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

*SEPTEMBER 1, 2026*

*AGENDA*

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

August 25, 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, September 1, 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 August 4, 2026 Meeting

IV. Consideration of Acquisition of Improvements
 A. Rustic Ridge Drive Landscape Improvements

 B. EverRange Parkway Phase 1 Landscape Improvements

 C. EverRange Monument Signs

 D. Requisitions

V. Public Hearing for the Purpose of Adopting Amenity Rules and Rates; Consideration of Resolution 2026-06

VI. Ratification of Lease Agreement for Use of Amenity Center

VII. Consideration of Resolution 2026-07, Amending the District's Boundaries

VIII. Staff Reports
 A. District Counsel

 B. District Engineer – Approval of Requisition Summary

C. District Manager

D. General Manager

1. Report

2. Proposal from Vak Pak for Pool Equipment Preventative Maintenance

IX. Financial Reports

A. Financial Statements as of July 31, 2026

B. Approval of Check Register

C. Consideration of Construction Funding Request Nos. 7 and 8

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – October 6, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

XII. 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, August 4, 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 |
| Greg Barbour | Supervisor |

Also present were:

| | |
|---|---|
| Jim Oliver | District Manager |
| Katie Buchanan *by phone* | District Counsel |
| Daniel Welch *by phone* | District Engineer |
| Rick Foster | PARC Group |
| Joe Muhl | PARC Group |
| Dana Harden | Vesta Property Services |
| Armin Mujcinovic | Vesta Property Services |
| Scott Smith | Vesta Property Services |

The following is a summary of the discussions and actions taken at the August 4, 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 July 7, 2026 Meeting**

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

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

**FOURTH ORDER OF BUSINESS** **Consideration of Conveyance Documents**

This item was tabled.

**FIFTH ORDER OF BUSINESS** **Consideration of Proposal for Pool Cleaner**

Mr. Oliver presented a proposal from Crown Pools for the recommended pool cleaning device for a total of $4,500.

> On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the proposal from Crown Pools for a pool cleaner totaling $4,500 was approved.

**SIXTH ORDER OF BUSINESS** **Consideration of Carlton Construction Change Order No. 8**

Mr. Foster presented change order number eight including an irrigation booster pimp, additional tuff coating allowance for the splash pad, pavers, and chases for WAP internet for a total of $32,000 in changes, however it was noted contractor contingencies are being used for a net zero change overall.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Carlton Construction change order number 8 was approved.

**SEVENTH ORDER OF BUSINESS** **Update Regarding Amenity Policies**

A copy of the redline policies including suggested revisions was presented to the board.

Mr. Ray suggested changing the definition for who gets access as it currently reads that the resident gets access, and the resident is defined as the fee simple owner and that does not address a spouse, kids, nanny, etc.

Mr. Rudolph asked that the definitions used in the Tolomato CDD’s policies be brought to the next meeting for the Board’s review.

Mr. Rudolph stated that the proposed pickleball court hours are still under consideration.

The policies will be discussed further at the next meeting.

**EIGHTH ORDER OF BUSINESS Project Update / Grand Opening**

Mr. Rudolph reported that the grand opening has been held and the first home was closed on within the past week.

**NINTH ORDER OF BUSINESS Acceptance of the 2026 Audit Engagement Letter with Grau & Associates**

Mr. Oliver reminded the Board Grau & Associates was previously chosen as the audit firm through the audit RFP process. The fee for fiscal year 2026 is $5,200, which matches the budget.

> On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the engagement letter with Grau & Associates for fiscal year 2026 was accepted.

**TENTH ORDER OF BUSINESS Staff Reports**

**A. District Counsel**

Ms. Buchanan stated that the developer has requested use of a portion of the amenity center for an information center for the community. A form of agreement for the use of the facility is under review by bond counsel. Ms. Buchanan asked if the board would be willing to delegate authority to the Chair to provide final authorization on the agreement between meetings.

> On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, authorizing the Chairman to give final approval on the agreement regarding use of the facility for an information center was approved.

Next, Ms. Buchanan reported that staff is working with the developer to transfer some of the utilities over to the CDD, which will then be transferred to JEA.

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

A requisition summary including requisition numbers 105 through 112 was presented to the Board for their review.

Mr. Oliver stated that requisition numbers 110 through 112 will be funded by the developer and the expenses will be reimbursed through a future bond issue.

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

**C. District Manager**

**1. Consideration of Meeting Schedule for Fiscal Year 2027**

Mr. Oliver presented a meeting schedule for fiscal year 2027 including meetings on the first Tuesday of each month at 11:00 a.m. at the Southeast Regional Library.

> On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the meeting schedule for fiscal year 2027 was approved as presented.

**2. Consideration of Goals & Objectives for Fiscal Year 2027**

Mr. Oliver presented a list of proposed goals and objectives for the CDD to meet for fiscal year 2027 as required by Florida Statutes.

> On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the goals and objectives for fiscal year 2027 were approved as presented.

**ELEVENTH ORDER OF BUSINESS Financial Reports**

**A. Financial Statements as of June 30, 2026**

Mr. Oliver presented the financial statements, copies of which were included in the agenda package for the Board's review.

**B. Approval of Check Register**

A copy of the January check register totaling $964,340.75 was included in the agenda package for the Board's review.

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

**C. Ratification of Construction Funding Request Nos. 5 and 6**

Copies of construction funding request numbers five and six totaling $163,553.16 and $281,604.07 were presented to the Board for their review.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, construction funding request numbers five and six were approved.

Mr. Oliver informed the Board that Vesta has obtained a proposal from Waste Pro for trash removal service for a monthly fee of $145.

> On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, trash removal service at a fee of $145 per month was approved.

**TWELFTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

Mr. Rudolph provided an update on the development status.

**THIRTEENTH ORDER OF BUSINES** **Next Scheduled Meeting – September 1, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**

**FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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

_______________________________ _______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

*A.*

__________________, 2026

Coastal Ridge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Acquisition of Rustic Ridge Road Improvements and Work Product – Coastal Ridge Community Development District Landscape Improvements

Dear Mr. Oliver,

Pursuant to the *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025 ("**Acquisition Agreement**"), and the *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") you are hereby notified that EVRDEV, LLC (**"Developer"**) has substantially completed and wishes to sell to the District certain landscape and related improvements and associated work product, as further described in **Exhibit A** attached hereto. As consideration for the sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Sincerely,

EVRDEV, LLC, a Florida limited liability company

_______________________________________
Printed Name:__________________________
Title:_________________________________

cc: Katie S. Buchanan, District Counsel
Daniel Welch, P.E., District Engineer

**Exhibit A**

Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**<u>Landscape and Irrigation Improvements</u>**

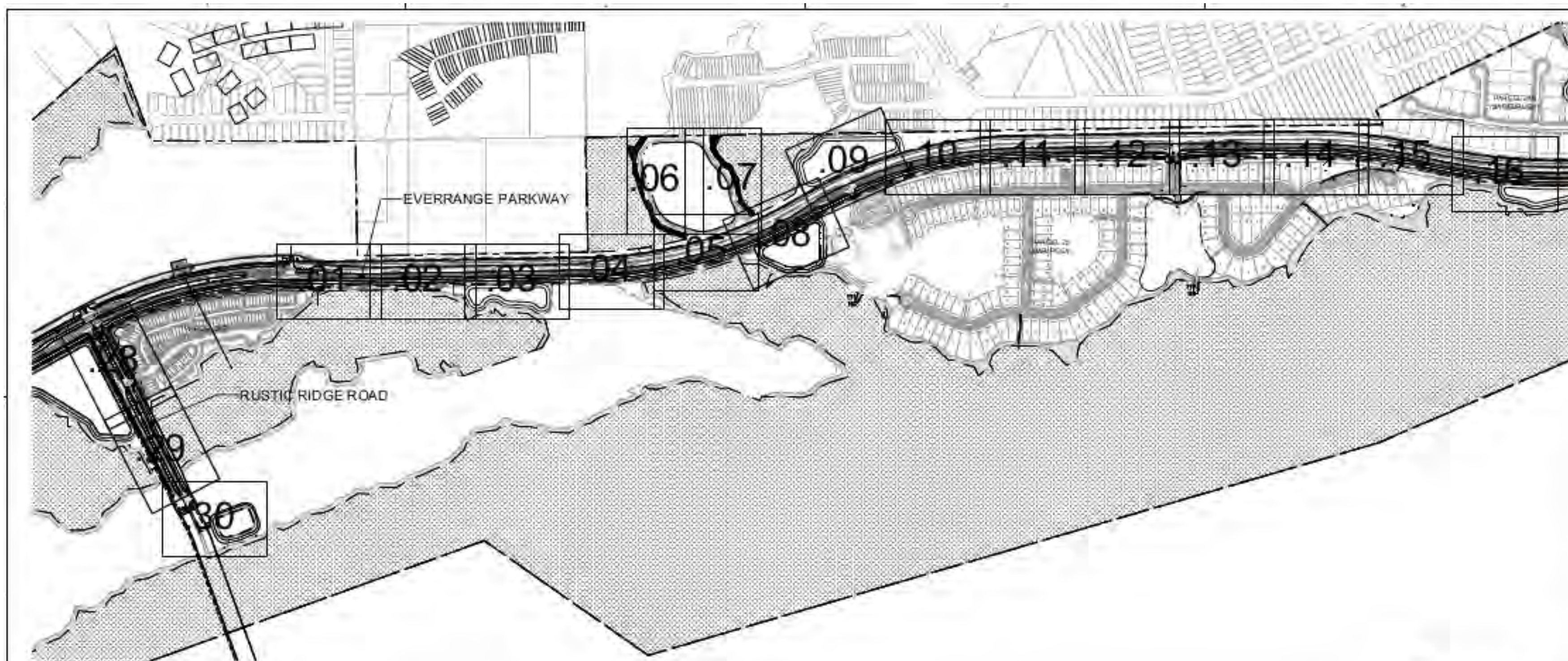
Contractor: Sun State Nursery & Landscaping, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Rustic Ridge Road Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $305,042.00 | $305,042.00 | $0.00 | $251,175.60 | $53,866.40 |

# Site Plan

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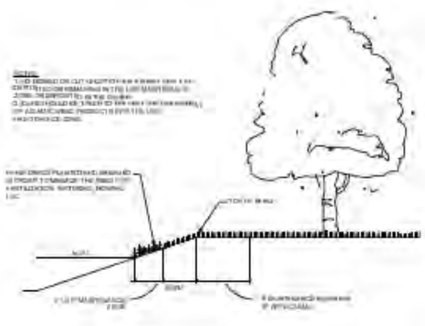
## TREE MITIGATION NOTE

## CITY OF JACKSONVILLE LANDSCAPE REGULATIONS

## LANDSCAPE NOTES:



POND LOW MAINTENANCE ZONE (TYP)

| TREE CALCULATIONS | | |
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| TREE | NATIVE | NON-NATIVE |
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| | NATIVE | NON-NATIVE |
| | [illegible] | [illegible] |
| TOTAL PERCENTAGE | [illegible] | [illegible] |

| SHRUB CALCULATIONS (SF) | | |
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| SHRUB | NATIVE | NON-NATIVE |
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| | NATIVE | NON-NATIVE |
| | [illegible] | [illegible] |
| TOTAL PERCENTAGE | [illegible] | [illegible] |

PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS

L-0.01

SHEET

**AFFIDAVIT REGARDING COSTS PAID**
**[Rustic Ridge Road Landscape & Irrigation Improvements and Work Product]**

STATE OF _________________
COUNTY OF _______________

I, _______________, of EVRDEV, LLC**,** a Florida limited liability company ("**EVRDEV**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is __________ and I have authority to make this affidavit on behalf of EVRDEV as shown below.

3. EVRDEV is the developer of certain lands within the Coastal Ridge Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").

4. The District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. EVRDEV has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that EVRDEV has spent on those improvements and/or work product.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Affidavit Regarding Costs Paid* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____________________, 2026.

EVRDEV, LLC, a Florida limited liability company

_________________________________
Name: ___________________________
Title: ____________________________

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of ___________________, 2026, by _____________, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

______________________________
Notary Public Signature

______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________
My Commission Expires: _________

**Exhibit A** – Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

## Exhibit A

Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**Landscape and Irrigation Improvements**
**Contractor: Sun State Nursery & Landscaping, LLC**

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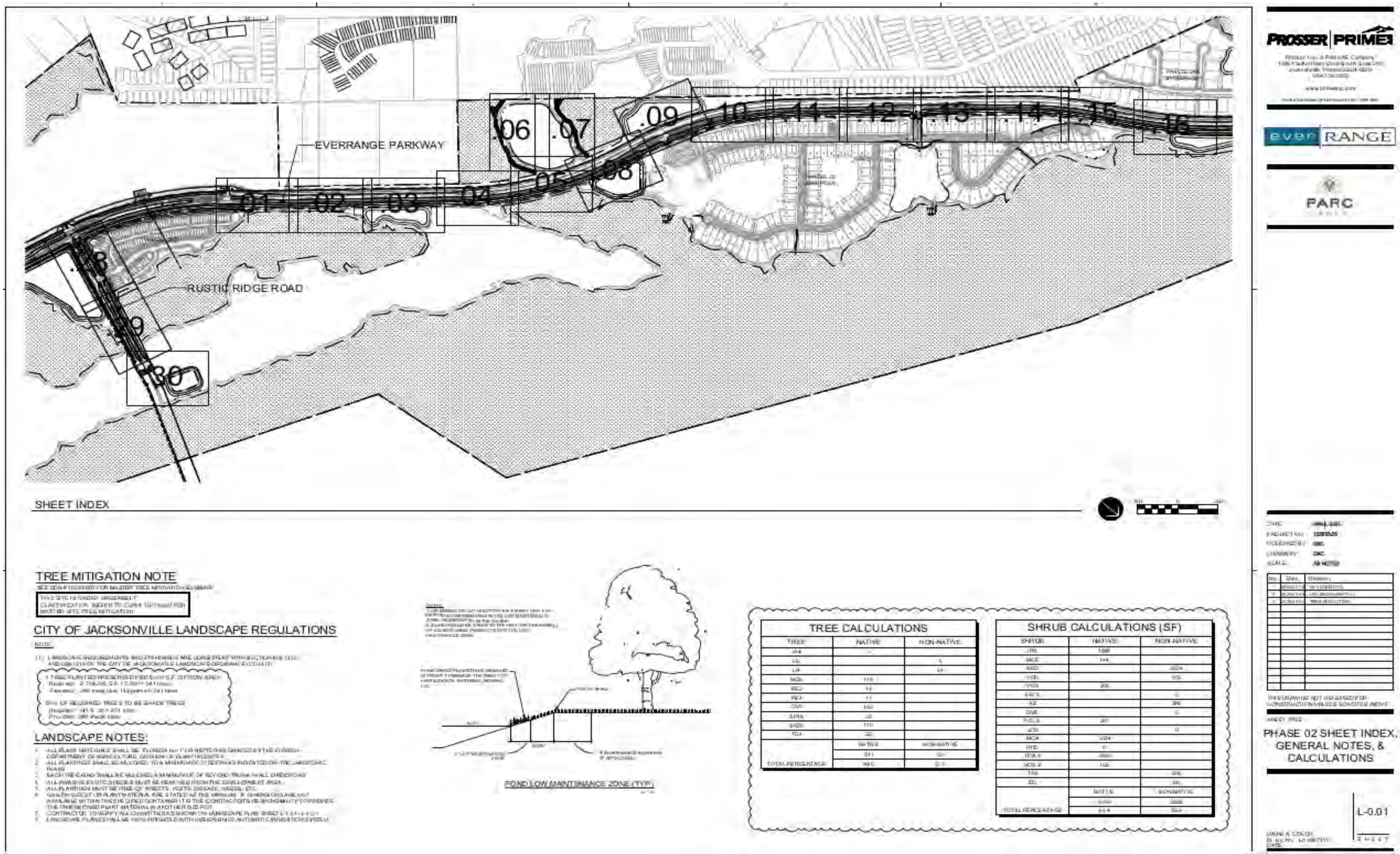
All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Requested Acquisition Amount |
|---|---|---|---|
| Landscape & Irrigation | $305,042.00 | $305,042.00 | $305,042.00 |

## Site Plan



EVERRANGE PARKWAY
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# ACKNOWLEDGMENT AND RELEASE
## [Rustic Ridge Road Landscape & Irrigation Improvements and Work Product]

THIS ACKNOWLEDGMENT AND RELEASE **("Release")** is made the ___ day of ________________________, 2026, by **Sun State Nursery & Landscaping, LLC**, whose mailing address is 9362 Phillips Highway, Jacksonville, Florida 32256-1312 ("**Contractor**"), in favor of the **Coastal Ridge Community Development District**, which is a local unit of special-purpose government situated in the City of Jacksonville, Florida, and having offices located at c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**").

**RECITALS**

**WHEREAS**, pursuant to the *Work Agreement* between EVRDEV, LLC (**"Developer"**) and Sun State Nursery & Landscaping, LLC, dated July 21, 2025, *(*"**Contract**"), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** ("**Improvements**"); and

**WHEREAS**, Developer desires to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE,** for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District's acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**SUN STATE NURSERY & LANDSCAPING, LLC**

____________________________________
By:__________________________________
Its:__________________________________

The foregoing instrument was sworn and subscribed before me by means of □ physical presence or □ online notarization this ____ day of ____________________, 2026, by ____________________, who [ ] is personally known to me or [ ] produced ________________ as identification.

(NOTARY SEAL)

________________________________
Notary Public Signature

________________________________
(Name typed, printed or stamped)
Notary Public, State of ____________
Commission No. _________________

**Exhibit A**

Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**<u>Landscape and Irrigation Improvements</u>**
**Contractor: Sun State Nursery & Landscaping, LLC**

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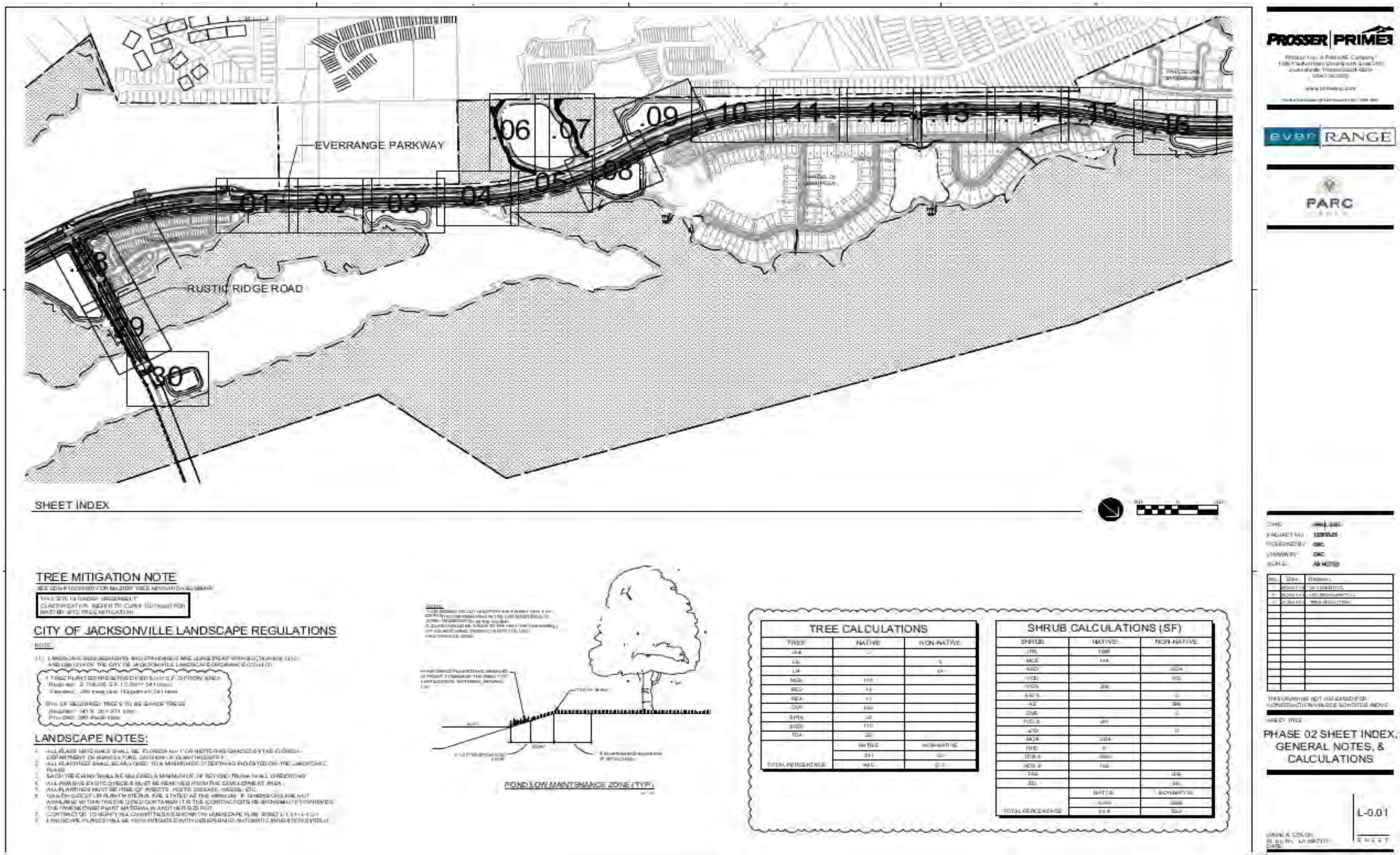
| Landscape & Irrigation | $305,042.00 | $305,042.00 | $0.00 | $251,175.60 | $53,866.40 |

# Site Plan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**DISTRICT ENGINEER'S CERTIFICATE**
**[Rustic Ridge Road Landscape & Irrigation Improvements and Work Product]**

__________________, 2026

Board of Supervisors
Coastal Ridge Community Development District

Re: Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of England-Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the Coastal Ridge Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from EVRDEV**,** LLC**,** a Florida limited liability company ("**Developer**") of certain improvements ("**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

_________________________________
______________________, P.E.
______________________
Florida Registration No. __________
Consulting Engineer

**STATE OF FLORIDA**
**COUNTY OF ___________________**

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this ____ day of ______________, 2026, by ______________________, P.E., on behalf of ______________________, who is personally known to me or who has produced __________________________________ as identification, and did [ ] or did not [ ] take the oath.

