5)	
6. Value of Work Completed to Date (per attached Schedule of Values)		\$ 769,931.22 (6)
7. Total Prior Retainage	\$ 73,479.62 (7)	
8. Amount retained w/This Application	\$ 3,513.50 (8)	
9. Total Retainage to Date (7 + 8)		\$ 76,993.12 (9)
10. Work Completed, Minus Retainage (6 - 9)		\$ 692,938.10 (10)
11. Less Previous Payments Received	\$ 661,316.60 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		\$ 31,621.50 (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-Jun 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 19 date of June 2026, 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

APPLICATION NUMBER:

11

APPLICATION DATE:

06/19/26

SUBCONTRACTOR NAME: Commerical Specialties, LLC

PERIOD FROM:

JOB NAME: Everange Amenity

TO:

06/30/26

RETAINAGE %:

10%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MILS	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	\$ 35,000.00			\$ 35,000.00	100%	\$ -	\$ 3,500.00
4	Underground	\$ 200,000.00	\$ 200,000.00			\$ 200,000.00	100%	\$ -	\$ 20,000.00
5	Rough-in Buildings	\$ 190,000.00	\$ 190,000.00			\$ 190,000.00	100%	\$ -	\$ 19,000.00
6	Service	\$ 70,000.00	\$ 70,000.00			\$ 70,000.00	100%	\$ -	\$ 7,000.00
7	Geni	\$ 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	\$ 21,000.00		\$ 31,000.00	100%	\$ -	\$ 3,100.00
10	Fire alarm	\$ 20,000.00	\$ 16,000.00	\$ 4,000.00		\$ 20,000.00	100%	\$ -	\$ 2,000.00
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		\$ 285.00		\$ 285.00	100%	\$ -	\$ 28.50
16	CO6-Misc electrical changes	\$ 9,850.00		\$ 9,850.00		\$ 9,850.00	100%	\$ -	\$ 985.00
	TOTAL WORK	\$ 769,931.22	\$ 734,796.22	\$ 35,135.00	\$ -	\$ 769,931.22		\$ -	\$ 76,993.12

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVE D Y/N
1	Owner Direct Purchase-Lamp Sales	\$ (359,892.00)	Y
2	Owner Direct Purchase-CES	\$ (31,729.78)	Y
3	Light Fixt. Cost Escalation & CO 4 misc changes	\$ 175,418.00	Y
5	Lobby Fixtures	\$ 285.00	Y
6	Misc electrical changes	\$ 9,850.00	Y

FILE



officeimages

Office Images Inc.
1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

Invoice

Invoice #: 13054
Invoice Date: 6/26/2026
Payment Terms: Net 30
Due Date: 7/26/2026

Sold To:

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

Install At:

EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

Customer P.O.:

External Memo: EverRange Installation

#	Quantity	Product	Product Description	Sell	Extended
1	1	INSTALL (OS)	Receive, Deliver and Install Furniture for the Welcome Center and Lakeside Pavilion. Regular Business Hours. 2 separate trips. Quote 106817	\$37,240.00	\$37,240.00

Tag: 106817

Subtotal	\$37,240.00
Tax	\$0.00
Total	\$37,240.00
Less Deposit Applied	\$17,689.00
Pay This Amount	\$19,551.00

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



**How doers
get more done.**

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

1324 00052 12485 06/08/26 06:37 AM
SALE CASHIER ERNEST

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
3@19.98 59.94

SUBTOTAL 59.94
TAX + PIF 4.21
TOTAL \$64.15

XXXXXXXXXXXX7239 HOME DEPOT
USD\$ 64.15

AUTH CODE 008255/7524754 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/07: \$23,821.77

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1324 06/08/26 06:37 AM



1324 52 12485 06/08/2026 8892

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	06/08/2027

Final Clean 64.15



**How doers
get more done.**

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

1324 00051 43797 06/08/26 08:30 AM
SALE SELF CHECKOUT

071736001227 FLOOR SCRUB <A> 12.97
LIBMAN NO KNEES FLOOR SCRUB

SUBTOTAL 12.97
TAX + PIF 0.91
TOTAL \$13.88

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 13.88

AUTH CODE 008377/7512959 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC

STOKES L BRENT

Chip Read

AID A00000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/07: \$23,881.71

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1324 06/08/26 08:30 AM



1324 51 43797 06/08/2026 1768

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THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
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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	06/08/2027