___________________________________________
Notary Public, State of Florida
Print Name:_________________________________
Commission No.:____________________________
My Commission Expires: ____________________

**Exhibit A** – Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**Exhibit A**

Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**<u>Landscape and Irrigation Improvements</u>**
**Contractor: Sun State Nursery & Landscaping, LLC**

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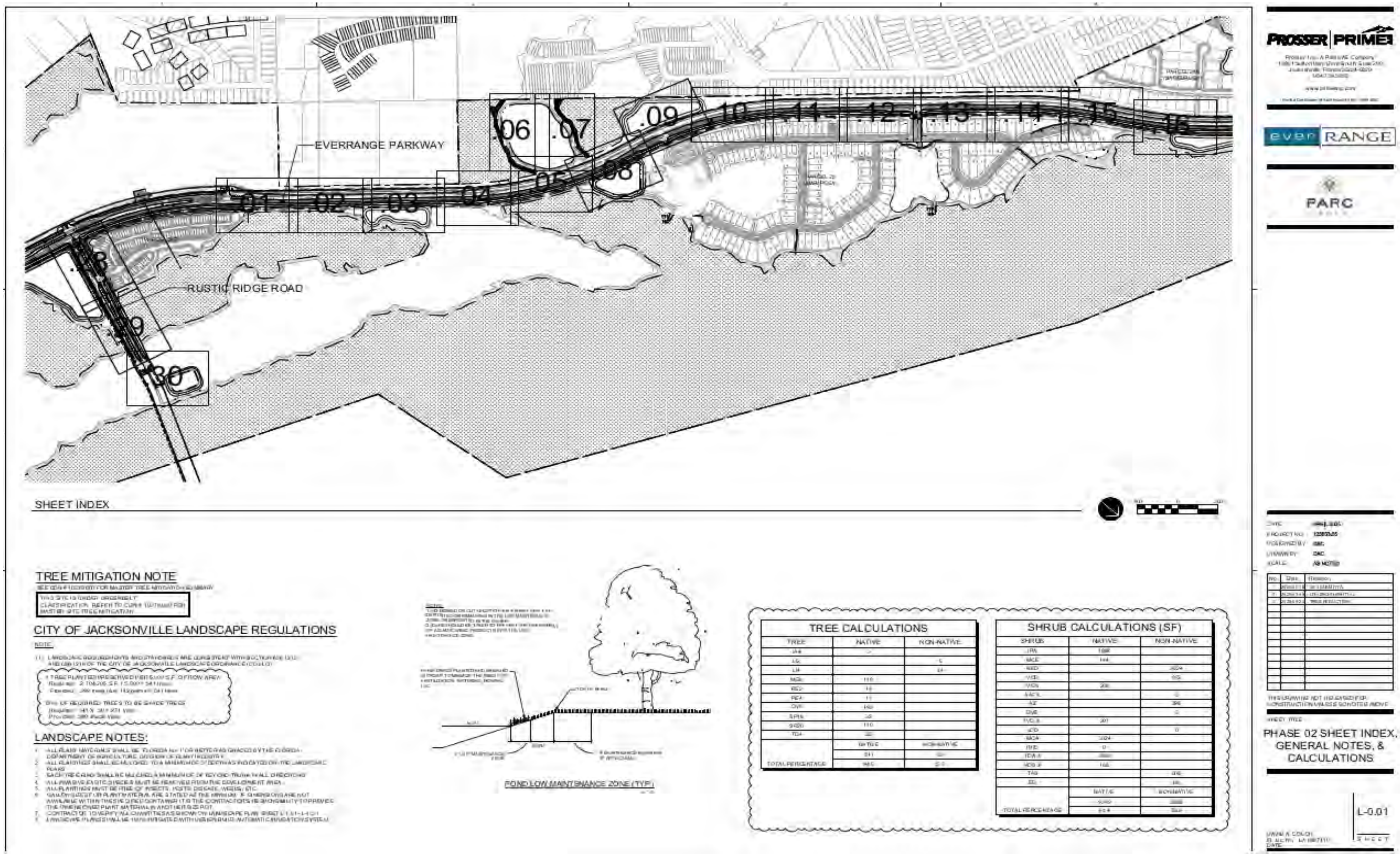
|---|---|---|---|---|---|
| Landscape & Irrigation | $305,042.00 | $305,042.00 | $0.00 | $251,175.60 | $53,866.40 |

# Site Plan


EVERRANGE PARKWAY
RUSTIC RIDGE ROAD
SHEET INDEX
TREE MITIGATION NOTE
CITY OF JACKSONVILLE LANDSCAPE REGULATIONS
LANDSCAPE NOTES:
POND LOW MAINTENANCE ZONE (TYP)
TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

**BILL OF SALE AND LIMITED ASSIGNMENT**
**[Rustic Ridge Road Landscape & Irrigation Improvements and Work Product]**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of _________________, 2026, by EVRDEV**,** LLC**,** a Florida limited liability company, whose mailing address for purposes hereof is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Grantor**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **Coastal Ridge Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**BACKGROUND STATEMENT**

This instrument is intended to convey certain property rights related to certain improvements ("**Improvements**") as further described on the attached **Exhibit A**.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee's own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
    a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
    b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
    c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the

Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer's reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC. Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

**WHEREFORE,** the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered.

Signed, sealed and delivered by:

| | |
|---|---|
| **WITNESSES** | **EVRDEV, LLC,** a Florida limited liability company |
| By: ______________________________<br>Name: ___________________________ | _____________________________________<br>Name: ___________________<br>Title: ____________________ |
| By: ______________________________<br>Name: ___________________________ | |

STATE OF ______________
COUNTY OF ____________

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this ___ day of ______________, 2026, by _______________, as the ________________ of EVRDEV, LLC, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

______________________________
Notary Public Signature

______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________
My Commission Expires: _________

**Exhibit A** – Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**Exhibit A**

Description of Rustic Ridge Road Landscape & Irrigation Improvements and Work Product

**<u>Landscape and Irrigation Improvements</u>**
**Contractor: Sun State Nursery & Landscaping, LLC**

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Rustic Ridge Road Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $305,042.00 | $305,042.00 | $0.00 | $251,175.60 | $53,866.40 |

# APPLICATION AND CERTIFICATE FOR PAYMENT

**CONSTRUCTION MANAGER-ADVISOR EDITION**

AIA DOCUMENT G702/Cma

PAGE 1 OF 2 PAGES

OWNER: **EVRDEV, LLC**

PROJECT: **Rustic Ridge**

APPLICATION NUMBER: 5
PERIOD TO: 03/31/26
PROJECT NOS.:
CONTRACT DATE:

Distribution to:
- [X] OWNER
- [ ] CONSTRUCTION MANAGER
- [ ] ARCHITECT
- [ ] CONTRACTOR

CONTRACTOR: **Sun State Nursery & Landscaping, Inc.**
**9362 Phillips Hwy**
**Jacksonville, FL 32256**

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM — $305,042.00
2. Net Change By Change Orders — $0.00
3. CONTRACT SUM TO DATE (Line 1 +2) — $305,042.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) — $305,042.00
5. RETAINAGE:
   a. 10% % of Completed Work (Columns D & E on G703) — $0.00
   b. 0% % of Stored Material (Column F on G703) — $0.00
   Total Retainage (Line 5a + 5b or Total in Column 1 of G703) — $0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) — $305,042.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) — $251,175.60
8. CURRENT PAYMENT DUE — $53,866.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) — $ -

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | | |
| Total Approved this Month | | |
| TOTALS | $0.00 | $0.00 |
| NET CHANGES by Change Order | | $0.00 |

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:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

By: Sheri Horne Date: 03/26/26

Florida County of: Duval

Subscribed and sworn before me on this 26th day of March, 2026 by Sheri Horne proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary: Andrea Tinsley My Commissioning Expires: March 19, 2028

ANDREA TAMCRA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his 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** $ 53,866.40

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

**CONSTRUCTION MGR:**
By: Date:

**ARCHITECT:**
By: MRR Date: 06-17-26

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.

# CONTINUATION SHEET - Schedule of Values

AIA DOCUMENT G703



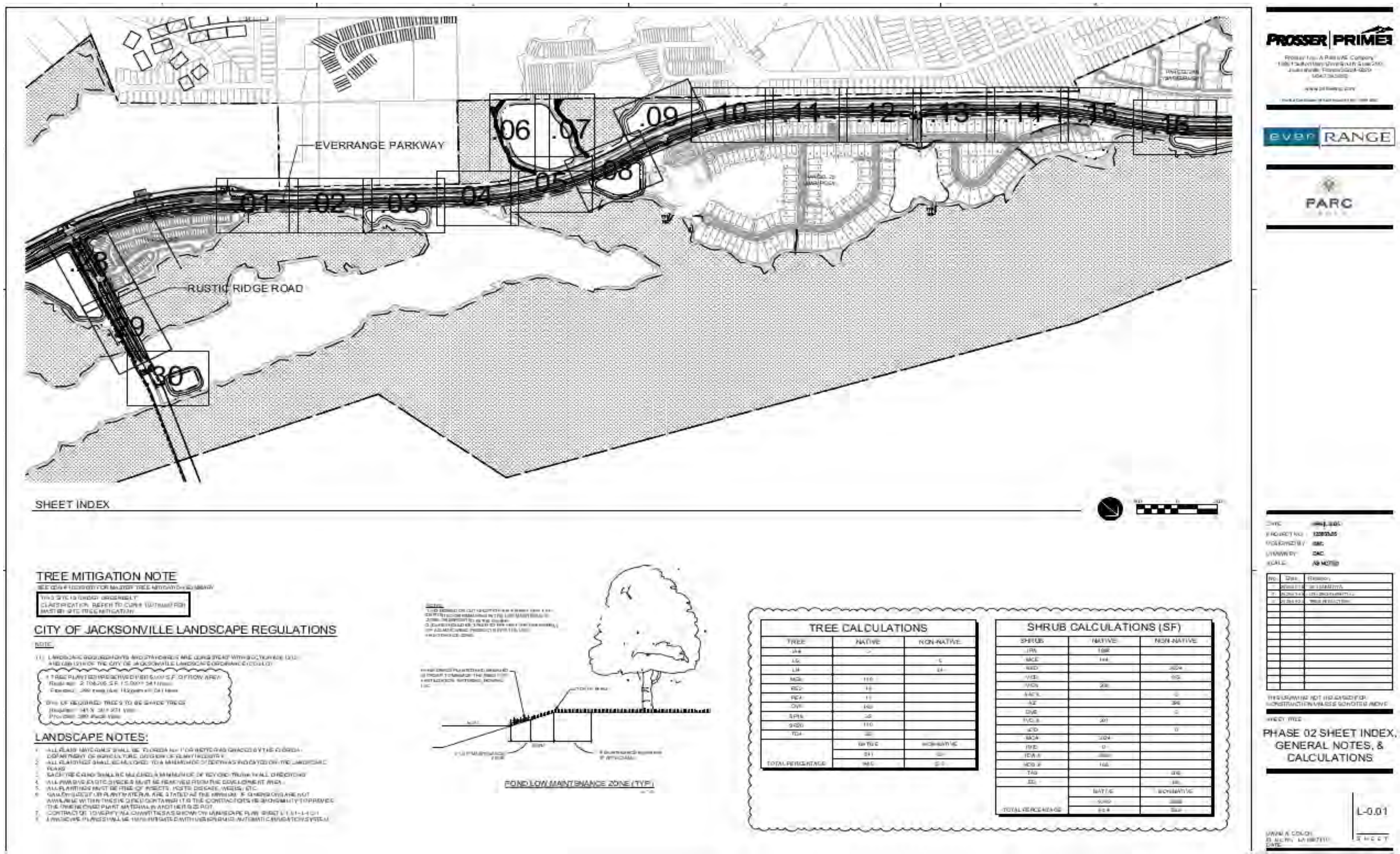
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column 1 on Contracts where variable retainage for line items may apply.

Project: Rustic Ridge

APPLICATION NO: 5
APPLICATION DATE: 03/26/26
PERIOD TO: 03/31/26
ARCHITECT'S PROJECT NO:

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D+E) | THIS PERIOD | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE |
| 1 | Landscape | $174,785.00 | $127,431.45 | $47,353.55 | | $174,785.00 | 100% | $0.00 | $0.00 |
| 2 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 3 | Irrigation | $130,257.00 | $123,744.15 | $6,512.85 | | $130,257.00 | 100% | $0.00 | $0.00 |
| 4 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 5 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 6 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 7 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 8 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 9 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 10 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 11 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 12 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 13 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 14 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 15 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 17 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 18 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 20 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 21 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 22 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 23 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 24 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 25 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 26 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 27 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 28 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 29 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 30 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 31 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| **SUB TOTALS:** | | $305,042.00 | $251,175.60 | $53,866.40 | $0.00 | $305,042.00 | | $0.00 | $0.00 |
| | **Change Orders** | | | | | | | | |
| | | | $0.00 | $0.00 | | $0.00 | #DIV/0! | $0.00 | $0.00 |
| | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| **CHANGE ORDER TOTALS:** | | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | #DIV/0! | $0.00 | $0.00 |
| | **GRAND TOTALS** | **$305,042.00** | **$251,175.60** | **$53,866.40** | **$0.00** | **$305,042.00** | **100%** | **$0.00** | **$0.00** |

# Site Plan


EVERRANGE PARKWAY
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LANDSCAPE NOTES:
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TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

*B.*

_________________, 2026

Coastal Ridge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Acquisition of Ever Range Parkway Phase 1 Improvements and Work Product – Coastal Ridge Community Development District Landscape & Irrigation Improvements

Dear Mr. Oliver,

Pursuant to the *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025 ("**Acquisition Agreement**"), and the *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") you are hereby notified that EVRDEV, LLC (**"Developer"**) has substantially completed and wishes to sell to the District certain landscape and irrigation improvements, and associated work product, as further described in **Exhibit A** attached hereto. As consideration for the sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Sincerely,

EVRDEV, LLC, a Florida limited liability company

_________________________________
Printed Name:______________________
Title:____________________________

cc: Katie S. Buchanan, District Counsel
Daniel Welch, P.E., District Engineer

**Exhibit A**

Description of Ever Range Parkway Phase 1 Improvements and Work Product

**Landscape and Irrigation Improvements**

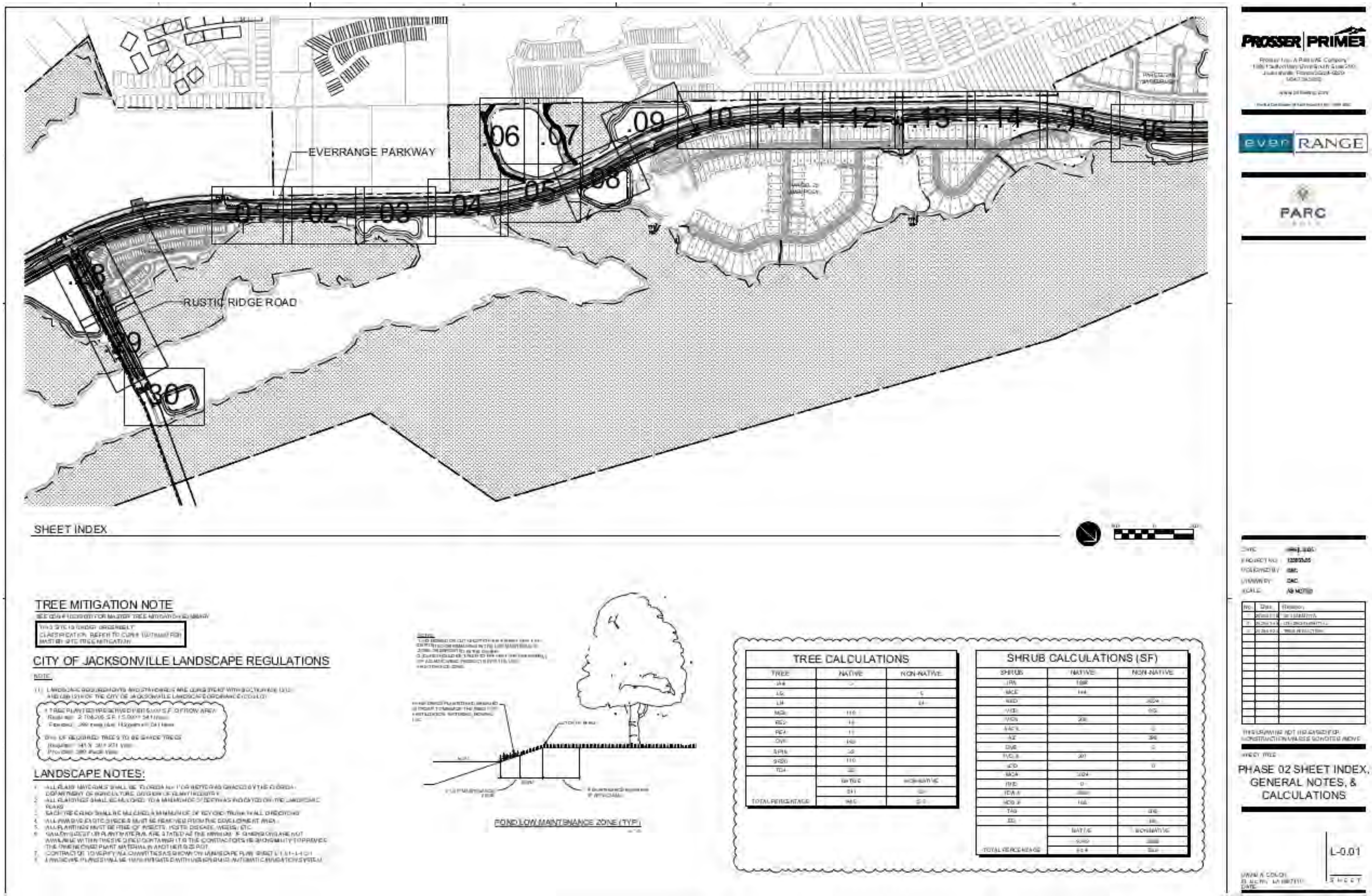
Contractor: Sun State Nursery & Landscaping, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Ever Range Parkway Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Requested Acquisition Amount |
|---|---|---|---|
| Landscape & Irrigation | $2,046,694.76 | $2,042,569.77 | $2,042,569.77 |

# Site Plan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LANDSCAPE NOTES:
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TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

**<u>AFFIDAVIT REGARDING COSTS PAID</u>**
[Ever Range Parkway Phase 1 Improvements and Work Product]

STATE OF _________________
COUNTY OF _______________

I, _______________, of EVRDEV, LLC**,** a Florida limited liability company ("**EVRDEV**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is __________ and I have authority to make this affidavit on behalf of EVRDEV as shown below.

3. EVRDEV is the developer of certain lands within the Coastal Ridge Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").

4. The District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. EVRDEV has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that EVRDEV has spent on those improvements and/or work product.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Affidavit Regarding Costs Paid* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of ______________________, 2026.

EVRDEV, LLC, a Florida limited liability company

___________________________________
Name: ____________________________
Title: ______________________________

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of ____________________, 2026, by _____________, who [ ] is personally known to me or [ ] produced ________________ as identification.

(NOTARY SEAL)

________________________________
Notary Public Signature

________________________________
(Name typed, printed or stamped)
Notary Public, State of ____________
Commission No. _________________
My Commission Expires: __________

**Exhibit A** – Description of Ever Range Parkway Phase 1 Landscape & Irrigation Improvements and Work Product

**Exhibit A**
Description of Ever Range Parkway Phase 1 Improvements and Work Product

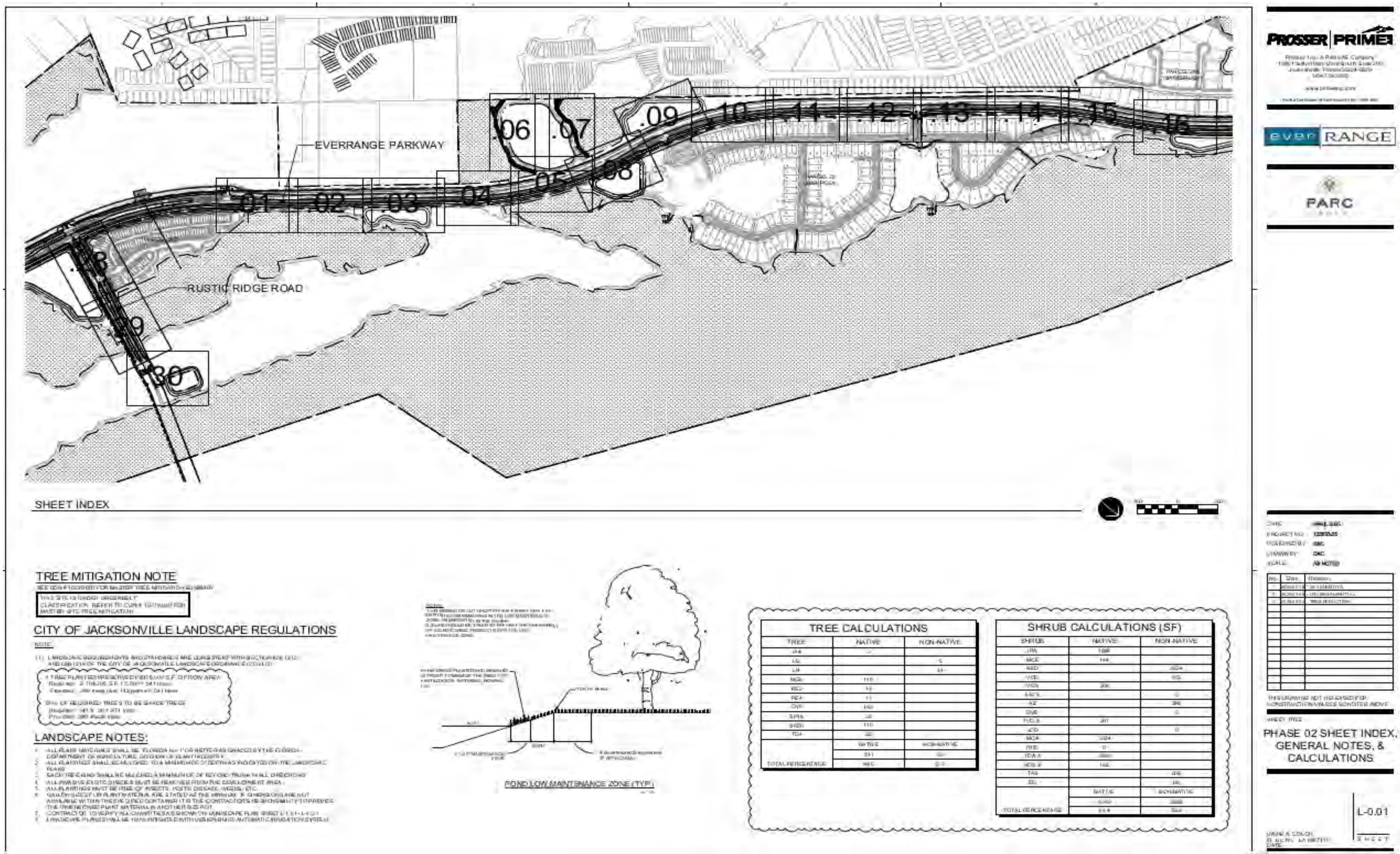
**<u>Landscape and Irrigation Improvements</u>**
Contractor: Sun State Nursery & Landscaping, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Ever Range Parkway Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $2,046,694.76 | $2,042,569.77 | $0.00 | $2,007,569.77 | $35,000.00 |

# Site Plan




4897-3426-7083.2

# ACKNOWLEDGMENT AND RELEASE

[Ever Range Parkway Phase 1 Improvements and Work Product]

**THIS ACKNOWLEDGMENT AND RELEASE ("Release")** is made the ___ day of ________________________, 2026, by **Sun State Nursery & Landscaping, LLC**, whose mailing address is 9362 Phillips Highway, Jacksonville, Florida 32256-1312 ("**Contractor**"), in favor of the **Coastal Ridge Community Development District**, which is a local unit of special-purpose government situated in the City of Jacksonville, Florida, and having offices located at c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**").

## RECITALS

**WHEREAS**, pursuant to the *Work Agreement* between EVRDEV, LLC (**"Developer"**) and Sun State Nursery & Landscaping, LLC, dated July 21, 2025, *(*"**Contract**"), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** ("**Improvements**"); and

**WHEREAS**, Developer desires to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE,** for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District's acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**SUN STATE NURSERY & LANDSCAPING, LLC**

____________________________________
By:__________________________________
Its:__________________________________

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of ___________________, 2026, by ___________________, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

______________________________
Notary Public Signature

______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________

**Exhibit A**

Description of Ever Range Parkway Phase 1 Improvements and Work Product

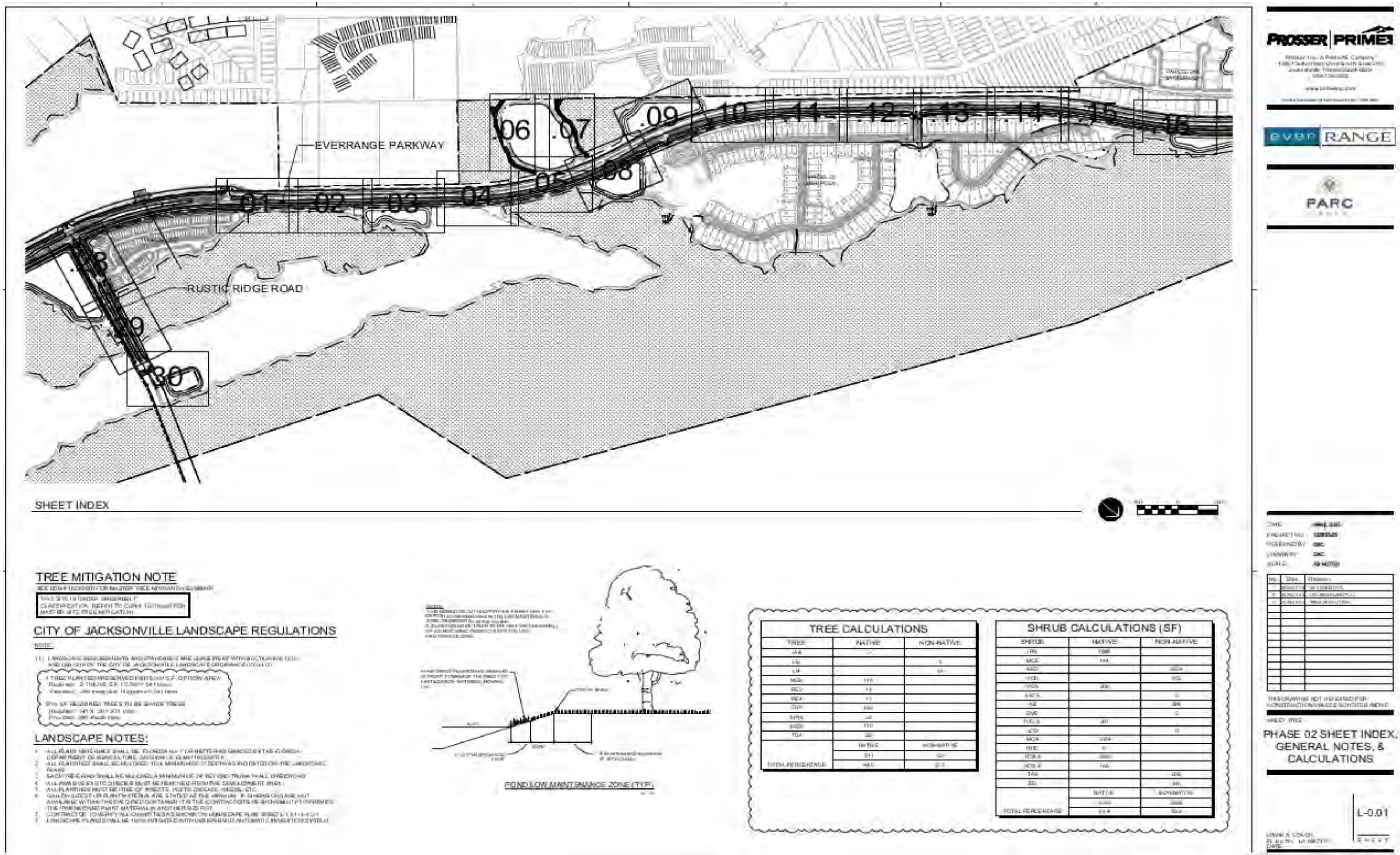
**<u>Landscape and Irrigation Improvements</u>**
Contractor: Sun State Nursery & Landscaping, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Ever Range Parkway Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $2,046,694.76 | $2,042,569.77 | $0.00 | $2,007,569.77 | $35,000.00 |

# Site Plan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SHEET INDEX
TREE MITIGATION NOTE
CITY OF JACKSONVILLE LANDSCAPE REGULATIONS
LANDSCAPE NOTES:
POND LOW MAINTENANCE ZONE (TYP)
TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

**DISTRICT ENGINEER'S CERTIFICATE**
Ever Range Parkway Phase 1 Improvements and Work Product
___________________, 2026

Board of Supervisors
Coastal Ridge Community Development District

Re: Ever Range Parkway Phase 1 Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of England-Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the Coastal Ridge Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from EVRDEV**,** LLC**,** a Florida limited liability company ("**Developer**") of certain improvements ("**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

__________________________________
_______________________, P.E.
_______________________
Florida Registration No. __________
Consulting Engineer

**STATE OF FLORIDA**
**COUNTY OF ___________________**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of ______________, 2026, by ______________________, P.E., on behalf of ______________________, who is personally known to me or who has produced __________________________________ as identification, and did [ ] or did not [ ] take the oath.

___________________________________________
Notary Public, State of Florida
Print Name:_________________________________
Commission No.:____________________________
My Commission Expires: _____________________

**Exhibit A** – Description of Ever Range Parkway Phase 1 Improvements and Work Product

**Exhibit A**
Description of Ever Range Parkway Phase 1 Improvements and Work Product

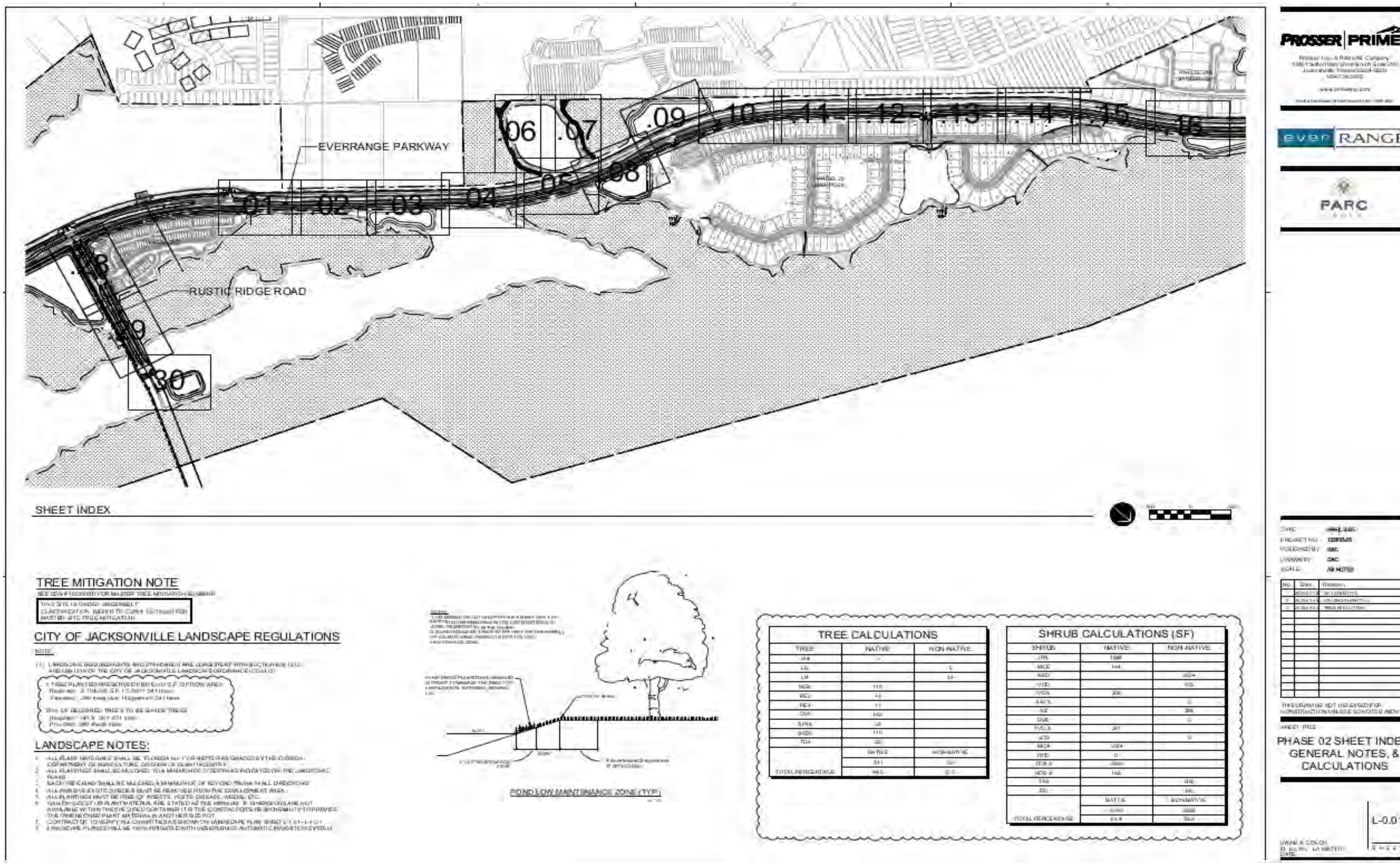
**Landscape and Irrigation Improvements**
Contractor: Sun State Nursery & Landscaping, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain landscape plans and irrigation plans prepared by Prosser-Prime pertaining or applicable to or in any way connected with the following landscape and irrigation improvements associated with the Coastal Ridge Community Development District's Ever Range Parkway Project:

All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $2,046,694.76 | $2,042,569.77 | $0.00 | $2,007,569.77 | $35,000.00 |

# Site Plan



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TREE CALCULATIONS
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NATIVE
NON-NATIVE
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SHRUB CALCULATIONS (SF)
SHRUB
NATIVE
NON-NATIVE
TOTAL PERCENTAGE
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01
SHEET

**BILL OF SALE AND LIMITED ASSIGNMENT**
[Ever Range Parkway Phase 1 Improvements and Work Product]

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of _________________, 2026, by EVRDEV**,** LLC**,** a Florida limited liability company, whose mailing address for purposes hereof is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Grantor**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **Coastal Ridge Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**BACKGROUND STATEMENT**

This instrument is intended to convey certain property rights related to certain improvements ("**Improvements**") as further described on the attached **Exhibit A**.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee's own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
   a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
   b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
   c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the

Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer's reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC. Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

**WHEREFORE,** the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered.

Signed, sealed and delivered by:

| **WITNESSES** | **EVRDEV, LLC,** a Florida limited liability company |
|---|---|
| By: ______________________________<br>Name: ___________________________ | ______________________________________<br>Name: ____________________<br>Title: _____________________ |
| By: ______________________________<br>Name: ___________________________ | |

STATE OF ______________
COUNTY OF ____________

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of ______________, 2026, by _______________, as the ________________ of EVRDEV, LLC, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

______________________________
Notary Public Signature
______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________
My Commission Expires: _________

**Exhibit A** – Description of Ever Range Parkway Phase 1 Improvements and Work Product

**Exhibit A**

Description of Ever Range Parkway Phase 1 Improvements and Work Product

**Landscape and Irrigation Improvements**

Contractor: Sun State Nursery & Landscaping, LLC

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All sod, ground cover, shrubbery, mulch, tree staking, and related landscape and irrigation improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and Sun State Nursery & Landscaping, LLC dated July 21, 2025, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $2,046,694.76 | $2,042,569.77 | $0.00 | $2,007,569.77 | $35,000.00 |

# APPLICATION AND CERTIFICATE FOR PAYMENT

CONSTRUCTION MANAGER-ADVISOR EDITION

AIA DOCUMENT G702/Cma

PAGE 1 OF 2 PAGES

CONTRACTOR: EVRDEV, LLC

PROJECT: Ever Range Parkway Phase 1

APPLICATION NUMBER: 15
PERIOD TO: 06/30/26
PROJECT NOS.:
CONTRACT DATE:

Distribution to:
- [ ] OWNER
- [ ] CONSTRUCTION MANAGER
- [ ] ARCHITECT
- [X] CONTRACTOR

SUBCONTRACTOR: Sun State Nursery & Landscaping, Inc.
9362 Phillips Hwy
Jacksonville, FL 32256

CONTRACT FOR:

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM $1,947,593.30
2. Net Change By Change Orders ........................... $99,101.46
3. CONTRACT SUM TO DATE (Line 1 +2)...... $2,046,694.76
4. TOTAL COMPLETED & STORED TO DATE............ $2,042,569.77
   (Column G on G703)
5. RETAINAGE:
   a. 10% % of Completed Work $0.00
   (Columns D & E on G703)
   b. 0% % of Stored Material $0.00
   (Column F on G703)
   Total Retainage (Line 5a + 5b or Total in Column 1 of G703) $0.00
6. TOTAL EARNED LESS RETAINAGE....................... $2,042,569.77
   (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
   (Line 6 from prior Certificate) $2,007,569.77
8. CURRENT PAYMENT DUE $35,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE
   (Line 3 less Line 6) $ 4,124.99

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | | |
| Total Approved this Month | | |
| TOTALS | $0.00 | $0.00 |
| NET CHANGES by Change Order | | $0.00 |

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:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which th and not the truthfulness, accuracy, or validity of that document.

By: Sheri Horne Date: 06/08/26

Florida County of: Duval

Subscribed and sworn before me on this 08th day of June, 2026 by: Sheri Horne proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary: Andrea Tinsley My Commissioning Expires: March 19, 2028

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his 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.......................** $ 35,000.00

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

**CONSTRUCTION MGR:**

By: Date:

**ARCHITECT:**

By: Date: 06-17-26

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.

# CONTINUATION SHEET - Schedule of Values

AIA DOCUMENT G703



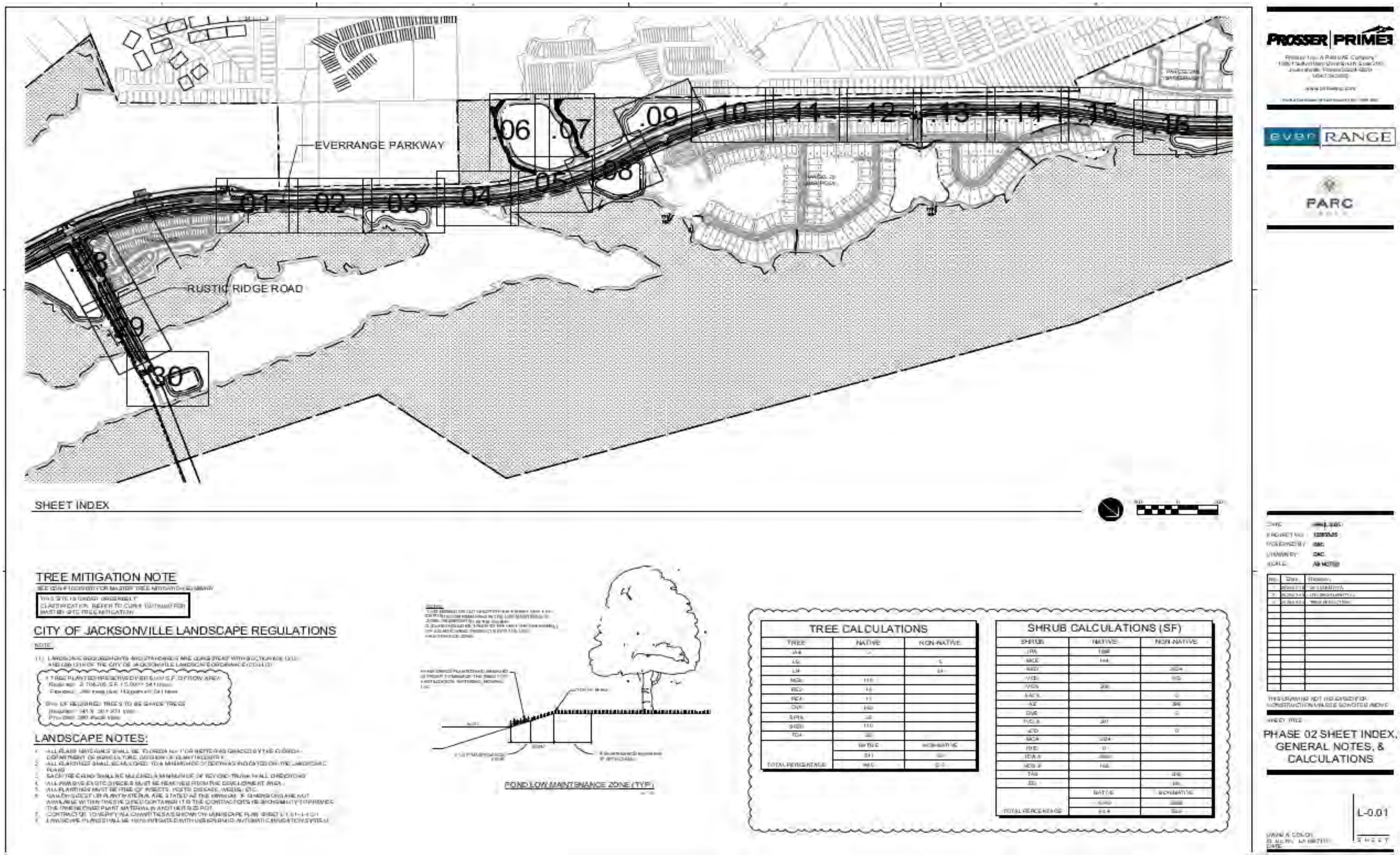
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column 1 on Contracts where variable retainage for line items may apply.