Final Clean 13.88



**How doers
get more done.**

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

1324 00051 47517 06/09/26 08:29 AM
SALE SELF CHECKOUT

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
4@19.98 79.92

SUBTOTAL 79.92
TAX + PIF 5.62
TOTAL \$85.54

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 85.54
AUTH CODE 009081/6513211 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
STOKES L BRENT
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/08: \$24,269.21

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1324 06/09/26 08:29 AM



1324 51 47517 06/09/2026 2183

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
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PUBLIC IMPROVEMENTS IN THE DISTRICT.
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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	06/09/2027

Final Clean 85.54

Final *Urban* 893.80

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

INVOICE

Invoice Number: 1512428136

Invoice Date: 5/31/2026

Invoice Amount: \$893.80

Amount Paid: _____

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

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

PO #: EVER RANGE DAILY CLEANING

Customer Number: 51CARP

BE MINDFUL OF FRAUD

Staff Zone will never email you to change our ACH details. If you receive any suspicious email, disregard and/or reach out to our Director of Credit, Sissy DiRoberto, info below.

↑ Please remit this stub with payment ↑

Date	Description	Ticket Number	Regular		Overtime		Amount
			Hours	Rate	Hours	Rate	
5/27/2026	HIGGINBOTHAM, JERMEL ...	388089	9.00	\$24.36	0.00	\$0.00	\$219.24
5/27/2026	SETTLES, KEYMIGGIO ...	388089	9.00	\$24.36	0.00	\$0.00	\$219.24
5/28/2026	HIGGINBOTHAM, JERMEL ...	385182	9.00	\$24.36	0.00	\$0.00	\$219.24
5/28/2026	SETTLES, KEYMIGGIO ...	385182	9.00	\$24.36	0.00	\$0.00	\$219.24
5/31/2026	...		0.00	\$0.00	0.00	\$0.00	\$10.00
	Billable Transportation						
	ACA Benefits Surcharge		36.00	\$0.19	0.00	\$0.00	\$6.84
	Premier PPE Surcharge		36.00	\$0.00	0.00	\$0.00	\$0.00

Total Due: \$893.80

Effective June 1st, a 3% processing fee will be applied to all credit card payments. To avoid this fee, we encourage payments via ACH or e-check, which remain free of charge. We appreciate your continued partnerships as we work together Constructing Lives®. If you have any questions or would like assistance setting up ACH, please contact Sissy DiRoberto @770-645-6134 x 302, sdiroberto@staffzone.com.

Invoice Number: 1512428136

Invoice Date: 5/31/2026

Invoice Amount: \$893.80

THANK YOU FOR USING STAFF ZONE



**How doers
get more done.**

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

1324 00020 35285 06/08/26 10:58 AM
SALE CASHIER DOUGLAS

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
7@10.99 76.93
RSN: 6 10.000% STD DISC -7.69
MAX REFUND VALUE \$69.24/7
026156917450 HDX HND SRYR <A> 8.97
HDX 56 OZ HANDHELD SPRAYER
841688007840 2G BLEACH&D <A> 28.97
2 GAL. BLEACH & DECK SPRAYER

SUBTOTAL 107.18
TAX + PIF 7.54
TOTAL \$114.72

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 114.72

AUTH CODE 008758/7202835 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
STOKES L BRENT
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/07: \$24,072.25

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1324 06/08/26 10:58 AM



1324 20 35285 06/08/2026 4874

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PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
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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 . . . 06/08/2027 . . .