Project: Ever Range Parkway

APPLICATION NO: **15**
APPLICATION DATE: **06/08/26**
PERIOD TO: **06/30/26**
ARCHITECT'S PROJECT NO:

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D+E) | WORK COMPLETED THIS PERIOD | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE |
| 1 | Landscape | $1,328,968.30 | $1,293,968.30 | $35,000.00 | | $1,328,968.30 | **100%** | $0.00 | $0.00 |
| 2 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 3 | Irrigation | $618,625.00 | $618,625.00 | $0.00 | | $618,625.00 | **100%** | $0.00 | $0.00 |
| 4 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 5 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 6 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 7 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 8 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 9 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 10 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 11 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 12 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 13 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 14 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 15 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 17 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 18 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 20 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 21 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 22 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 23 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 24 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 25 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 26 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 27 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 28 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 29 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 30 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| 31 | | | $0.00 | $0.00 | | $0.00 | | $0.00 | $0.00 |
| **SUB TOTALS:** | | **$1,947,593.30** | **$1,912,593.30** | **$35,000.00** | **$0.00** | **$1,947,593.30** | | **$0.00** | **$0.00** |
| | **Change Orders** | | | | | | | | |
| | CO #1 Battery Timers | $41,250.00 | $37,125.00 | $0.00 | | $37,125.00 | 90% | $4,125.00 | $0.00 |
| | CO #2 Pump Station Pad, Addt'l mainline | $10,374.44 | $10,374.44 | $0.00 | | $10,374.44 | 100% | $0.00 | $0.00 |
| | CO #3 Plant material change | $9,923.21 | $9,923.22 | $0.00 | | $9,923.22 | 100% | ($0.01) | $0.00 |
| | CO #4 Addt'l landscape for screen | $12,008.37 | $12,008.37 | $0.00 | | $12,008.37 | 100% | $0.00 | |
| | CO #5 Replace Plants due to cold wea | $25,545.44 | $25,545.44 | $0.00 | | $25,545.44 | 100% | $0.00 | |
| **CHANGE ORDER TOTALS:** | | **$99,101.46** | **$94,976.47** | **$0.00** | **$0.00** | **$94,976.47** | **96%** | **$4,124.99** | **$0.00** |
| | **GRAND TOTALS** | **$2,046,694.76** | **$2,007,569.77** | **$35,000.00** | **$0.00** | **$2,042,569.77** | **100%** | **$4,124.99** | **$0.00** |

# Site Plan



EVERRANGE PARKWAY
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SHRUB CALCULATIONS (SF)
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PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

*C.*

_________________, 2026

Coastal Ridge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Acquisition of the Ever Range Parkway Phase 1 Signage Improvements

Dear Mr. Oliver,

Pursuant to the *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025 ("**Acquisition Agreement**"), and the *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") you are hereby notified that EVRDEV, LLC (**"Developer"**) has substantially completed and wishes to sell to the District certain signage improvements as further described in **Exhibit A** attached hereto. As consideration for the sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the eligible costs for the improvements identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Sincerely,

EVRDEV, LLC, a Florida limited liability company

_________________________________
Printed Name:_______________________
Title:_____________________________

cc: Katie S. Buchanan, District Counsel
Daniel Welch, P.E., District Engineer

**Exhibit A**

Description of Ever Range Parkway Improvements

**<u>Ever Range Monument Improvements and Work Product</u>**

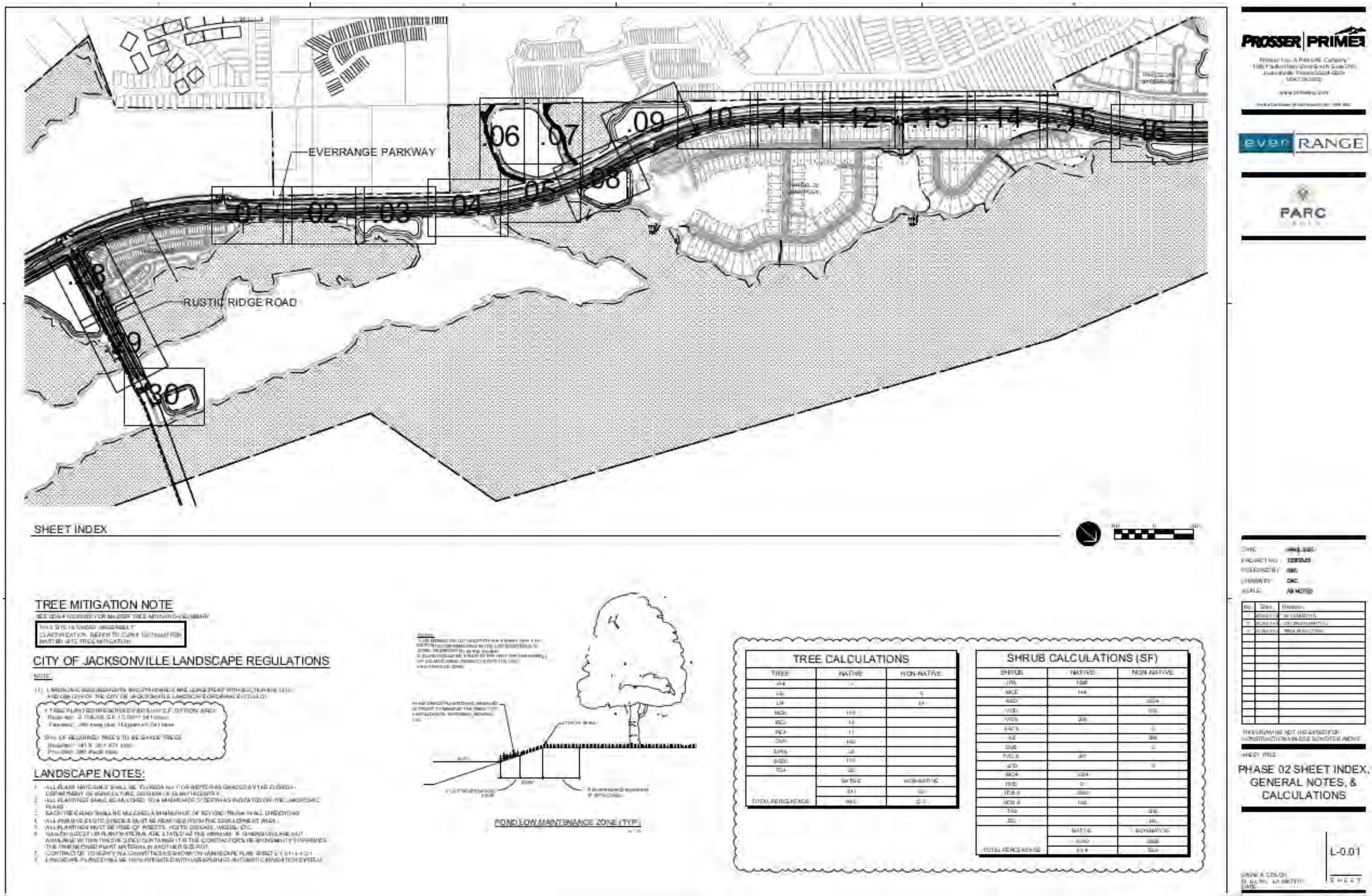
Contractor: CT Construction Services, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain construction plans prepared by__________ pertaining, or applicable to, or in any way connected with the following monument improvements and work product associated with the Coastal Ridge Community Development District's Ever Range US-1 Signage:

All blueprints, photographs, testing services, temporary signage, software, surveying services, concrete, precast architectural concrete, brick and concrete unit masonry, stone masonry veneer, light poles, exterior siding and trim, painting, electrical, grading, fencing, retaining wall, bollards, and other related improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and CT Construction Services, LLC dated June 30, 2026, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Requested Acquisition Amount |
|---|---|---|---|
| Landscape & Irrigation | $635,103.30 | $635,103.30 | $635,103.30 |

# Site Plan



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L-0.01
SHEET

**<u>AFFIDAVIT REGARDING COSTS PAID</u>**
Ever Range Monument Improvements and Work Product

STATE OF _________________
COUNTY OF _______________

I, _______________, of EVRDEV, LLC**,** a Florida limited liability company ("**EVRDEV**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is __________ and I have authority to make this affidavit on behalf of EVRDEV as shown below.

3. EVRDEV is the developer of certain lands within the Coastal Ridge Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").

4. The District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. EVRDEV has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that EVRDEV has spent on those improvements and/or work product.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Affidavit Regarding Costs Paid* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____________________, 2026.

EVRDEV, LLC, a Florida limited liability company

__________________________________
Name: ___________________________
Title: ____________________________

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of ___________________, 2026, by _____________, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

_______________________________
Notary Public Signature

_______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________
My Commission Expires: _________

**Exhibit A** – Description of Ever Range Monument Improvements and Work Product

**Exhibit A**
Description of Ever Range Parkway Improvements

**Ever Range Monument Improvements and Work Product**

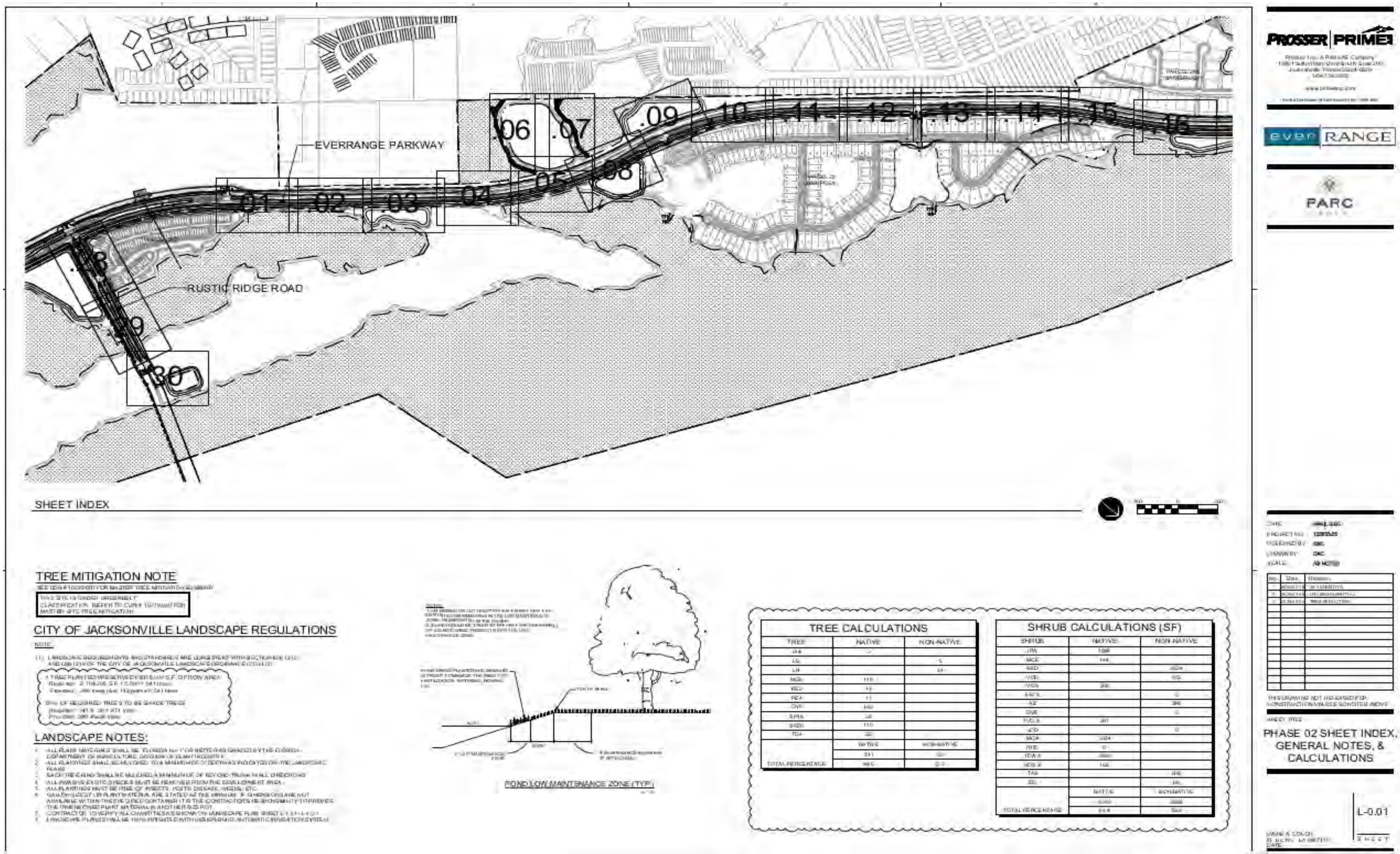
Contractor: CT Construction Services, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain construction plans prepared by__________ pertaining, or applicable to, or in any way connected with the following monument improvements and work product associated with the Coastal Ridge Community Development District's Ever Range US-1 Signage:

All blueprints, photographs, testing services, temporary signage, software, surveying services, concrete, precast architectural concrete, brick and concrete unit masonry, stone masonry veneer, light poles, exterior siding and trim, painting, electrical, grading, fencing, retaining wall, bollards, and other related improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and CT Construction Services, LLC dated June 30, 2026, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $635,103.30 | $635,103.30 | $0.00 | $626,005.07 | $9,098.23 |

# Site Plan



EVERRANGE PARKWAY
RUSTIC RIDGE ROAD
SHEET INDEX
TREE MITIGATION NOTE
CITY OF JACKSONVILLE LANDSCAPE REGULATIONS
LANDSCAPE NOTES:
POND LOW MAINTENANCE ZONE (TYP)
TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

# ACKNOWLEDGMENT AND RELEASE

Ever Range Monument Improvements and Work Product

**THIS ACKNOWLEDGMENT AND RELEASE ("Release")** is made the ___ day of ________________________, 2026, by CT Construction Services, LLC, whose mailing address is 3619 Nipa Drive, Green Cove Springs, Florida 32043 ("**Contractor**"), in favor of the **COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in the City of Jacksonville, Florida, and having offices located at c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**").

## RECITALS

**WHEREAS**, pursuant to the *Work Agreement* between EVRDEV, LLC (**"Developer"**) and CT Construction Services, LLC, dated July 21, 2025, *(*"**Contract**"), Contractor has constructed for Developer certain improvements, as described in **Exhibit A** ("**Improvements**"); and

**WHEREAS**, Developer desires to convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE,** for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District's acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**CT CONSTRUCTION SERVICES, LLC**

___________________________________
By:_________________________________
Its:_________________________________

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of ___________________, 2026, by ___________________, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

_______________________________
Notary Public Signature

_______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________

**Exhibit A**
Description of Ever Range Parkway Improvements

**<u>Ever Range Monument Improvements and Work Product</u>**

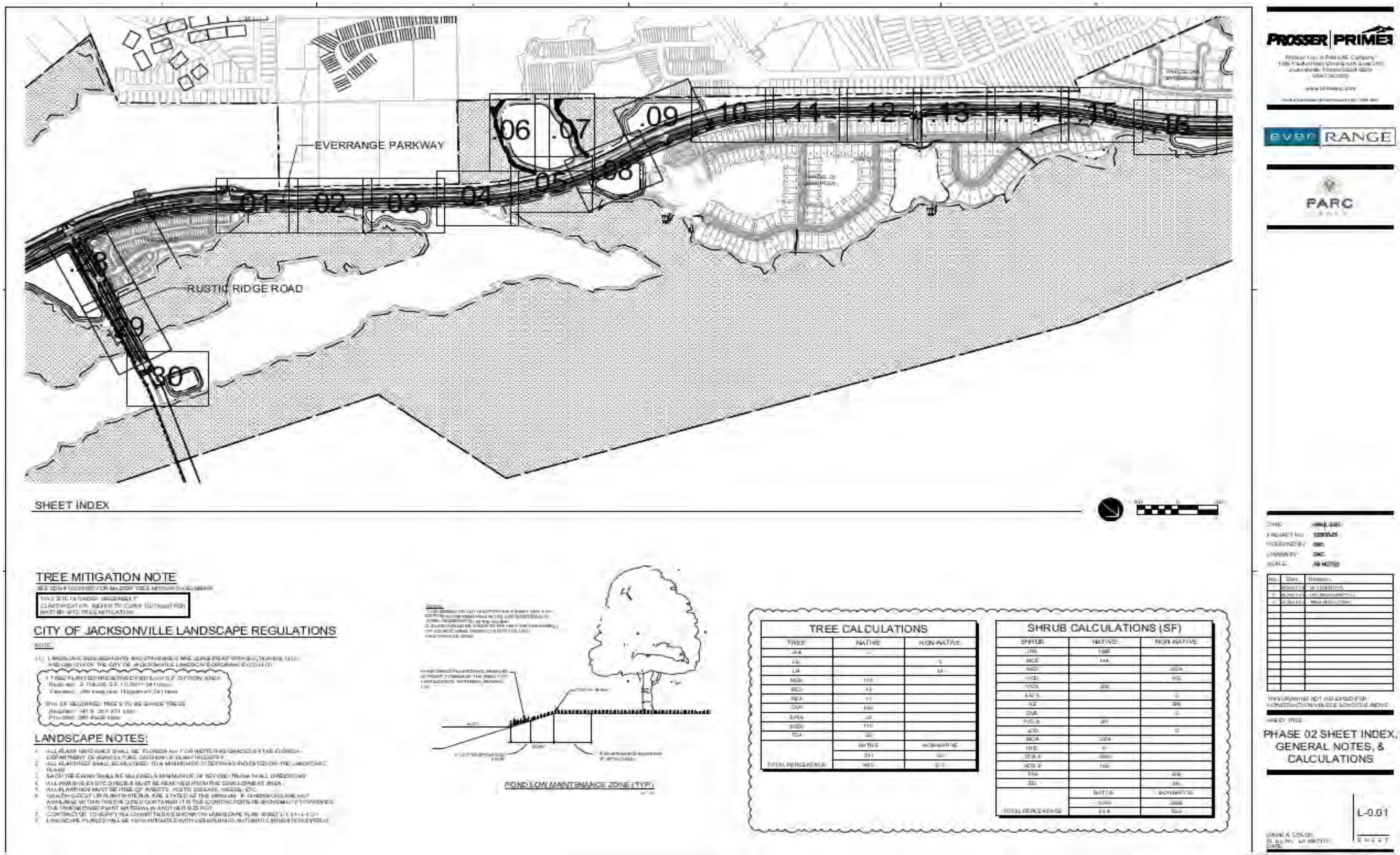
Contractor: CT Construction Services, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain construction plans prepared by__________ pertaining, or applicable to, or in any way connected with the following monument improvements and work product associated with the Coastal Ridge Community Development District's Ever Range US-1 Signage:

All blueprints, photographs, testing services, temporary signage, software, surveying services, concrete, precast architectural concrete, brick and concrete unit masonry, stone masonry veneer, light poles, exterior siding and trim, painting, electrical, grading, fencing, retaining wall, bollards, and other related improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and CT Construction Services, LLC dated June 30, 2026, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Ever Range US-1 Signage | $635,103.30 | $635,103.30 | $0.00 | $626,005.07 | $9,098.23 |

# Site Plan


EVERRANGE PARKWAY
RUSTIC RIDGE ROAD
.01 .02 .03 .04 .05 .06 .07 .08 .09 .10 .11 .12 .13 .14 .15 .16
.28 .29 .30
SHEET INDEX
TREE MITIGATION NOTE
CITY OF JACKSONVILLE LANDSCAPE REGULATIONS
LANDSCAPE NOTES:
POND LOW MAINTENANCE ZONE (TYP)
TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

**DISTRICT ENGINEER'S CERTIFICATE**
Ever Range Monument Improvements and Work Product

___________________, 2026

Board of Supervisors
Coastal Ridge Community Development District

Re: Ever Range Monument Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of England-Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the Coastal Ridge Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from EVRDEV**,** LLC**,** a Florida limited liability company ("**Developer**") of certain improvements ("**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report,* dated February 21, 2025 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.

4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.

7. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

___________________________________
________________________, P.E.
________________________
Florida Registration No. ___________
Consulting Engineer

**STATE OF FLORIDA**
**COUNTY OF ____________________**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _______________, 2026, by _______________________, P.E., on behalf of _______________________, who is personally known to me or who has produced ___________________________________ as identification, and did [ ] or did not [ ] take the oath.

_____________________________________________
Notary Public, State of Florida
Print Name:__________________________________
Commission No.:______________________________
My Commission Expires: ______________________

**Exhibit A** – Description of Ever Range Monument Improvements and Work Product

**Exhibit A**
Description of Ever Range Parkway Improvements

**Ever Range Monument Improvements and Work Product**

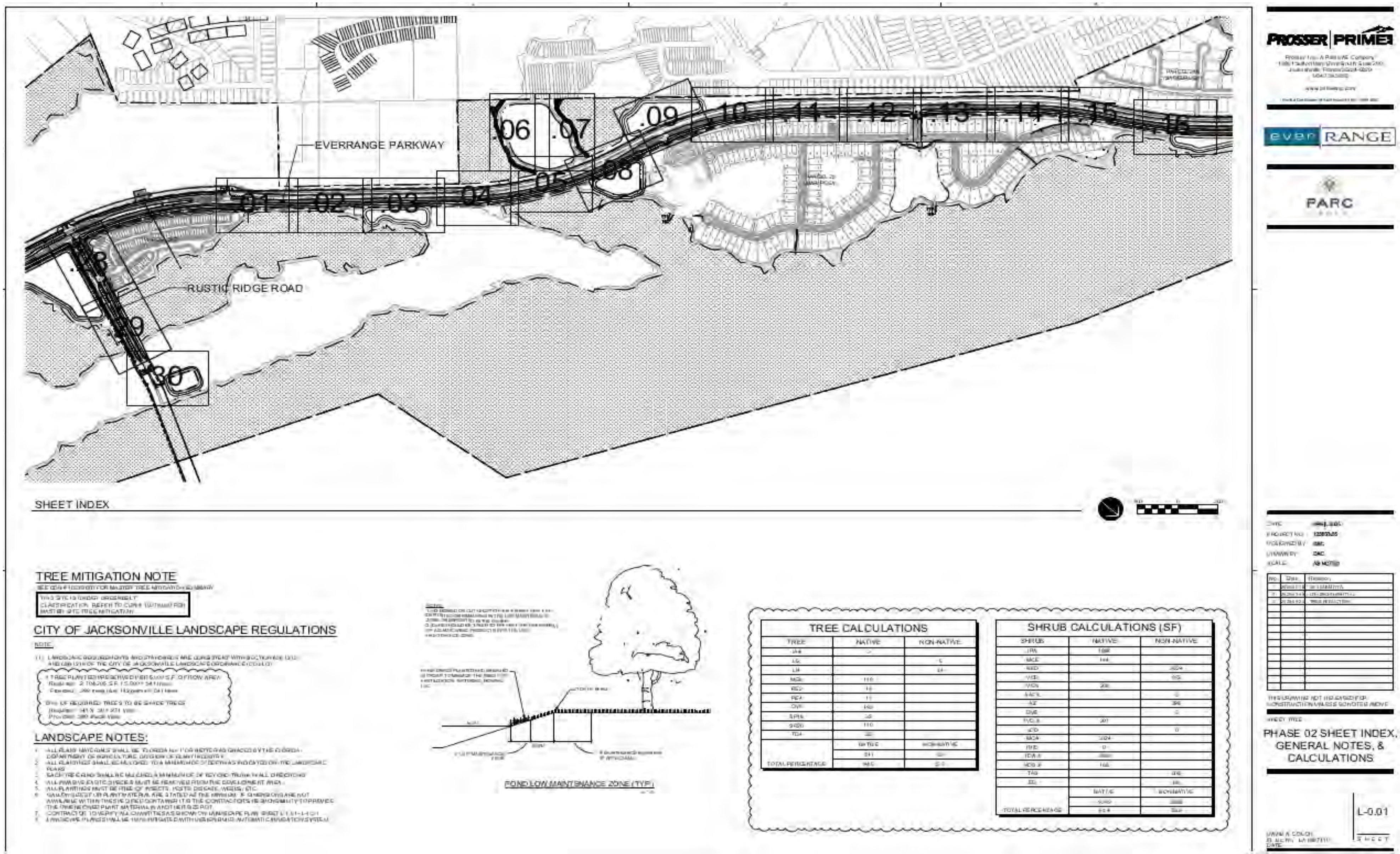
Contractor: CT Construction Services, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain construction plans prepared by__________ pertaining, or applicable to, or in any way connected with the following monument improvements and work product associated with the Coastal Ridge Community Development District's Ever Range US-1 Signage:

All blueprints, photographs, testing services, temporary signage, software, surveying services, concrete, precast architectural concrete, brick and concrete unit masonry, stone masonry veneer, light poles, exterior siding and trim, painting, electrical, grading, fencing, retaining wall, bollards, and other related improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and CT Construction Services, LLC dated June 30, 2026, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Ever Range US-1 Signage | $635,103.30 | $635,103.30 | $0.00 | $626,005.07 | $9,098.23 |

# Site Plan


EVERRANGE PARKWAY
RUSTIC RIDGE ROAD
SHEET INDEX
TREE MITIGATION NOTE
CITY OF JACKSONVILLE LANDSCAPE REGULATIONS
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TREE CALCULATIONS
SHRUB CALCULATIONS (SF)
PROSSER | PRIME
ever RANGE
PARC
PHASE 02 SHEET INDEX, GENERAL NOTES, & CALCULATIONS
L-0.01

**BILL OF SALE AND LIMITED ASSIGNMENT**
Ever Range Monument Improvements and Work Product

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of __________________, 2026, by EVRDEV**,** LLC**,** a Florida limited liability company, whose mailing address for purposes hereof is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Grantor**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **Coastal Ridge Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**BACKGROUND STATEMENT**

This instrument is intended to convey certain property rights related to certain improvements ("**Improvements**") as further described on the attached **Exhibit A**.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee's own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
   a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
   b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
   c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the

Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer's reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and between the Coastal Ridge Community Development District and EVRDEV, LLC. Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property*, dated April 1, 2025.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

**WHEREFORE,** the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered.

Signed, sealed and delivered by:

| | |
|---|---|
| **WITNESSES** | **EVRDEV, LLC,** a Florida limited liability company |
| By: ____________________________<br>Name: __________________________ | ___________________________________ |
| | Name: ___________________<br>Title: ____________________ |
| By: ____________________________<br>Name: __________________________ | |

STATE OF ______________
COUNTY OF ____________

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of ______________, 2026, by _______________, as the ________________ of EVRDEV, LLC, who [ ] is personally known to me or [ ] produced _______________ as identification.

(NOTARY SEAL)

______________________________
Notary Public Signature

______________________________
(Name typed, printed or stamped)
Notary Public, State of ___________
Commission No. ________________
My Commission Expires: _________

**Exhibit A** – Description of Ever Range Monument Improvements and Work Product

**Exhibit A**
Description of Ever Range Parkway Improvements

**Ever Range Monument Improvements and Work Product**

Contractor: CT Construction Services, LLC

Any and all plans, specifications, and documents subject to any rights retained on a non-exclusive basis by Developer as described in certain construction plans prepared by__________ pertaining, or applicable to, or in any way connected with the following monument improvements and work product associated with the Coastal Ridge Community Development District's Ever Range US-1 Signage:

All blueprints, photographs, testing services, temporary signage, software, surveying services, concrete, precast architectural concrete, brick and concrete unit masonry, stone masonry veneer, light poles, exterior siding and trim, painting, electrical, grading, fencing, retaining wall, bollards, and other related improvements located on portions of the real property identified in the site plan attached pursuant to certain agreement and/or invoices by and between EVRDEV, LLC and CT Construction Services, LLC dated June 30, 2026, as may be amended from time to time, for the following Acquisition Cost and located on portions of the real property as depicted in the following site plan attached:

| Improvement | Total Contract Amount | Amount Completed | Retainage + Balance to Finish | Previously Acquired/ Reimbursed Amounts | Requested Acquisition Amount |
|---|---|---|---|---|---|
| Landscape & Irrigation | $635,103.30 | $635,103.30 | $0.00 | $626,005.07 | $9,098.23 |

CT CONSTRUCTION
SERVICES

# APPLICATION AND CERTIFICATE FOR PAYMENT

**To**

EVRDEV, LLC
4314 Pablo Oaks Court,
Jacksonville, FL 32224
United States

**Project**

Ever Range US-1 Signage
12005 Trading Post Dr, SG SG01,
Jacksonville, FL 32256
United States

Invoice #: 011
Application #: 11
Contract #: 001-25-0042
Invoice Date: 30-Jun-2026

**From**

CT Construction Services, LLC
3619 Nipa Dr,
Green Cove Springs, FL 32043-6202
United States

**Distribution To:**

☐ Owner ☐ Contractor
☐ Architect ☐ ____________

**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

| | | |
|---|---|---|
| 1. | **Original Contract Sum** | $637,228.00 |
| 2. | **Net Change By Change Orders** | ($2,124.70) |
| 3. | **Contract Sum To Date** (Line 1 +/- 2) | $635,103.30 |
| 4. | **Total Completed And Stored To Date** | $635,103.30 |
| 5. | **Total Retainage** | $0.00 |
| 6. | **Total Earned Less Retainage** (Line 4 Less Line 5 Total) | $635,103.30 |
| 7. | **Less Previous Certificates For Payment** (Line 6 from prior Certificate) | $626,005.07 |
| 8. | **Current Payment Due** | $9,098.23 |
| 9. | **Balance To Finish, Including Retainage** (Line 3 less Line 6) | $0.00 |
| | **Current Payment Subtotal** (Line 8) | $9,098.23 |
| | **Current Payment Tax** | $0.00 |
| | **Current Payment Total** | $9,098.23 |

| Change Order Summary | Net Change |
|---|---|
| Previous Invoices | $0.00 |
| This Invoice | ($2,124.70) |
| Total | ($2,124.70) |

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:**

By: Curt Thomas Date: 07-06-26

State of: Florida

County of: Clay

subscribed and sworn to before me this 6th day of July, 2026

Notary Public: Katherine W. Merritt

My Commission expires: 9/7/29

KATHERINE W. MERRITT
Commission # HH 697072
Expires September 7, 2029

## *ARCHITECT'S CERTIFICATE FOR PAYMENT*

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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** $ 9,098.23

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

**ARCHITECT:**

By: [signature] Date: 07/09/26

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.

## Contract Schedule of Values

| Code and Description | Original Budget | Approved Change Orders | Revised Budget | Previous Completed & Stored | Current Invoice: Work Completed | Current Invoice: Stored Material | Total Completed & Stored | % Complete | Balance to Finish | Current Billed Retainage | Net Retainage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 010: Project Management | 35,991.00 | 0.00 | 35,991.00 | 35,991.00 | 0.00 | 0.00 | 35,991.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 020: Punchlist | 1,500.00 | 0.00 | 1,500.00 | 0.00 | 1,500.00 | 0.00 | 1,500.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 030: Building Permit | 4,000.00 | -2,818.77 | 1,181.23 | 1,133.00 | 48.23 | 0.00 | 1,181.23 | 100.00 | 0.00 | 0.00 | 0.00 |
| 050: NOC Filing | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 060: Misc. Tools, Expenses | 250.00 | -239.00 | 11.00 | 11.00 | 0.00 | 0.00 | 11.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 080: Safety | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 | 0.00 | 250.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 090: Office Supplies | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 100: Shipping/Postage | 195.00 | 0.00 | 195.00 | 195.00 | 0.00 | 0.00 | 195.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 110: Blueprints/Printing | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 130: Photographs | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 140: Submittal Procedures | 600.00 | 0.00 | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 150: Testing & Inspection Services | 1,000.00 | -709.00 | 291.00 | 291.00 | 0.00 | 0.00 | 291.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 160: Temporary Toilets | 1,200.00 | -1,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | .00 | 0.00 | 0.00 | 0.00 |
| 170: Temporary Project Signage | 1,200.00 | -78.00 | 1,122.00 | 1,122.00 | 0.00 | 0.00 | 1,122.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 180: Construction Management Software | 490.00 | 0.00 | 490.00 | 490.00 | 0.00 | 0.00 | 490.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 190: Construction Surveying | 7,500.00 | -2,176.00 | 5,324.00 | 5,324.00 | 0.00 | 0.00 | 5,324.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 200: Progress Cleaning | 2,600.00 | -2,600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | .00 | 0.00 | 0.00 | 0.00 |
| 210: Dumpsters | 2,000.00 | -500.00 | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 220: Final Cleaning | 2,000.00 | -2,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | .00 | 0.00 | 0.00 | 0.00 |
| 230: Closeout Documents | 600.00 | 0.00 | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 233: Concrete | 21,000.00 | 0.00 | 21,000.00 | 21,000.00 | 0.00 | 0.00 | 21,000.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 250: Precast Architectural Concrete | 17,868.00 | 0.00 | 17,868.00 | 17,868.00 | 0.00 | 0.00 | 17,868.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 260: Brick Masonry | 16,000.00 | 0.00 | 16,000.00 | 16,000.00 | 0.00 | 0.00 | 16,000.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 265: Concrete Unit Masonry - CMU | 36,000.00 | 0.00 | 36,000.00 | 36,000.00 | 0.00 | 0.00 | 36,000.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 270: Stone Masonry Veneer | 45,200.00 | 0.00 | 45,200.00 | 45,200.00 | 0.00 | 0.00 | 45,200.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 330: 8x8 Light Poles | 13,949.00 | -447.00 | 13,502.00 | 13,502.00 | 0.00 | 0.00 | 13,502.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 360: Exterior Siding & Trim | 9,000.00 | 0.00 | 9,000.00 | 9,000.00 | 0.00 | 0.00 | 9,000.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 380: Damp-proofing & Waterproofing | 3,600.00 | 0.00 | 3,600.00 | 3,600.00 | 0.00 | 0.00 | 3,600.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 420: Sheet Metal Flashing | 2,128.00 | 725.00 | 2,853.00 | 2,128.00 | 725.00 | 0.00 | 2,853.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 430: Joint Sealants | 400.00 | -364.00 | 36.00 | 36.00 | 0.00 | 0.00 | 36.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 530: Misc. Painting | 500.00 | -230.00 | 270.00 | 270.00 | 0.00 | 0.00 | 270.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 540: Exterior Painting | 32,470.00 | 0.00 | 32,470.00 | 32,470.00 | 0.00 | 0.00 | 32,470.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 550: Signage | 29,762.00 | 10,508.07 | 40,270.07 | 40,270.07 | 0.00 | 0.00 | 40,270.07 | 100.00 | 0.00 | 0.00 | 0.00 |
| 580: Metal Canopies | 50,100.00 | 2,025.00 | 52,125.00 | 50,100.00 | 2,025.00 | 0.00 | 52,125.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 630: Electrical | 184,200.00 | -125.00 | 184,075.00 | 179,275.00 | 4,800.00 | 0.00 | 184,075.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 660: Fine Grading | 1,200.00 | 0.00 | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 710: Wood Fence | 25,767.00 | 0.00 | 25,767.00 | 25,767.00 | 0.00 | 0.00 | 25,767.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 730: Stacked Retaining Wall | 14,400.00 | 0.00 | 14,400.00 | 14,400.00 | 0.00 | 0.00 | 14,400.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 750: Metal Bollards | 9,000.00 | 0.00 | 9,000.00 | 9,000.00 | 0.00 | 0.00 | 9,000.00 | 100.00 | 0.00 | 0.00 | 0.00 |

## Contract Schedule of Values

| Code and Description | Original Budget | Approved Change Orders | Revised Budget | Previous Completed & Stored | Current Invoice: Work Completed | Current Invoice: Stored Material | Total Completed & Stored | % Complete | Balance to Finish | Current Billed Retainage | Net Retainage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 780: Builder's Risk Insurance | 1,896.00 | -1,896.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | .00 | 0.00 | 0.00 | 0.00 |
| 790: Liability Insurance | 2,883.00 | 0.00 | 2,883.00 | 2,883.00 | 0.00 | 0.00 | 2,883.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| 795: Owner Contingency | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | .00 | 0.00 | 0.00 | 0.00 |
| 800: Contractor's Fee | 57,929.00 | 0.00 | 57,929.00 | 57,929.00 | 0.00 | 0.00 | 57,929.00 | 100.00 | 0.00 | 0.00 | 0.00 |
| **Subtotal =** | 637,228.00 | -2,124.70 | 635,103.30 | 626,005.07 | 9,098.23 | 0.00 | 635,103.30 | 100.00 | 0.00 | 0.00 | 0.00 |

# Unconditional Waiver and Release Upon Final Payment

The undersigned has been paid in full for all labor, services, equipment or material furnished to:
CT Construction Services, LLC

on the job of:
EVRDEV, LLC

located at:
Ever Range US-1 Signage, @ 12005 Trading Post Dr, SG SG01, Jacksonville, FL 32256

and does hereby waive and release any right to a mechanic's lien, stop notice or any right against a labor and material bond on the job, except for disputed claims for extra work in the amount of:
$0.00

**Signature / Notices**

**Dated** 8/18/26 **Company** CT Construction Services, LLC

**By** Clint Thomas

State of Florida

County of Clay

The foregoing instrument was acknowledged before me this 18th day of August 20 26

By Clint Thomas as President

For CT Construction Services, LLC

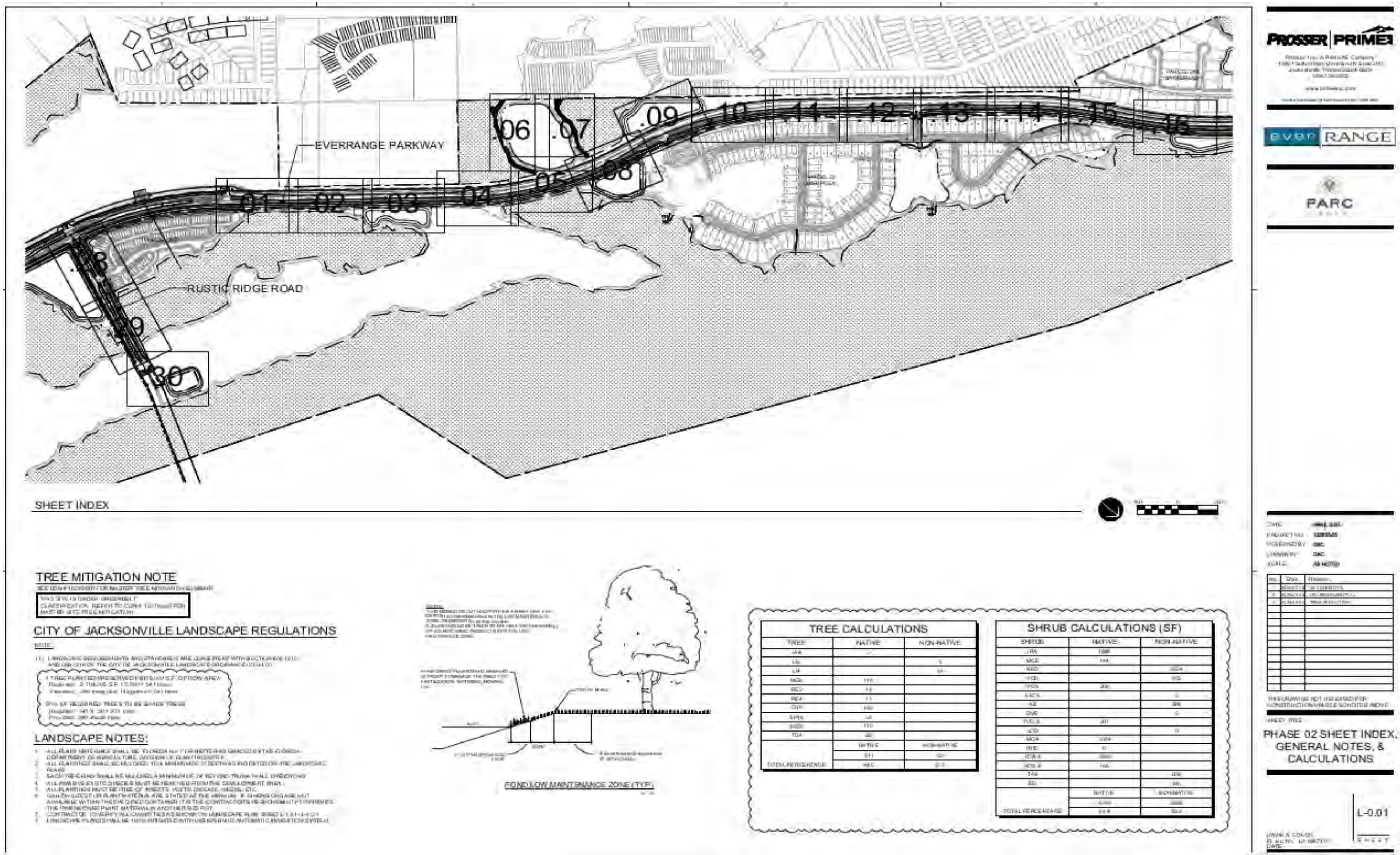
☒ Personally Known
☐ Provided the following identification

Notary: Katherine W. Merritt Notary Seal:

My commission expires: 9/7/29

NOTARY PUBLIC STATE OF FLORIDA
KATHERINE W. MERRITT
Commission # HH 697072
Expires September 7, 2029

## Site Plan




4918-1567-6875.3

*FIFTH ORDER OF BUSINESS*

**RESOLUTION 2026-06**

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

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

**WHEREAS,** Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District's Board of Supervisors ("Board") finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application ("Amenity Rules and Rates"); and

**WHEREAS**, the Board finds that the Amenity Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS,** the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

**SECTION 1.** The Amenity Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Amenity Rates shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

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

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[CONTINUED ON FOLLOWING PAGE]

**PASSED AND ADOPTED** this 1st day of September, 2026.

| | |
|---|---|
| **ATTEST:** | **COALSTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT** |
| ______________________________ | ______________________________ |
| Secretary / Assistant Secretary | Chairperson, Board of Supervisors |

**Exhibit A:** Amenity Rates

# EXHIBIT A

**COASTAL RIDGE COMMUNITY**

**DEVELOPMENT DISTRICT**

---

District Rules, Policies and Fees

Coastal Ridge CDD Amenity Facilities
12858 Ever Range Parkway
Jacksonville, FL 32256

4911-3569-0438.1

**INDEX**

## GENERAL DEFINITIONS

**"VIZpin App"** – shall mean the app access issued to ~~Patron~~Residents 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~~Resident 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. A Non-Resident User shall be subject to the same rights and restrictions created pursuant to these policies as a Resident, and all references to Resident(s) shall also incorporate Non-Resident User(s).

~~**"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, including all immediate families members residing with the Resident within the Property.~~.~~

**"Renter"** - shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement. A Renter shall be subject to the same rights and restrictions created pursuant to these policies as a Resident, and all references to Resident(s) shall also incorporate Renter(s).

**Commented [KB1]:** This would allow for a pretty broad usage, but also avoids a lot of enforcement effort. It would be inclusive of grandparents and adult children, but not necessarily inclusive of extended family or friends.

Nocatee Definition: Deedholder plus:

2. In addition, a Deed Holder within the District shall be entitled to a Resident Card for other eligible persons as described below ("Family"). a. Spouse of Deed Holder; b. Children of Deed Holder, including step children, living at home up to 25 years old; c. Children, including step children, not living at home that are full-time students, up to 25 years old; and d. Parents, including step parents, of Deed Holder, provided the parent has the same permanent address as the Deed Holder, within Nocatee. However, parents of tenants under paragraphs 1a, 1b, or 1c and parents of non-residents under paragraph 1d do not qualify for the parent provision herein. Furthermore, the parent of the Deed Holder shall not qualify for a Grandparent Card under this provision. e. An Adult unrelated to Deed Holder may qualify as Family, provided they have the same permanent address as the Deed Holder, within Nocatee, and the total number of Resident Cards does not exceed two Adults per Household. The election of an unrelated Adult may only be made once a year and cannot be changed. The unrelated Adult cannot qualify for a Grandparent Card. Children, including step children, of the unrelated Adult are not eligible to receive Resident Cards under this provision.

## 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~~pp~~ ACCESS~~ccess~~

(1) ~~Patron~~Residents and Guests can use their VIZpin app to gain access to the Amenity Facilities. Upon arrival at the clubhouse or other Amenity Facility, ~~Patron~~Residents and Guests will use virtual keys in order to unlock the doors. Under no circumstance should a ~~Patron~~Resident 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~~Resident, 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 VIZpin app credentials must~~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~~Resident~~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) ~~Patron~~Residents bringing a Guest(s) are responsible for any and all actions taken by such Guest. Violation by a Guest of~~on~~ any of these Policies~~Polices~~ as set forth by the District could result in loss of that ~~Patron~~Resident'~~-~~s privileges and membership.

(2) No more than five (5) persons per lot (**not** per ~~Patron~~Resident) are permitted as Guests to the Amenity Facilities at one time unless the ~~Patron~~Resident has reserved a room at the Amenity and has paid the required usage fee. In the event the ~~Patron~~Resident 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 ~~Patron~~Residents 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~~Resident 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~~Resident 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) ~~Patron~~Residents 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 which is not intended for such modes of travel.

(10) The District will not offer childcare services to ~~Patron~~Residents 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)** Alcoholic beverages are allowed at the Clubhouse and adjacent on-premises areas when consumed in a legal and responsible manner. ~~Unless permitted otherwise per these policies; alcoholic beverages are not permitted at any District owned facility or property at any time~~Any event serving alcohol must be reviewed and approved by the Amenity Manager in accordance with the Alcohol Requirements set forth herein.~~. 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 ~~Patron~~Residents and Guests 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, ~~Patron~~Residents 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 ~~Patron~~Residents 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 on~~at~~ any day, at any time due to inclement weather, power outage, or other emergency. Upon declaring the Amenity Facilities closed, ~~Patron~~Residents and their Guests must immediately leave the premises. Any ~~Patron~~Resident~~s~~ who does not adhere to the direction of the Amenity Manager or his/her designees is in violation of these Policies.~~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 ~~Patron~~Residents 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 ~~Patron~~Residents 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~~DISCLAIMER: 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 ~~Patron~~Residents or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program. THE DISTRICT, ITS***

***<u>SUPERVISORS, OFFICERS, CONTRACTORS, AGENTS, AND EMPLOYEES SHALL NOT BE LIABLE FOR ANY INJURY, LOSS, OR DAMAGE ARISING FROM THE USE OF THE AMENITY FACILITIES.</u>***

## LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

(1) Each ~~Patron~~Resident 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. ~~Patron~~Residents 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~~Resident or the ~~Patron~~Resident'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~~Resident or the ~~Patron~~Resident's Guest or family member(s).

(3) Any ~~Patron~~Resident, 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 or~~of~~ omission of the District or their respective operators, supervisors, employees, contractors or agents. Any ~~Patron~~Resident 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~~Resident.

(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~~Resident 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. ~~Patron~~Residents 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 g~~Glass containers are prohibited in the pool, on the pool deck, and in the covered patios.

(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 (except as otherwise permitted), glass containers, and animals (except service animals as defined by the Americans with Disabilities Act)~~, 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 ~~patron~~Residents.

(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 ~~Patron~~Residents 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) ~~Patron~~Residents 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 and~~.~~ ~~Children~~ must be accompanied by an adult who is~~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) ~~Patron~~Residents 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 constitutes a waiver of~~waives~~ any claim or liability against the District resulting from such use~~ of the Dog Park~~. ~~Patron~~Residents 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 D~~d~~istrict reserves the right to seek reimbursement for damages.

(2) ~~Patron~~Residents 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~~Resident. 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. ~~Patron~~Residents and Guests shall always supervise their dogs and shall not leave their dogs unattended at the Dog Park.

(6) All ~~Patron~~Residents 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) ~~Patron~~Residents and Guests are required to repair any holes caused by their dog with the fill sand provided. ~~Patron~~Residents and Guests are encouraged to prevent their dogs from creating holes in the Dog Park.