Final Clean 114.72



**How doers
get more done.**

Final Clean 111.18

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

1324 00054 65778 06/10/26 10:47 AM
SALE SELF CHECKOUT

850062934023 BLK NTRL 10P <A> 3.98
HDX BLACK NITRILE DISP GLOVE 10PK
093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
5@19.98 99.90

SUBTOTAL 103.88
TAX + PIF 7.30
TOTAL \$111.18

XXXXXXXXXXXX7239 HOME DEPOT
USD\$ 111.18

AUTH CODE 010686/5541552 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/09: \$24,761.80

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1324 54 65778 06/10/2026 9491

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PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
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TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/10/2027



**How doers
get more done.**

Final Clean 55.80

1575 BRANAN FIELD ROAD
MIDDLEBURG, FL 32068 (904)5899516

6935 00052 20017 06/10/26 03:57 PM
SALE SELF CHECKOUT

071798782683 HDXMICRO48 <A>
HDX 48PK MICROFIBER CLOTHS
2@18.98 37.96
019800085216 WINDEX 32 OZ <A> 5.98
WINDEX GLASS SPY 32OZ
885911513760 DW A ADAPTOR <A> 7.97
DEWALT ARBOR ADAPTOR

SUBTOTAL 51.91
SALES TAX 3.89
TOTAL \$55.80

XXXXXXXXXXXX7239 HOME DEPOT
USD\$ 55.80

AUTH CODE 010713/5522532 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERRANGE

2026 PRO XTRA SPEND 06/09: \$24,865.68

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6935 06/10/26 03:57 PM



6935 52 20017 06/10/2026 9242

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 06/10/2027

Final Clean 128.87



**How doers
get more done.**

9021 SOUTHSIDE BLVD.
JACKSONVILLE, FL 32256 (904) 464-0046

0226 00052 26444 06/11/26 09:58 AM
SALE SELF CHECKOUT

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
6@19.98 119.88

SUBTOTAL 119.88
SALES TAX 8.99
TOTAL \$128.87

XXXXXXXXXXXX7239 HOME DEPOT USD\$ 128.87
AUTH CODE 011138/4521520 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read
AID A00000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/10: \$25,033.37

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0226 06/11/26 09:58 AM



0226 52 26444 06/11/2026 4176

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/11/2027

Final Okam 334.87

Page: 1



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

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

Invoice # 168204JAX
For Week Ending 6/7/2026
Total Due: \$334.87

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
14	0	14	\$334.87



1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

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

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



Account #	Week Ending Date	Invoice #	Please Pay this Amount
144092	6/7/2026	168204JAX	\$334.87

Remit to:

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

Amount Enclosed \$

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003



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

Invoice: 168204JAX
 Week Ending: 6/7/2026
 Office: JACKSONVILLE
 Phone: (904) 354-0404
 Territory: 748
 PO: GENERAL LABOR

Account #: 144092

Remit to:

P.O. Box 2324, Houston, TX 77252-2324

Billing Inquiries:

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

Billing Detail For: 14945 PHILIPS HWY JAX

EMPLOYEE	TICKET #	WORK DATE	HOURS	BILL RATE	BILL TOTAL
DUCKWORTH, QWILES	6484066	Tuesday, June 2, 2026	7.00	23.80	166.60
GRAHAM, DARIUS A	6484067	Tuesday, June 2, 2026	7.00	23.80	166.60

(2)

Overtime Hours:	0.00	Regular Hours:	14.00	SUB TOTAL:	\$333.20
				ACA Compliance 0.50%	\$1.67
				PAY THIS AMOUNT:	\$334.87

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

INVOICE

Final Clean 771.05

Invoice Number: 1512428305

Invoice Date: 6/14/2026

Invoice Amount: \$771.05

Amount Paid: _____

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

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

PO # EVER RANGE DAILY CLEANING

Customer Number: 51CARP

BE MINDFUL OF FRAUD

Staff Zone will never email you to change our ACH details. If you receive any suspicious email, disregard and/or reach out to our Director of Credit, Sissy DiRoberto, info below.