(13) The Dog Park is open to ~~Patron~~Residents and Guests from dawn to dusk.

## PICKLE BALL COURT POLICIES

All ~~Patron~~Residents 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~~Resident.

***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 Residents~~EverRange Residents~~ from ~~8~~__:00 AM until ~~8~~__:00 PM daily. Residents
~~Residents~~ are limited to a maximum of 2 G~~g~~uests per day per lot and G~~g~~uests must be accompanied by a Resident.~~Resident.~~
4) Courts are available on a first-come, first-served basis. Play is limited to 1 hour if others are waiting.
5) ~~Residents~~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~~Resident~~ at least 18~~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.

**Commented [KB2]:** The original required supervision by someone "at least 16 years of age," which conflicts with other provisions requiring adult (18+) supervision. Aligning with the 18-year standard ensures consistency.

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

~~Patron~~Residents 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 party~~parties~~ over 10 persons is considered a "Private Event," and space must~~most~~ 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 ~~Patron~~Residents 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. ~~Patron~~Residents 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~~Resident 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~~Resident sponsoring a private event is responsible for any and all damages, including those in excess of the security deposit, and shall indemnify and hold the District harmless from any claims arising from the event. 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 service animals, as such term is defined by the Americans with Disabilities Act~~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 ~~Patron~~Residents.

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.

**Commented [KB3]:** Adding indemnification language to the rental policies provides the District with recourse for claims arising from private events.

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:**

~~Patron~~Residents renting the A~~a~~menity F~~f~~acilities 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 agree~~s~~ 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. Residents shall defend, indemnify, and hold the District harmless from any and all claims, damages, losses, and expenses, including attorney's fees, arising from or related to the consumption or provision of alcohol at any event.

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 32092~~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 Amenity Facilities~~Recharge Center~~ any property or furniture belonging to the District or its contractors without proper authorization. Each Resident~~Resident~~ shall be liable for any property damage at the Amenity Facilities~~Recharge Center~~ and all other District-~~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 G~~g~~uests 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~~Resident~~ and each Guest,~~guest~~ as a condition of invitation to the premises of the Amenity Facilities, assumes~~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 Facilities~~Complex~~, whether in lockers or elsewhere.

Each Resident~~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, supervisors, agents, contractors, representatives,~~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, Guests and his or her family members.~~guests.~~ Should any person bound by these ~~District~~ Policies bring suit against the District or its affiliates, the Amenity Facilities~~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 Facilities~~Complex~~ operator, officers, employees, representatives, contractors or agents~~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 P~~p~~olicies shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other applicable statutes or common law.~~F.S., or other statutes.~~

**FISHING AND LAKE POLICY**

~~Patron~~Residents 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. ~~Patron~~Residents 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 ~~Patron~~Residents 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~~Resident and Guest use only. ~~Patron~~Residents are responsible for the behavior of their guests.

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

**Commented [KB4]:** The Fishing and Lake Policy mandates catch and release for all fish, but the dock rules only "recommend" it. Changing to "required" ensures consistency with the broader policy.

## 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~~12:00 ~~p~~a.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***

[*Exhibits to be updated with Coastal Ridge maps*]~~*********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 a VIZpin app~~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. **<u>Enforcement of Penalties/Fines</u>.** 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. **<u>Legal Action; Criminal Prosecution</u>.** 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. **<u>Severability.</u>** 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.

**<u>EXHIBIT B</u>**
**<u>NO PARKING 24/7 – TOW AWAY ZONE</u>**
**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**

*SIXTH ORDER OF BUSINESS*

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

This Lease Agreement ("Lease") is made effective as of the _____ day of ________________, 2026, by and between:

> **COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes as amended (hereinafter the "District") with an address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092, and
>
> **EVRDEV, LLC**, a Florida limited liability company (hereinafter "Tenant") with an address of 4310 Pablo Oaks Court, Jacksonville, Florida, 32224 (the District and Tenant are hereinafter collectively referred to as the "Parties").

**WHEREAS,** Tenant is the master developer of the master planned community known as EverRange ("EverRange"). Portions of EverRange are located within the jurisdiction of the District; and

**WHEREAS,** the District is the owner of certain facilities which include an amenity center with offices located on the land located at 12858 Ever Range Pkwy, Jacksonville, FL 32256 ("Amenity Center"); and

**WHEREAS,** Tenant desires to locate and maintain an information center within the Amenity Center; and

**WHEREAS,** the District desires to make a portion of the Amenity Center available to provide for the dissemination of information about the District amenities, policies, and community activities; and

**WHEREAS**, the continued growth of EverRange is in the best interest of both the District and the Tenant; and

**WHEREAS,** the District desires to lease a portion of the Amenity Center to the Tenant in exchange for the Tenant's assistance with the dissemination of information about the District amenities, policies, and community activities.

**NOW THEREFORE,** in consideration of the recitals set forth above and the terms and conditions provided below, the Parties agree as follows:

**SECTION 1. SUBJECT OF AGREEMENT.** The District hereby leases to Tenant the portion of the Amenity Center generally known as the Information Center as identified in the attached **Exhibit "A"** (hereinafter the "Premises").

**SECTION 2. GRANT.** The District hereby leases, lets, demises and grants to Tenant the right to use and occupy the Premises. Additionally, the District grants Tenant the right to use certain furnishings and equipment as described in Section 5 of this Lease and the right to use, on a non-exclusive basis, the Amenity Center for ingress, egress and other uses and activities contemplated by Sections 4 and 5 below. Tenant shall also have the right to use, on a non-exclusive basis, the parking, and other common areas of the Amenity Center for their intended purposes.

**SECTION 3. TERM.** This Lease shall be for a term commencing on the date of execution and continuing until the December 31, 2031, unless terminated pursuant to the terms of this Lease.

**SECTION 4. CONSIDERATION.** In consideration for the use of the Premises by the Tenant, the Tenant shall assist with the dissemination of information about the District amenities, policies, and community activities. For purposes of clarity, Tenant shall not be required to pay any rent or other amounts to the District for the use and occupancy of the Premises.

**SECTION 5. GENERAL CONDITIONS OF USE.** The Premises shall be used by Tenant for the purposes of Tenant maintaining an office to assist in marketing EverRange and providing District information to prospective residents. Tenant may provide information relating to builders constructing homes in EverRange, but Tenant agrees that the provision of such information shall not constitute an endorsement, recommendation or favoring by the Tenant, the District, or the officers, employees or agents of any particular builder or community.

a. The Premises shall remain the property of the District. Tenant agrees to exercise all due care with respect to any furnishings and equipment owned by the District, and shall promptly notify the District of any problems associated with any of the furnishings and equipment owned by the District. Tenant may provide, install, and use graphic boards for conveying information on the development history and vision and builders/communities. Tenant may also use televisions located within the Amenity Center for the provision of similar information. Tenant agrees that the provision of such information shall not constitute an endorsement, recommendation or favoring by the Tenant, the District, or the officers, employees or agents of any particular builder or community. The District shall have no responsibility to provide any additional furnishings and equipment at the Premises.

b. The District shall, at its own expense, maintain and repair the Amenity Center, including the Premises and associated furnishings and equipment provided by the District, and make all necessary repairs thereto; provided, however, that Tenant agrees to exercise all due care not to damage the Amenity Center, including the Premises, and the furnishings and equipment utilized by Tenant during the term of this Lease, reasonable wear and tear and damage by casualty and condemnation excepted.

c. The District agrees to provide, at its expense, the utilities within the Premises, including but not limited to electric and telecommunications. The District also agrees to provide janitorial service to the Premises in conjunction with the janitorial service provided to the Amenity Center, provided however, that Tenant agrees to use of the Premises and Amenity Center in a reasonably clean, neat, and sanitary manner.

d. Tenant shall operate the Premises in compliance with all applicable laws and ordinances and the orders, rules, regulations and requirements of all governments and entities having jurisdiction.

e. Tenant shall use its commercially reasonable efforts to provide notice as to all accidents or claims for damage relating to or occurring within the Premises with twenty-four (24) hours or as soon as reasonably possible. The Tenant shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. The Tenant shall not file any claims with the District's insurance company without the prior consent of the District.

f. The District and Tenant shall not, by virtue of this Lease, be construed as joint venturers or partners of each other and neither shall have the power to bind or obligate the other. The District and Tenant acknowledge and agree that any employees of Tenant shall only be employees of Tenant. In furtherance thereof, Tenant shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to its operations, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to its operations.

**SECTION 6. TAXES.** Tenant shall be responsible for all taxes and assessments assessed as solely to the Premises as a result of, or attributable to, Tenant's occupancy, including but not limited to real property taxes, ad valorem assessments, non-ad valorem assessments, special assessments, income taxes, tangible and intangible personal property taxes, and any other tax, fee or assessment levied or imposed by a governmental entity.

To avoid an adverse effect on the exclusion of interest on the District's bonds, Tenant shall only use the Premises in the manner prescribed herein. Tenant shall obtain the consent of the District prior to any use of the Premises in a manner other than permitted in Section 4 and 5 of the Lease. In the event Tenant requests a change in the permitted use of the Premises, the District may request, and Tenant agrees to fund, an opinion from the District's bond counsel as to any effect on the exclusion of interest on the District's bonds resulting from any proposed change in use. If, in the opinion of the District's bond counsel, any amendment to this Lease is required to maintain the exclusion of interest on the District's bonds from gross income, Tenant shall consent to and execute such amendment upon demand by the District.

**SECTION 7. PUBLIC LIABILITY INSURANCE.** Upon request by the District, Tenant shall procure and maintain public liability insurance with policy limits of not less than One Million

Dollars ($1,000,000.00) personal injury liability per person, and One Million Dollars ($1,000,000.00) property damage liability per occurrence. Tenant shall furnish the District with a certificate of such insurance naming the District, its staff, supervisors, and employees as additional insureds. The policy shall provide that coverage may not be terminated without thirty (30) days prior written notice to the District.

**SECTION 8. INDEMNIFICATION.** Tenant agrees to defend, indemnify and hold harmless the District and its officers, supervisors, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or any nature, to the extent arising out of any negligence or willful misconduct by Tenant with respect to the Amenity Center, except to the extent arising out of the negligence by willful misconduct of the District, including litigation or any appellate proceedings with respect thereto. The District agrees to defend, indemnify and hold harmless Tenant and its officers, directors, members, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or any nature, arising out of, or in connection with any negligence or willful misconduct by the District with respect to the Amenity Center, except to the extent arising out of the negligence or willful misconduct of Tenant, including litigation or any appellate proceedings with respect thereto. Tenant further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liabilities contained in section 768.28, Florida Statutes, or other statute.

**SECTION 9. NOTICES.** Any notice that either party may or is required to give may be by personal delivery or by mail, postage prepaid, to Tenant or District at the addresses first above written, or to such other place(s) as either party may inform the other in writing.

**SECTION 10. TERMINATION.** The District shall have the right to terminate this Lease by delivery to Tenant of a written notice of termination at any time Tenant is in default under this Lease beyond any applicable cure period. Tenant shall have the right to terminate this Lease without cause by delivery to the District of a written notice of termination not less than ninety (90) days prior to the date of termination stated in the notice. Upon the termination of the Lease either through this section or the expiration of the term of the Lease, Tenant shall surrender the Premises to the District in clean condition and free of material defects, ordinary wear and tear excepted. Unless otherwise agreed by the District, Tenant shall also remove any furnishings, furniture or equipment installed or any trade fixtures affixed to the Premises by the Tenant.

**SECTION 11. NO THIRD PARTY BENEFICIARIES.** This Lease is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Lease expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Lease or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 12. DEFAULT**. In the event Tenant shall fail to perform any covenant, term, or provision of this Lease within 30 days after written notice, District shall have every remedy available at law or in equity under the law, provided however, any action by Tenant which shall endanger the public health, safety, or welfare shall be grounds for immediate termination of this Lease and Tenant shall immediately cease all operations, remove all property belonging to Tenant, and immediately vacate the Premises. In the event the District shall fail to perform any covenant, term, or provision of this Lease within 30 days after written notice or shall interfere with Tenant's rights under this Lease, Tenant shall have every remedy available at law or in equity under the law against the District.

**SECTION 13. ENTIRE AGREEMENT**. The terms and conditions of this Lease are the entire agreement and understanding of the parties. Tenant acknowledges that it has read this Lease and understands its provisions and agrees its occupancy of the Premises is subject to the terms of this Lease. No change in the terms of this Lease may be made unless it is in writing and signed by both District and Tenant.

**SECTION 14. STATE REQUIRED DISCLOSURE**. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal or state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

**IN WITNESS WHEREOF,** the District and Tenant have caused this Lease to be executed as of the day and year first above written.

**COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

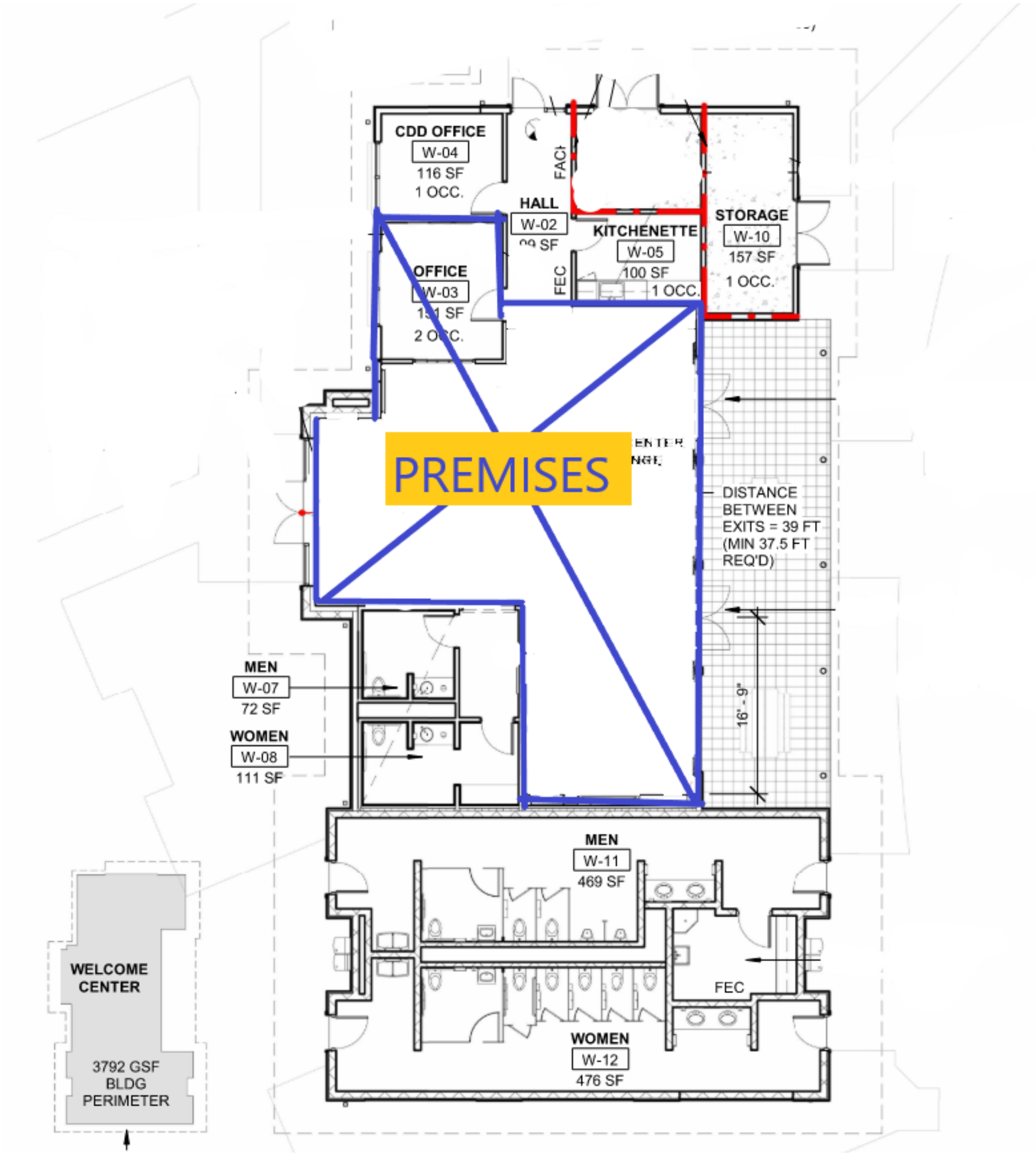
By: ___________________________________
Name Printed: _________________________
Title: _________________________________

**EVRDEV, LLC**

By: ___________________________________
Name Printed: _________________________
Title: _________________________________

**EXHIBIT "A"**

**PREMISES**



*SEVENTH ORDER OF BUSINESS*

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIR, VICE-CHAIR AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF JACKSONVILLE, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Coastal Ridge Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Jacksonville, Florida, Ordinance No. 2025-23-E (the "**Ordinance**"); and

**WHEREAS,** the District presently consists of 1002.30 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS,** the District desires to amend its boundaries to add certain property (with the same boundary amendment or separately) as described in **Composite Exhibit A** attached hereto and incorporated herein by reference ("**Expansion Area**");

**WHEREAS**, the District will obtain written consent for the addition of the Expansion Area to the District from the owners of the Expansion Area; and

**WHEREAS,** the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS,** for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS,** the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS,** the area of land that will lie within the District's boundaries as amended will continue to be amenable to separate special district government; and

**WHEREAS,** in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS,** the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS,** the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Jacksonville, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs its Chair, Vice-Chair and District staff to prepare and file a petition and any other materials with the City of Jacksonville, Duval County, Florida, as necessary to amend the District's boundaries to add the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**"). Included in this authority is the ability to adjust the legal descriptions for the necessary corrections of errors.

**SECTION 3.** The Board hereby authorizes the Chair, the Vice Chair, and Katie Buchanan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

**SECTION 4.** This Resolution shall become effective upon its passage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**PASSED AND ADOPTED** this 1st day of September 2026.

| | |
|---|---|
| ATTEST: | **COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT** |
| _______________________________ | ______________________________________ |
| Secretary/Assistant Secretary | Chair/Vice-Chair, Board of Supervisors |

**EXHIBIT A-1: Expansion Parcel 3 Sketch and Legal (Previously Approved)**
**EXHIBIT A-2: Expansion Parcel 4 Sketch and Legal (New)**

# EXHIBIT A-1

# Expansion Parcel 3 Sketch and Legal

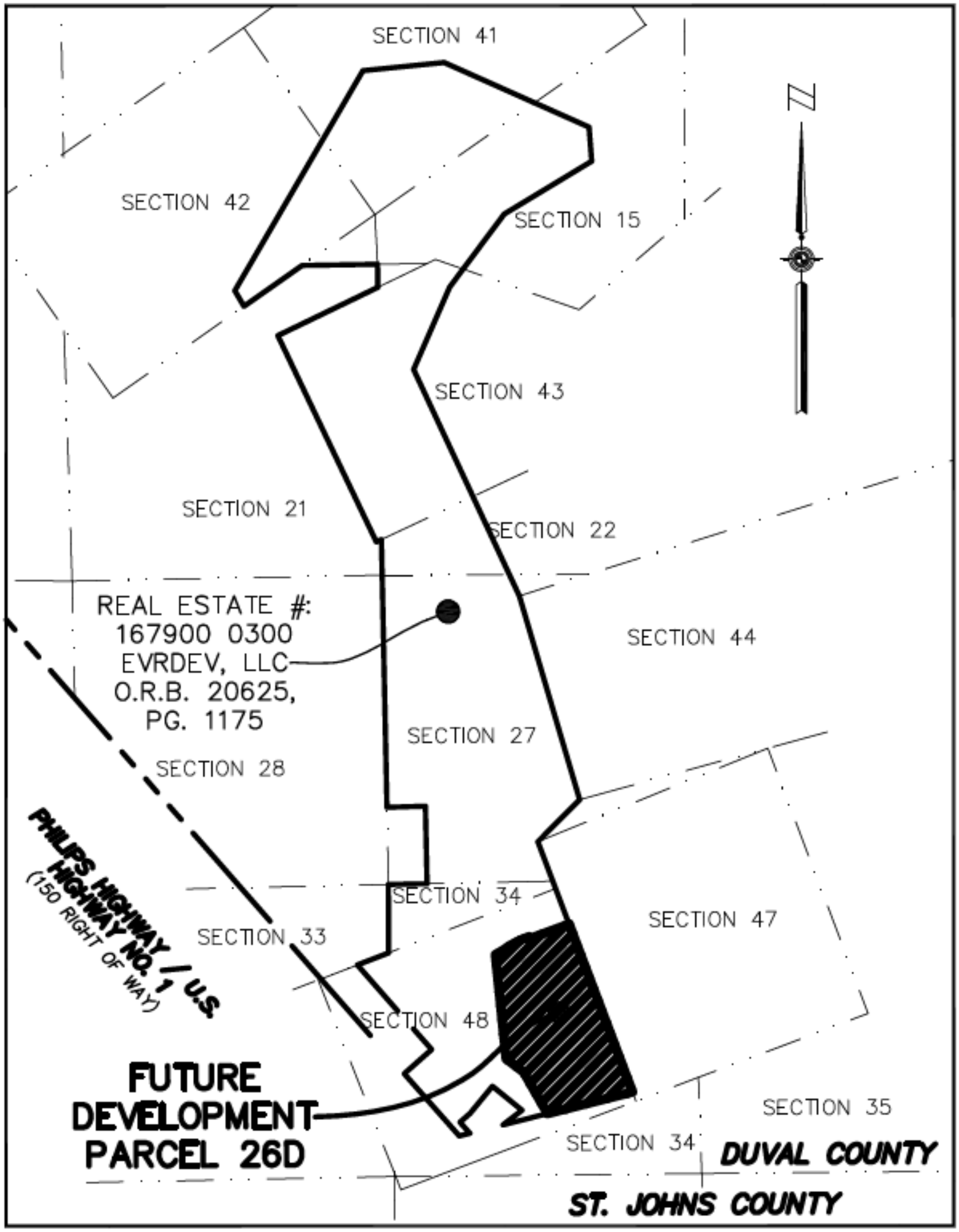
**(Previously Approved)**

## LEGAL DESCRIPTION:

A PORTION OF SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20625, PAGE 1175, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SAID SECTION 34, ALSO BEING THE COMMON POINT OF SAID SECTION 34 WITH SECTIONS 27, 28 AND 33, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THENCE NORTH 89°00'20" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 34, ALSO BEING THE SOUTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 2,847.92 FEET TO THE EASTERLY LINE OF SAID SECTION SAID 48 OF THE CHRISTOPHER MINCHEN GRANT, ALSO BEING THE WESTERLY LINE OF SECTION 47 OF THE G.I.F. CLARE GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF SAID COUNTY, ALSO BEING THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20625, PAGE 1175 OF SAID COUNTY; THENCE SOUTH 20°30'17" EAST, ALONG LAST LINES, A DISTANCE OF 799.02 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 20°30'17" EAST, CONTINUE ALONG SAID LINES, A DISTANCE OF 3,111.08 FEET; THENCE SOUTH 75°56'59" WEST, A DISTANCE OF 1,522.46 FEET; THENCE NORTH 29°32'51" WEST, A DISTANCE OF 827.43; THENCE NORTH 52°36'42" WEST, A DISTANCE OF 382.57 FEET; THENCE NORTH 05°44'28" WEST, A DISTANCE OF 1,817.60 FEET; THENCE NORTH 61°20'47" EAST, A DISTANCE OF 153.07 FEET; THENCE NORTH 54°51'28" EAST, A DISTANCE OF 137.22 FEET; THENCE NORTH 62°34'38" EAST, A DISTANCE OF 169.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 937.50 FEET AND A CENTRAL ANGLE OF 07°16'14"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°12'45" EAST, 118.89 FEET; THENCE NORTH 69°50'52" EAST, A DISTANCE OF 91.51 FEET; THENCE SOUTH 00°59'31" EAST, A DISTANCE OF 28.94 FEET; THENCE SOUTH 21°09'09" EAST, A DISTANCE OF 10.16 FEET; THENCE NORTH 69°50'52" EAST, A DISTANCE OF 729.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 112.22 ACRES, MORE OR LESS.




4902-2753-9148.1

# EXHIBIT A-2

# Expansion Parcel 4 Sketch and Legal

**(New)**


Clarksville
3
2
1
Pkwy
Needham Dr
Hopkinton Ct

**Expansion Parcel 4.1**

PARCEL 1

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4, SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 28, 180 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 59 MINUTES 05 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 28, 150 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 20 SECONDS WEST AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 28, 265 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 05 SECONDS EAST PARALLEL TO THE EASTERLY BOUNDARY OF SAID SECTION 28, 86.81 FEET; THENCE SOUTH 77 DEGREES 46 MINUTES 20 SECONDS EAST 272.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT CERTAIN TRACT OR PARCEL Of LAND, BEING A PART Of THE SOUTHEAST QUARTER Of THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00°59'05" WEST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 28, 180 FEET TO A POINT Of BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, NORTH 00°59'05" WEST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 28, 127.73 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20673, PAGE 2005; THENCE NORTH 88°40'55" EAST, ALONG LAST SAID LINE, A DISTANCE OF 667.84 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20801, PACE 1304; THENCE SOUTH 00°59'45" EAST, ALONG LAST SAID LINE, A DISTANCE OF 311.11 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20801, PAGE 1304; THENCE SOUTH 88°58'18" WEST, ALONG LAST SAID LINE, A DISTANCE OF 189.22 FEET TO AN INTERSECTION WITH THE EASTERLY LINE Of THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12530, PAGE 327; THENCE NORTH 00°59'05" WEST, ALONG LAST SAID LINE, A DISTANCE OF 182.42 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12530, PAGE 327; THENCE SOUTH 88°40'55" WEST, ALONG LAST SAID LINE, A DISTANCE OF 478.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN EASEMENT AGREEMENT RECORDED IN BOOK 20693, PAGE 2291, LESS AND EXCEPT ANY PORTION OF SAID EASEMENT THAT LIES WITHIN WARRANTY DEED IN BOOK 20693, PAGE 2269.

**Expansion Parcel 4.2**

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 0 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 27, 307 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG WESTERLY BOUNDARY OF SAID SECTION 27, 444.15 FEET TO A POINT; THENCE NORTH 88 DEGREES 40 MINUTES 55 SECONDS EAST, 667.64 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES 05 SECONDS EAST, 444.15 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES 55 SECONDS WEST, 667.64 FEET TO THE POINT OF BEGINNING.

**Expansion Parcel 4.3**

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 4 South, Range 28 East, Duval County, Florida, more particularly described as commencing at the Southeast corner of said Section 28; thence North 00° 59' 05" West along the Easterly boundary of said Section 28, 330 feet to a point for the point of beginning; thence continue North 00° 59' 05" West along the Easterly boundary of said Section 28, 678.35 feet to a point which is 330 feet South of the Northeast corner of said Southeast 1/4 of Southeast 1/4 of Section 28 as measured along the Easterly boundary thereof; thence South 88° 54' 55" West and parallel to the Northerly boundary of said Southeast 1/4 of Southeast 1/4 of Section 28, 660 feet; thence South 00° 59' 05" East and parallel to the Easterly boundary of said Section 28, 679.59 feet; thence North 88° 48' 20" East and parallel to the Southerly boundary of said Section 28 and 330 feet distant therefrom, 660 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH that certain Easement Agreement recorded in Book 20693, Page 2291, LESS AND EXCEPT any portion of said Easement that lies within Warranty Deed in Book 20693, Page 2269.

*EIGHTH ORDER OF BUSINESS*

*B.*

**Coastal Ridge CDD**
**CDD Requisition Summary - September 1, 2026 Meeting**
**2025 Acquisition and Construction Account**
**Approved & Processed**

| Requisition Number | Construction Funding Request | Payee | Reference | Requisiton Amount |
|---|---|---|---|---|
| 113 | 8 | Office Images | Project 11044 $2,291 + deposit 50% $2,291 | $ 4,582.00 |
| | | ETM | Coastal Ridge - Engineering General Services | $ 2,815.50 |
| 114 | 7 | Office Images | Project 10981 $3,677.15 + Project 10991 deposit $3,774.31 | $ 7,451.46 |
| 115 | 8 | Carlton Construction | Carolton Construction Pay Application #14 | $ 100,657.34 |
| | | ETM | Coastal Ridge - Engineering General Services | $ 711.25 |
| 116 | | Carlton Construction | Rust Removal Deposit | $ 3,399.95 |
| 117 | | Global Pro Logistics, Inc. | Duties, Air Import | $ 1,510.60 |
| | | | | $ - |
| | | | | **$ 121,128.10** |

*D.*

*1.*

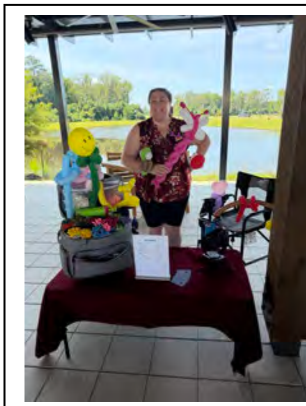
**COMMUNITY MANAGER REPORT 9/1/26**
**SUBMITTED BY MARCY POLLICINO**

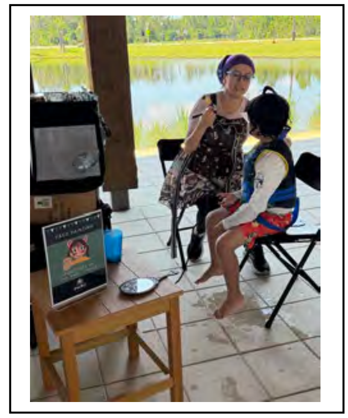
**<u>THE GROVE UPDATE:</u>**

<u>Vak Pak Quarterly Maintenance</u>
Please see the quote attached for pool equipment quarterly maintenance inspection from Vak Pak. Cost per quarter: $838.66

**<u>EVENTS UPDATE:</u>**

<u>Grand Opening</u>
The Grove opened to future residents on August 15. Future residents enjoyed live music, dirty soda bar, popsicles, face painting and balloon twisting. Goody bags were also given out. 19 families and an estimated 60 +/- attended.

**ACTION ITEMS UPDATE**

N/A

**LANDSCAPE REPORT**

1. Phase 1 & 2 Rustic Ridge, mowing all St Augustine and Bahia, roadways and Phase 2 ponds.
2. Edged curblines and walkways.
3. Hand pulled large weeds.
4. Blow all roadways and sidewalks.
5. Sprayed Herbicide on all weeds.
6. Mow, edge and blow The Grove Amenity Center.
7. Trimmed shrubs as needed.
8. Pruned palm tree at The Grove due to hanging frown.
9. Mowed perimeter and high large weeds throughout front retail lots.
10. Picked up trash.
11. Fertilize and pesticide all St Augustine Turf.

*2.*

# QUOTE

| QUOTE # | DATE |
| --- | --- |
| 56384 | 7/31/2026 |

| CUSTOMER / JOB INFORMATION |
| --- |
| COASTAL RIDGE CDD<br>475 W TOWN PL STE 114<br>ST. AUGUSTINE, FL 32092 |

| SERVICE CONTACT |
| --- |
| VAK PAK INC<br>JOHN WILLIS<br>FIELD SERVICE MANAGER<br>(904)631-7748<br>jw@vakpak.com |

VAK PAK PROVIDES THE FOLLOWING QUOTE:

| PO # | REP | JOB NAME | TERMS |
| --- | --- | --- | --- |
| | JW | PM Inspections | DUE ON RECEIPT |

| ITEM | DESCRIPTION | U/M | QTY | TOTAL |
| --- | --- | --- | --- | --- |
| LABOR-SERVICE DEPT | Labor to perform quarterly Predictive Maintenance Inspections per inspection | | | 838.66 |
| | Combined Sales Tax for St Johns County, FL | | | 0.00 |

| QUOTE GOOD FOR 6 MONTHS | TOTAL | $838.66 |
| --- | --- | --- |

**WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.**

*NINTH ORDER OF BUSINESS*

*A.*

# Coastal Ridge

## Community Development District

**Unaudited Financial Reporting**

*July 31, 2026*

# Table of Contents

# Coastal Ridge

## Community Development District

### Combined Balance Sheet

### July 31, 2026

| | General Fund | Debt Service Funds | Capital Project Fund | Totals Governmental Funds |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash: | | | | |
| Operating Account - Truist | $ 307,048 | $ - | $ - | $ 307,048 |
| Custody - US Bank | 556,930 | - | - | 556,930 |
| Due from Developer | 7,451 | - | - | 7,451 |
| Due from General Fund | - | - | - | - |
| Due from Capital Projects | - | - | - | - |
| Investments: | | | | |
| **Series 2025** | | | | |
| Reserve | - | $ 2,159,375 | - | 2,159,375 |
| Revenue | - | 207,877 | - | 207,877 |
| Interest | - | 197 | - | 197 |
| Sinking | - | 77 | - | 77 |
| Construction | | - | $ 3,022,302 | 3,022,302 |
| COI | - | - | - | - |
| Prepaid Expenses | 38,465 | - | - | 38,465 |
| **Total Assets** | **$ 909,894** | **$ 2,367,526** | **$ 3,022,302** | **$ 6,299,722** |
| **Liabilities:** | | | | |
| Accounts Payable | $ 15,817 | $ - | $ - | $ 15,817 |
| Accrued Expenses | - | - | - | - |
| FICA Payable | - | - | - | - |
| Federal Withholding Payable | - | - | - | - |
| Retainage Payable | - | - | 770,798 | 770,798 |
| Due to Debt Service 2025 | - | - | - | - |
| Due to General Fund | - | - | - | - |
| Due to Developer | 255 | - | - | 255 |
| **Total Liabilites** | **$ 16,073** | **$ -** | **$ 770,798** | **$ 786,870** |
| **Fund Balance:** | | | | |
| Nonspendable: | | | | |
| Prepaid Items | $ 38,465 | $ - | $ - | $ 38,465 |
| Deposits | - | - | - | - |
| Restricted for Debt Service 2025 | - | 2,367,526 | - | 2,367,526 |
| Capital Project | - | - | 2,251,504 | 2,251,504 |
| Assigned for Capital Reserves | - | - | - | - |
| Capital Reserves | - | - | - | - |
| Unassigned | 855,356 | - | - | 855,356 |
| **Total Fund Balances** | **$ 893,821** | **$ 2,367,526** | **$ 2,251,504** | **$ 5,512,851** |
| Total Liabilities & Fund Balance | $ 909,894 | $ 2,367,526 | $ 3,022,302 | $ 6,299,722 |

# Coastal Ridge

## Community Development District

### General Fund

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

For The Period Ending July 31, 2026

| | Adopted Budget | Prorated Budget Thru 07/31/26 | Actual Thru 07/31/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Direct | $ 1,231,684 | $ 1,231,684 | $ 1,231,684 | $ - |
| Interest | - | - | 5,160 | 5,160 |
| **Total Revenues** | **$ 1,231,684** | **$ 1,231,684** | **$ 1,236,844** | **$ 5,160** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 12,000 | $ 10,000 | $ 5,800 | $ 4,200 |
| FICA Expense | 918 | 765 | 444 | 321 |
| Engineering | 9,500 | 7,917 | 3,524 | 4,393 |
| Annual Audit | 5,100 | 5,100 | 5,100 | - |
| Attorney | 13,000 | 10,833 | 11,995 | (1,161) |
| Arbitrage | 450 | - | - | - |
| Assessment Roll Administration | 7,500 | 7,500 | 7,500 | - |
| Management Fees | 45,000 | 37,500 | 37,500 | - |
| Information Technology | 1,500 | 1,250 | 1,250 | - |
| Website Administration | 1,500 | 1,250 | 1,250 | - |
| Website Creation/ADA Compliance | 960 | 800 | - | 800 |
| Dissemination Agent | 3,000 | 2,500 | 2,500 | - |
| Trustee Fees | 4,500 | 2,404 | 2,404 | - |
| Telephone | 500 | 417 | 73 | 344 |
| Postage | 1,500 | 1,500 | 1,536 | (36) |
| Insurance | 7,460 | 7,460 | 5,000 | 2,460 |
| Printing & Binding | 2,500 | 2,083 | 1,985 | 99 |
| Legal Advertising | 5,000 | 4,167 | 2,580 | 1,587 |
| Other Current Charges | 500 | 417 | 107 | 310 |
| Office Supplies | 600 | 500 | 4 | 496 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| **Total General & Administrative** | **$ 123,163** | **$ 104,537** | **$ 90,725** | **$ 13,813** |
| **Operations & Maintеannce:** | | | | |
| ***Ground Maintenance*** | | | | |
| Landscape Maintenance | $ 477,228 | $ 397,690 | $ 153,678 | $ 244,012 |
| Landscape Contingency | 15,000 | 12,500 | - | 12,500 |
| Lake Maintenance | 6,000 | 5,000 | 4,350 | 650 |
| Pump Maintenance | 4,500 | 3,750 | - | 3,750 |
| Water & Sewer | 42,500 | 35,417 | - | 35,417 |
| JEA Reuse Station - Bulk Pond Refill | 14,500 | 12,083 | - | 12,083 |
| Irrigation Repairs | 12,500 | 10,417 | - | 10,417 |
| Pest Control | 2,400 | 2,000 | - | 2,000 |
| Environmental Permit/Monitoring | 20,000 | 16,667 | - | 16,667 |
| Other Repairs and Maintenance | 5,000 | 4,167 | - | 4,167 |
| Monument Sign Pressure Washing | 2,500 | 2,083 | - | 2,083 |
| Street Sign Maintenance & Replacement | 6,800 | 5,667 | - | 5,667 |
| **Total Ground Maintenance** | **$ 608,928** | **$ 507,440** | **$ 158,028** | **$ 349,412** |

# Coastal Ridge

## Community Development District

### General Fund

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

For The Period Ending July 31, 2026

| | Adopted Budget | Prorated Budget Thru 07/31/26 | Actual Thru 07/31/26 | Variance |
|---|---|---|---|---|
| ***Amenity Expenditures*** | | | | |
| Insurance | $ 67,815 | $ 56,513 | $ 11,875 | $ 44,638 |
| Amenity Manager | 70,000 | 58,333 | 52,775 | 5,558 |
| Pool Maintenance | 11,189 | 9,324 | 2,163 | 7,161 |
| Pool Chemicals | 18,863 | 15,719 | 2,704 | 13,015 |
| Facility Attendant | 50,000 | 41,667 | 3,376 | 38,291 |
| Janitorial Services | 14,673 | 12,227 | 1,544 | 10,683 |
| Refuse | 3,300 | - | - | - |
| Security and Gate Maintenance | 20,000 | - | - | - |
| Security Patrol | 10,000 | - | - | - |
| Fire Alarm Monitoring | - | - | 300 | (300) |
| Facility Maintenance | 5,000 | 4,167 | 667 | 3,500 |
| Staff Apparel | - | - | 1,022 | (1,022) |
| Electric | 28,050 | 23,375 | 9,784 | 13,591 |
| Cable and Internet | 11,220 | 9,350 | 500 | 8,850 |
| Licenses and Permits | 1,100 | - | - | - |
| Repairs & Maintenance | 15,000 | - | - | - |
| Special Events | 38,500 | 1,300 | 1,300 | - |
| Holiday Decorations | 1,650 | - | - | - |
| Reserve for Amenities | 25,000 | 20,833 | 9,000 | 11,833 |
| Mobile Application | 9,900 | 9,900 | 10,150 | (250) |
| Other Current Charges | 1,500 | 1,250 | - | 1,250 |
| **Total Amenity Expenditures** | **$ 402,760** | **$ 263,958** | **$ 107,161** | **$ 156,798** |
| ***Operational Reserve Funding*** | | | | |
| Operational Reserve Funding | $ 96,833 | $ - | $ - | $ - |
| **Total Operational Reserve Funding** | **$ 96,833** | **$ -** | **$ -** | **$ -** |
| **Total Expenditures** | **$ 1,231,684** | **$ 875,936** | **$ 355,914** | **$ 520,022** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ - | | $ 880,930 | |
| ***Other Financing Sources/(Uses):*** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources/(Uses)** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | **$ -** | **$ 880,930** | |
| **Fund Balance - Beginning** | $ - | | $ 12,891 | |
| **Fund Balance - Ending** | $ - | | $ 893,821 | |

# 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 | $ - | $ 269,979 | $ - | $ - | $ 1,231,684 |
| Interest | - | - | - | - | - | - | 1,149 | 1,143 | 1,272 | 1,596 | - | - | 5,160 |
| **Total Revenues** | **$ 269,979** | **$ -** | **$ -** | **$ 269,979** | **$ -** | **$ -** | **$ 237,467** | **$ 186,573** | **$ 1,272** | **$ 271,574** | **$ -** | **$ -** | **$ 1,236,844** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ - | $ 800 | $ 600 | $ - | $ 800 | $ 600 | $ 600 | $ 800 | $ 800 | $ 800 | $ - | $ - | $ 5,800 |
| FICA Expense | - | 61 | 46 | - | 61 | 46 | 46 | 61 | 61 | 61 | - | - | 444 |
| Engineering | - | - | - | - | - | - | - | - | 2,813 | 711 | - | - | 3,524 |
| Annual Audit | - | - | - | - | - | - | - | 5,100 | - | - | - | - | 5,100 |
| Attorney | 230 | 846 | 402 | 837 | 1,663 | 1,806 | 3,186 | 3,027 | - | - | - | - | 11,995 |
| 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 | 3,750 | - | - | 37,500 |
| Information Technology | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | - | - | 1,250 |
| Website Administration | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | - | - | 1,250 |
| Website Creation/ADA Compliance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | - | - | 2,500 |
| Trustee Fees | - | - | 938 | - | - | - | - | - | 1,467 | - | - | - | 2,404 |
| Telephone | - | 11 | - | 3 | 11 | - | 5 | 5 | 22 | 17 | - | - | 73 |
| Postage | 184 | 12 | 200 | 17 | 5 | 102 | 260 | 35 | 310 | 409 | - | - | 1,536 |
| Insurance | 5,000 | - | - | - | - | - | - | - | - | - | - | - | 5,000 |
| Printing & Binding | 213 | 208 | 272 | 370 | 127 | 85 | 108 | 168 | 288 | 146 | - | - | 1,985 |
| Legal Advertising | 214 | 97 | 97 | 100 | 100 | 100 | 100 | 118 | 1,278 | 377 | - | - | 2,580 |
| Other Current Charges | 61 | - | - | - | - | - | 46 | - | - | - | - | - | 107 |
| Office Supplies | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | - | - | 4 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 17,826** | **$ 6,285** | **$ 6,804** | **$ 5,577** | **$ 7,017** | **$ 6,989** | **$ 8,601** | **$ 13,564** | **$ 11,289** | **$ 6,773** | **$ -** | **$ -** | **$ 90,725** |
| **Operations & Maintenance** | | | | | | | | | | | | | |
| ***Grounds Maintenance*** | | | | | | | | | | | | | |
| Landscape Maintenance | $ - | $ - | $ - | $ - | $ 16,392.00 | $ 16,392.00 | $ 16,392.00 | $ 31,973.25 | $ 31,973.25 | $ 40,555.75 | $ - | $ - | $ 153,678.25 |
| Landscape Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Lake Maintenance | - | - | - | - | - | - | 1,000 | 1,000 | 1,350 | 1,000 | - | - | 4,350 |
| 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** | **$ 33,323** | **$ 41,556** | **$ -** | **$ -** | **$ 158,028** |

# Coastal Ridge

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Amenity Expenditures*** | | | | | | | | | | | | | |
| Insurance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 11,875 | $ - | $ - | $ - | $ 11,875 |
| Amenity Manager | - | - | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 11,319 | 11,456 | - | - | 52,775 |
| Pool Maintenance | - | - | - | - | - | - | - | - | - | 2,163 | - | - | 2,163 |
| Pool Chemicals | - | - | - | - | - | - | - | - | - | 2,704 | - | - | 2,704 |
| Facility Attendant | - | - | - | - | - | - | - | - | - | 3,376 | - | - | 3,376 |
| Janitorial Services | - | - | - | - | - | - | - | - | - | 1,544 | - | - | 1,544 |
| Refuse | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Security and Gate Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Security Patrol | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Fire Alarm Monitoring | - | - | - | - | - | - | - | - | 300 | - | - | - | 300 |
| Facility Maintenance | - | - | - | - | - | - | - | - | 667 | - | - | - | 667 |
| Staff Apparel | - | - | - | - | - | - | - | - | - | 1,022 | - | - | 1,022 |
| Electric | - | - | - | 10 | 136 | 734 | 1,041 | 1,825 | 2,075 | 3,965 | - | - | 9,784 |
| Cable and Internet | - | - | - | - | - | - | - | - | 250 | 250 | - | - | 500 |
| Licenses and Permits | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Repairs & Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Special Events | - | - | - | - | - | - | - | - | - | 1,300 | - | - | 1,300 |
| Holiday Decorations | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserve for Amenities | - | - | - | 9,000 | - | - | - | - | - | - | - | - | 9,000 |
| 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** | **$ 15,460** | **$ 6,586** | **$ 7,184** | **$ 7,491** | **$ 8,275** | **$ 27,936** | **$ 27,780** | **$ -** | **$ -** | **$ 107,161** |
| **Other Financing Sources/Uses:** | | | | | | | | | | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources/Uses** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Total Expenditures** | **$ 17,826** | **$ 6,285** | **$ 13,254** | **$ 21,037** | **$ 29,995** | **$ 30,564** | **$ 33,484** | **$ 54,811** | **$ 72,548** | **$ 76,109** | **$ -** | **$ -** | **$ 355,914** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 252,152 | $ (6,285) | $ (13,254) | $ 248,941 | $ (29,995) | $ (30,564) | $ 203,983 | $ 131,762 | $ (71,275) | $ 195,466 | $ - | $ - | $ 880,930 |
| **Net Change in Fund Balance** | **$ 252,152** | **$ (6,285)** | **$ (13,254)** | **$ 248,941** | **$ (29,995)** | **$ (30,564)** | **$ 203,983** | **$ 131,762** | **$ (71,275)** | **$ 195,466** | **$ -** | **$ -** | **$ 880,930** |