↑ Please remit this stub with payment ↑

<u>Date</u>	<u>Description</u>	<u>Ticket Number</u>	<u>Regular</u>		<u>Overtime</u>		<u>Amount</u>
			<u>Hours</u>	<u>Rate</u>	<u>Hours</u>	<u>Rate</u>	
6/9/2026	BROWN, DARIUS A ***	385720	7.50	\$24.36	0.00	\$0.00	\$182.70
6/9/2026	SAMUELS, TRAVONE ***	385720	7.50	\$24.36	0.00	\$0.00	\$182.70
6/10/2026	BROWN, DARIUS A ***	385792	8.00	\$24.36	0.00	\$0.00	\$194.88
6/10/2026	BOONE, JAMES ***	385792	8.00	\$24.36	0.00	\$0.00	\$194.88
6/14/2026	*** Billable Transportation		0.00	\$0.00	0.00	\$0.00	\$10.00
	ACA Benefits Surcharge		31.00	\$0.19	0.00	\$0.00	\$5.89
	Premier PPE Surcharge		31.00	\$0.00	0.00	\$0.00	\$0.00

Total Due: \$771.05

Effective June 1st, a 3% processing fee will be applied to all credit card payments. To avoid this fee, we encourage payments via ACH or e-check, which remain free of charge. We appreciate your continued partnerships as we work together Constructing Lives®. If you have any questions, or would like assistance setting up ACH, please contact Sissy DiRoberto @770-645-6134 x 302. sdiroberto@staffzone.com.

Invoice Number: 1512428305

Invoice Date: 6/14/2026

Invoice Amount: \$771.05

THANK YOU FOR USING STAFF ZONE



**How doers
get more done.**

1575 COUNTY ROAD 220
ORANGE PARK, FL 32003 (904)541-0114

6369 00052 22963 06/15/26 08:30 PM
SALE SELF CHECKOUT

074182270933 7.5 HANDSOAP <A>
SOFTSOAP 7.5OZ FRESH BREEZE PUMP
6@2.98 17.88
022367568450 GL EXT SAT <A> 20.48
GLIDDEN PREM EXT SATIN BASE 3 28OZ
071497184146 BRUSH <A> 10.97
WSTR PRO NP 1.5 THN AGL SASH ALL PNT

SUBTOTAL 49.33
SALES TAX 3.70
TOTAL \$53.03

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 53.03

AUTH CODE 015649/0522777 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read

AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVER RANGE

2026 PRO XTRA SPEND 06/14: \$25,682.96

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6369 06/15/26 08:30 PM



6369 52 22963 06/15/2026 7595

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/15/2027

Final Clean 19.38



**How doers
get more done.**

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

1324 00051 76201 06/17/26 09:26 AM
SALE SELF CHECKOUT

073257005357 HUSKY 50CT <A> 29.97
HUSKY 42G CONTRACTOR BAGS 50CT

SUBTOTAL 29.97
TAX + PIF 2.11
TOTAL \$32.08

XXXXXXXXXXXX7239 HOME DEPOT
USD\$ 32.08

AUTH CODE 017781/8514969 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read
AID A00000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/16: \$26,194.86

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1324 06/17/26 09:26 AM



1324 51 76201 06/17/2026 6904

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	06/17/2027

Final Clean 32.08

Fleming *Keen* *1150*

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.: 10691
Terms: Due on receipt
Invoice date: 06/17/2026
Due date: 06/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/17/2026	Final Cleaning	Final Cleaning & Windows In/Out (Lakeside Pavillion)- 202416 - EverRange Amenity 12858 Ever Range Parkway Jacksonville, Florida 32256	1	\$1,150.00	\$1,150.00

Scan to pay



Total

\$1,150.00

Overdue

06/17/2026



Note to customer

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

INVOICE

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

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

Final Clean 1600

Keen On Klean Solutions
COMMERCIAL CLEANING

Bill to

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

Invoice details

Invoice no.: 10687
Terms: Due on receipt
Invoice date: 06/17/2026
Due date: 06/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/17/2026	Change Order - Final Cleaning	(CHANGE ORDER) Extra Cleaning & Windows In/Out (WELCOME CENTER BLDG))- 202416 - EverRange Amenity 12858 Ever Range Parkway Jacksonville, Florida 32256	1	\$1,600.00	\$1,600.00

Scan to pay**Total****\$1,600.00****Overdue**

06/17/2026

**Note to customer**

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

Final Clean 58.56



1335 ST JOHNS PKWY
ST JOHNS, FL 32259
(904) 209-3025
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 884247
Date: 06/30/2026 12:03 PM
Invoice #: 6586-229749
Dimitri
Drawer: 3
6586WS143

SCP J70-5 54.99 T
BRIGHTENER
MANUFACTURER'S DEFECT WARRANTY

1 Item

Sub-Total 54.99
Sales Tax 3.57
Total 58.56

AX 1946 58.56

AX XXXXXXXXXXXX1946 Auth CD: 806310
REF# 814339911915

Chip Indicator: Y
AID: A000000025010801

AMERICAN EXPRESS
TVR: 0000000000
TSI: E800
IAD: 06660103A02002

Warranty/Garantia

Final

15.96
1335 ST JOHNS PKWY
ST JOHNS, FL 32259
(904) 209-3025
www.oreillyauto.com

Store hours:

Mon-Sat: 07:30 AM-09:00 PM

Sun: 08:00 AM-08:00 PM

Counter #: 884247

Date: 06/29/2026 10:07 AM

Invoice #: 6586-229639

Dimitri

Drawer: 3

6586WS143

SCP J70-1

14.99 T

BRIGHTENER

MANUFACTURER'S DEFECT WARRANTY

1 Item

Sub-Total

14.99

Sales Tax

0.97

Total

15.96

AX 1946

15.96

AX XXXXXXXXXXXX1946 Auth CD: 880327

REF# 803645472108

Chip Indicator: Y

AID: A000000025010801

CHASE VISA AMERICAN EXPRESS

TVR: 0000008000

TSI: E800

IAD: 06660103A00002

Builder's B

BOOKSTORE

8001 Canoga Avenue, C

1-800-273-7375

www.bulldo

N UNITS OF

Sq. Ft. per Gallon

Feet per Roll (36 sq

Sq

Square Yards (

Cubic Yards (1

Cubic Yards (1

of "Squares" (10' x

Sheets (std. 4' x 8' s

Sheets (std. 4' x 8'

d Feet (# pieces x

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OMETRIC

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Base = 10

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Bases = 4 & 8

+ 8) ÷ 2 = 6

MA

QUICK-

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SIONAL (LINEAR)

Distance...

Point B

SIONAL (AREA)

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Length x Width

0' x 2' = 20 sq. ft.)

t, Drywall, Flooring

SIONAL (VOLUME)

, cubic feet, cubic yards. etc.)

Height x Width x Length

x 2' x 3' = 12 cu. ft.)

rete, Soil, Air Spaces

DISTANCE O

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re A and B, add 'em, and

x 3) + (4 x 4) = 25

9 + 16 = 25

√25 = 5

of 25 = 5. The opposite

the square root (√X)

CIRCL

= Distance ACROSS cir

the Distance ACROSS



**How doers
get more done.**

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

1324 00052 77488 06/29/26 01:16 PM
SALE SELF CHECKOUT

875750002303 TRUFUEL50:1G <A> 23.97
TRUFUEL 50:1 110 OZ

SUBTOTAL 23.97
TAX + PIF 1.69
TOTAL \$25.66

XXXXXXXXXXXX7239 HOME DEPOT

USD\$ 25.66

AUTH CODE 029893/6523535 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC

MESSER L BRANSON

Chip Read

AID A0000000049999D8400305 THD PLCC PRO

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/28: \$29,314.79

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1324 06/29/26 01:16 PM



1324 52 77488 06/29/2026 6523

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
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TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/29/2027

Final Clean 25.66

The Grove at EverRange

Coastal Ridge CDD – Carlton Construction Contract Summary

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

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number:	The Grove @ EverRange Amenity
Property Address:	12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount:	\$ 281,604.07
Through Date:	6/30/2026
Owner:	Coastal Ridge Community Development District

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

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

Company Name:	Carlton Construction, Inc.
Signature:	<i>[Signature]</i>
Print Name:	Anthony Cantu
Title:	Project Manager
Date of Signature:	7/7/26

ACKNOWLEDGMENTSTATE OF Florida)COUNTY OF Clay)

Personally appeared before me, this 7th day of July, 2026,
Anthony Cantu, who being duly sworn on oath says that he/she is
Project Manager of Carlton Construction, Inc. and that he hereby
 acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature: *[Signature]*Printed Name: Riley ZylstraNOTARY PUBLIC – STATE OF: FL

NOTARY STAMP