# Coastal Ridge

## Community Development District

### Debt Service Fund Series 2025

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

For The Period Ending July 31, 2026

| | Adopted Budget | Prorated Budget Thru 07/31/26 | Actual Thru 07/31/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - Direct Bill | $ 2,159,277 | $ 1,396,254 | $ 1,396,254 | $ - |
| Interest Income | - | - | 74,801 | 74,801 |
| **Total Revenues** | **$ 2,159,277** | **$ 1,396,254** | **$ 1,471,055** | **$ 74,801** |
| **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 | | $ (524,358) | |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | - | - | - | - |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ - | $ - |
| **Net Change in Fund Balance** | **$ 163,864** | **$ -** | **$ (524,358)** | **$ -** |
| **Fund Balance - Beginning** | $ 707,338 | | $ 2,891,884 | |
| **Fund Balance - Ending** | $ 871,202 | | $ 2,367,526 | |

# Coastal Ridge

## Community Development District

### Capital Project Fund Series 2025

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

For The Period Ending July 31, 2026

| | | Actual |
|---|---|---|
| | | Thru 07/31/26 |
| **Revenues:** | | |
| Interest Income | $ | 370,967 |
| Developer Contributions | | 1,828,893 |
| **Total Revenues** | **$** | **2,199,860** |
| **Expenditures:** | | |
| Capital Outlay | $ | 17,792,729 |
| **Total Expenditures** | **$** | **17,792,729** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ | (15,592,869) |
| **Other Financing Sources/(Uses):** | | |
| Transfer In/(Out) | | - |
| **Total Other Financing Sources/(Uses)** | $ | - |
| **Net Change in Fund Balance** | **$** | **(15,592,869)** |
| **Fund Balance - Beginning** | $ | 17,844,374 |
| **Fund Balance - Ending** | $ | 2,251,504 |

# Coastal Ridge
# COMMUNITY DEVELOPMENT DISTRICT

## Special Assessment Revenue Bonds, Series 2025
### Construction Account

| Date Paid | REQ # | Contractor | Description | Requisition |
|---|---|---|---|---|
| 7/7/25 | 1 | Carlton Construction Inc | EverRange Amenity Pay App #1 | $ 287,339.51 |
| 7/11/25 | 2 | Vallencourt Construction Co, Inc | Phase 1-Pay App #1 Ranger Station Phase 1 & US Widening | 281,957.33 |
| 7/11/25 | 3 | Vallencourt Construction Co, Inc | Phase 2-Pay App #1 EverRange Phase 2 (Sta 523-651) | 734,886.51 |
| 8/5/25 | 4 | England Thims & Miller | Invoice #220742 Work Authorization #1 | 565.00 |
| 8/5/25 | 5 | American Precast Structures LLC | Everrange Amenity Ctr Invoice #13048 and Invoice #13049 | 28,596.00 |
| 8/5/25 | 6 | Core & Main | Everrange Amenity Ctr Invoice #X407684 | 33,491.85 |
| 8/8/25 | 7 | England Thims & Miller | Invoice #220966 Work Authorization #1 | 1,912.50 |
| 8/11/25 | 8 | Vallencourt | Phase 2-Pay App #2 EverRange Phase 2 (Sta 523-651) | 723,473.88 |
| 8/12/25 | 9 | Carlton Construction Inc | EverRange Amenity Pay App #2 | 192,268.86 |
| 8/26/25 | 10 | Prime Recreational Solutions | 50% Shade Structure Dep Invoice #RET-2042 | 160,921.34 |
| 8/26/25 | 10 | Prime Recreational Solutions | 50% Playground Equipment Dep Invoice #RET-2043 | 58,223.40 |
| 8/15/25 | 11 | Vallencourt Construction Co, Inc | Phase 1-Pay App #2 Ranger Station Phase 1 & US Widening | 1,295,279.18 |
| 9/10/25 | 12 | Vallencourt Construction Co, Inc | Phase 1-Pay App #3 Ranger Station Phase 1 & US Widening | 1,106,409.75 |
| 9/10/25 | 13 | Vallencourt Construction Co, Inc | Phase 2-Pay App #3 EverRange Phase 2 (Sta 523-651) | 953,049.82 |
| 9/10/25 | 14 | Carlton Construction Inc | EverRange Amenity Pay App #3 | 525,637.22 |
| 9/11/25 | 15 | England Thims & Miller | Invoice #221680 Work Authorization #1 | 1,647.50 |
| 9/22/25 | 16 | Coastal Ridge CDD | COJ Revocable Permit Recording Fees | 1,778.65 |
| 10/22/25 | 17 | Vallencourt Construction Co, Inc | Phase 1-Pay App #4 Ranger Station Phase 1 & US Widening | 898,693.12 |
| 10/15/25 | 18 | Vallencourt Construction Co, Inc | Phase 2-Pay App #4 EverRange Phase 2 (Sta 523-651) | 315,867.45 |
| 10/22/25 | 19 | Carlton Construction Inc | EverRange Amenity Pay App #4 | 688,322.86 |
| 10/23/25 | 20 | England Thims & Miller | Invoice #222386 Work Authorization #1 | 412.50 |
| 10/23/25 | 21 | ABC Supply Co | Invoice #2002504412-001 Metal Roof | 39,460.32 |
| 10/23/25 | 22 | CRS, Inc. | Invoice #08-0011436799-003 | 4,670.00 |
| 10/23/25 | 23 | Manning Building Supplies | Everrange Amenity Ctr Invoice #1412972-065 | 326.10 |
| 10/23/25 | 24 | Lamp Sales Unlimited | Invoice #0309446 Aluminum Pole | 10,514.00 |
| 10/23/25 | 25 | Core & Main | Everrange Amenity Ctr Invoice #X21074 | 364.98 |
| 10/23/25 | 26 | Manning Building Supplies | Everrange Amenity Ctr Invoice #1413265-065-#1413306-65 | 20,677.48 |
| 10/31/25 | 27 | Smyrna Ready Mix Concrete, LLC | Everrange Amenity Ctr Invoice #11010858081, #1010858334, #1010861538 | 56,640.00 |
| 10/31/25 | 28 | Lamp Sales Unlimited | Invoice #0309961 Amenity LED Fixture Lighting Install | 34,780.00 |
| 11/4/25 | 29 | Manning Building Supplies | Everrange Amenity Ctr Invoice #1415195-065-#1416283-65 | 10,260.68 |
| 11/13/25 | 30 | Vallencourt Construction Co, Inc | Phase 1-Pay App #5 Ranger Station Phase 1 & US Widening | 891,710.02 |
| 11/12/25 | 31 | Vallencourt Construction Co, Inc | Phase 2-Pay App #5 EverRange Phase 2 (Sta 523-651) | 170,628.30 |
| 11/12/25 | 32 | Aldora Aluminum and Glass Products Inc. | Invoice #23-SI113205DM | 11,296.74 |
| 11/12/25 | 33 | England Thims & Miller | Invoice #222764 Work Authorization #1 | 2,162.50 |
| 11/12/25 | 34 | Commercial Roofing Specialties, Inc | Invoice #08-0011445762-001 | 11,520.34 |
| 11/12/25 | 35 | Manning Building Supplies | Everrange Amenity Ctr Invoice #1417569-065, #1417576-06,-#1417184-65 | 9,375.81 |
| 11/13/25 | 36 | Carlton Construction Inc | EverRange Amenity Pay App #4 | 790,177.74 |
| 11/24/25 | 37 | VAK PAK | Invoice #25-01747/S025-01408 | 108,923.29 |
| 11/19/25 | 38 | Neptune-Benson | Proforma No. 1000074066 - 50% Deposit - Filter Sys-Sand | 25,885.05 |
| 11/18/25 | 39 | Manning Building Supplies | Everrange Amenity Ctr Invoice #1413988-065,-#1419152-065, #1419756-65 | 6,673.41 |
| 11/19/25 | 40 | Kutak Rock | Project Construction Invoice #3579368, #3626185, #3626412 | 13,727.54 |
| 11/24/25 | 41 | Coastal Ridge CDD | Permits paid by Rick Foster | 442.98 |
| 11/24/25 | 42 | Prime Recreational Solutions | 50% Equipment Deposit Inv #RFQ-4233-1-EQP | 43,790.22 |
| 12/10/25 | 43 | Stan Weaver LLC | Amenity work Inv #45958, #455455, #452694, #453054 | 10,015.00 |
| 12/8/25 | 44 | Carlton Construction Inc | EverRange Amenity Pay App #6 | 943,443.74 |
| 12/9/25 | 45 | England Thims & Miller | Invoice #223340 Work Authorization #1 | 4,020.00 |
| 12/18/25 | 46 | Fortline Inc | Amenity work Varios Invoices | 115,890.23 |
| 12/17/25 | 47 | Stan Weaver LLC | Amenity work Inv #45958, #456743 | 4,975.00 |
| 12/24/25 | 48 | Manning Building Supplies | Everrange Amenity Ctr Invoice #142222-065-#1429472-65 with credit | 2,440.30 |
| 12/23/25 | 49 | City Electric Supply | Amentiy Electric Work Various Invocies | 20,752.00 |
| 12/29/25 | 50 | Prime Recreational Solutions | Playground Equipment #INV-2044 | 219,144.75 |
| 12/29/25 | 51 | Division 5 Steel | Amenity Center - Structual Steel Materials and Fabrications | 149,549.00 |
| 12/29/25 | 52 | Vallencourt Construction Co, Inc | Phase 1-Pay App #6 Ranger Station Phase 1 & US Widening | 2,581,715.29 |
| 12/26/25 | 53 | Vallencourt Construction Co, Inc | Phase 2 & 3-Pay App #6 EverRange Phase 2 (Sta 523-651) | 806,067.68 |
| 1/12/26 | 54 | Manning Building Supplies | Everrange Amenity Ctr Invoices | 38,222.80 |
| 1/12/26 | 55 | Trane U.S. Inc | Amenity HVAC parts Inv #990340895 and #990297950 | 364.60 |
| 1/21/26 | 56 | Carlton Construction Inc | EverRange Amenity Pay App #7 | 502,782.64 |
| 1/21/26 | 57 | Trane U.S. Inc | Amenity HVAC parts Inv #990326469 | 217.33 |
| 1/21/26 | 58 | Lamp Sales Unlimited | Inovice #310768 Ceiling Fans, Invoice #310769 Freight, Invoice #311402 Aluminum Pole | 100,280.00 |
| 1/21/26 | 59 | England Thims & Miller | Construction Project Invoice #223917 | 3,903.75 |
| 2/2/26 | 60 | Lamp Sales Unlimited | Inovice #312947 Lighting Install | 73,713.00 |
| 2/3/26 | 61 | Vallencourt Construction Co, Inc | Phase 1-Pay App #7 Ranger Station Phase 1 & US Widening | 312,752.26 |
| 2/24/26 | 62 | Vallencourt Construction Co, Inc | Phase 2 & 3-Pay App #7R1 EverRange Phase 2 (Sta 523-651) | 971,380.59 |

# Coastal Ridge
# COMMUNITY DEVELOPMENT DISTRICT

## Special Assessment Revenue Bonds, Series 2025

**Construction Account**

| Date Paid | REQ # | Contractor | Description | Requisition |
|---|---|---|---|---|
| 2/2/26 | 63 | Stan Weaver & Company | Invoice #455604 and Invoice #457976 | 3,945.00 |
| 2/2/26 | 64 | Cemex | Invoice #9452873599 and Invoice #9452879472 | 18,982.46 |
| 2/10/26 | 65 | VAK PAK | Invoice #26-00110 Grande Splash Pad Equip Cabinet Sys | 61,190.07 |
| 2/10/26 | 66 | Lamp Sales Unlimited | Invoice #0313351 and Invoice #0313352 | 11,060.43 |
| 2/10/26 | 67 | Surveying & Mapping LLC | Invoice #201304532 - Survey Services | 1,800.00 |
| 2/10/26 | 68 | Neptune-Benson | Invoice #1000074066 | 18,310.03 |
| 2/19/26 | 69 | Carlton Construction Inc | EverRange Amenity Pay App #8 | 1,127,904.92 |
| 2/19/26 | 70 | Manning Building Supplies | Invoice #1436804-065 | 14,900.00 |
| 2/20/26 | 71 | Coastal Ridge CDD | Invoice #86275 50% Dep on Furniture Pickup and Storage | 7,710.00 |
| 2/19/26 | 72 | VAK PAK | Invoice #26-00111 Pool pump and Chemical Storage Cabinet | 47,732.91 |
| 2/20/26 | 73 | England Thims & Miller | Invoice #224519 | 2,447.50 |
| 2/20/26 | 74 | Preferred Materials Inc | Invoice #2448338 | 13,904.05 |
| 2/25/26 | 75 | Lamp Sales Unlimited | Invoice #0314158, Invoice #0314159, and Invoice #0314159 | 108,653.00 |
| 2/24/26 | 76 | Office Images Inc | Invoice #15534 EverRange Furniture | 163,553.17 |
| 2/24/26 | 77 | WinSupply Jacksonville FL Co | Invoice #505991 01 - Restroom Sink, Urinals, Toilets, Laundry Tub, Faucets | 16,629.18 |
| 2/24/26 | 78 | Spectra Services | Invoice #2026006 1500mm Square Tree Grate | 5,809.80 |
| 3/11/26 | 79 | Prime Recreational Solutions, LLC | Invoice RFQ-4233-1EQP Final -Benches and Trash Receptacles | 43,790.23 |
| 3/12/26 | 80 | England Thims & Miller | Invoice #27885 | 11,240.00 |
| 3/12/26 | 81 | Manning Building Supplies | Invoice #1444677-065 Savannah Smooth | 7,450.00 |
| 3/12/26 | 82 | Stan Weaver LLC | Invoice #464612 Grilles and Linears | 2,800.00 |
| 3/12/26 | 83 | Aqua Worx | Order #12397 Pool Spray | 40,341.00 |
| 3/23/26 | 84 | Gorman Co | Invoice #S021446891.001Pavers | 152,276.00 |
| 3/20/26 | 85 | Carlton Construction Inc | EverRange Amenity Pay App #9 | 1,052,498.17 |
| 3/23/26 | 86 | England Thims & Miller | Invoice #225014 | 2,453.75 |
| 4/9/26 | 87 | Trane U.S. Inc | Invoice #990437924, Invoice #990447908, Invoice #990455167 | 66,832.99 |
| 4/7/26 | 88 | Manning Building Supplies | Invoice #1413383-065, Invoice #2211865-065, Invoice #1441486-065, Invoice #2221951-065, Invoice #2233004-065 | 7,756.78 |
| 4/14/26 | 89 | Carlton Construction Inc | EverRange Amenity Pay App #10 | 449,697.89 |
| 4/21/26 | 90 | Trane U.S. Inc | Invoice #990466919 | 255.37 |
| 4/21/26 | 91 | Spectra Services | Invoice #225454 | 13,556.20 |
| 4/21/26 | 92 | England Thims & Miller | Invoice #225454 | 1,803.75 |
| 5/5/26 | 93 | Fortline Inc | Invoice #7240841 | 2,346.00 |
| 6/30/26 | 104 | England Thims & Miller | Invoice #28097 | 4,517.25 |
| 7/7/26 | 105 | Vallencourt Construction Co, Inc | Phase 1 - Pay App #8 | 1,676,418.86 |
| 7/7/26 | 106 | Vallencourt Construction Co, Inc | Phase 2 & 3 (sta523-561) Pay App #8 | 282,520.91 |
| 7/7/26 | 107 | Vallencourt Construction Co, Inc | Phase 1 Pay App #9 | 631,733.95 |
| 7/7/26 | 108 | Vallencourt Construction Co, Inc | Phase 2 & 3 (sta523-561) Pay App #9 | 550,875.02 |
| 7/7/26 | 109 | Vallencourt Construction Co, Inc | Phase 1 - Pay App #10 | 252,327.03 |

| | | |
|---|---|---|
| **TOTAL** | **$** | **24,294,395.36** |
| **Project (Construction) Fund at 5/21/25** | **$** | **26,696,634.31** |
| **Interest Earned and Transfer thru 07/31/26** | | **614,525.98** |
| **Transfer from COI** | | **5,536.87** |
| **Transfer from Debt Service** | | **-** |
| **Outstanding Requistions** | | **-** |
| **Requisitons Paid thru 07/31/26** | | **(24,294,395.36)** |
| **Remaining Project (Construction) Fund** | **$** | **3,022,301.80** |

# Coastal Ridge

## Community Development District

### Long Term Debt Report

| Series 2025 Special Assessment Refunding and Revenue Bonds | |
|---|---|
| Interest Rate: | 4.4% - 6.0% |
| Maturity Date: | 5/1/2055 |
| Reserve Fund Definition | |
| Reserve Fund Requirement | $2,159,375 |
| Reserve Fund Balance | $2,159,375 |
| | |
| BONDS OUTSTANDING - 1/1/2025 | $30,365,000 |
| Less: Principal Payment - 5/1/26 | ($410,000) |
| **Current Bonds Outstanding** | **$29,955,000** |

## COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

### Fiscal Year 2026 Assessments Receipts Summary

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

| DUE/RECEIVED | BALANCE DUE | SERIES 2025 DEBT RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
|---|---|---|---|---|
| EVRDEV LLC | 657,762.40 | 986,643.58 | 930,619.36 | 1,917,262.94 |
| MASTERCRAFT BULDER GROUP LLC | - | 121,073.60 | 64,356.87 | 185,430.47 |
| TDC LB EVERRANGE LLC | 105,358.78 | 158,038.17 | 149,295.00 | 307,333.17 |
| KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND | - | 130,498.49 | 87,412.50 | 217,910.99 |
| TOTAL DIRECT RECEIVED | 763,121.18 | 1,396,253.84 | 1,231,683.73 | 2,627,937.57 |
| TAX ROLL DUE / RECEIVED | - | - | - | - |
| TOTAL DUE / RECEIVED | 763,121.18 | 1,396,253.84 | 1,231,683.73 | 2,627,937.57 |

(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 | 8/20/26 | $ 163,553.16 | $ 163,553.16 | $ - | $ - |
| 6 | 7/14/26 | 8/13/26 | $ 281,604.07 | $ 281,604.07 | $ - | $ - |
| 7 | 8/6/26 | 8/20/26 | $ 7,451.46 | $ 7,451.46 | $ - | $ - |
| 8 | 8/14/26 | | | $ 105,239.34 | $ - | $ 105,239.34 |
| 9 | 8/21/26 | | | $ 1,510.60 | $ - | $ 1,510.60 |
| Due from Developer | | | $ 2,311,444.00 | $ 2,418,193.94 | $ - | $ 106,749.94 |
| **Total Developer Contributions** | | | | | **$ -** | |

**Coastal Ridge Community Development District**
**Developer Contributions/Due from Developer**

| Funding Request # | Date Prepared | Date Payment Received | Check Amount | Total Funding Request FY25 | Total Funding Request FY26 | Capital (Due to Developer) | Over and (short) Balance Due |
|---|---|---|---|---|---|---|---|
| 1 | 2/25/25 | 4/30/25 | $ 20,750.00 | $ 20,750.00 | | $ - | $ - |
| 2 | 3/26/25 | 4/30/25 | $ 4,125.00 | $ 4,125.00 | | $ - | $ - |
| 3 | 4/7/25 | 4/30/25 | $ 35,218.70 | $ 35,218.70 | | $ - | $ - |
| 4 | 4/7/25 | 5/21/25 | $ 4,029.25 | $ 4,029.25 | | $ - | $ - |
| 5 | 5/27/25 | 6/11/25 | $ 4,673.32 | $ 4,673.32 | | $ - | $ - |
| 6 | 6/24/25 | 7/24/25 | $ 4,457.46 | $ 4,457.46 | | $ - | $ - |
| 7 | 9/12/25 | 10/15/25 | $ 22,556.26 | $ 17,556.26 | $ 5,000.00 | $ - | $ - |
| 8 | 11/19/25 | 1/14/26 | $ 13,696.79 | $ 18,696.79 | $ (5,000.00) | $ - | $ - |
| Due from Developer | | | $ 109,506.78 | $ 109,506.78 | $ - | $ - | $ - |
| **Total Developer Contributions** | | | | **$ 109,506.78** | | **$ -** | |

*B.*

# Coastal Ridge

## Community Development District

Check Run Summary

| Date | | Check Numbers | Amount | Amount |
|---|---|---|---|---|
| General Fund | | | | |
| | 7/8/26 | 93-102 | $848,807.69 | |
| | 7/14/26 | 103-105 | 21,943.00 | |
| | 7/16/26 | 106 | 5,000.00 | |
| | 7/27/26 | 107-114 | 51,693.05 | |
| | | **Total General Fund Checks** | | **$927,443.74** |
| Autopayment | | | | |
| | 7/8/26 | IRS FICA TAX PAYMENT | $122.40 | |
| | 7/7/26 | IQ FIBER | 250.00 | |
| | 7/14/26 | JEA | 3,964.52 | |
| | | **Total Autopayments** | | **$4,336.92** |
| **Total Paid Checks** | | | | **$931,780.66** |

*** CHECK DATES 07/01/2026 - 07/31/2026 *** COASTAL RIDGE - GENERAL FUND
BANK A COASTAL RIDGE-GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/08/26 | 00024 | 6/15/26 | CFR #4 | 202607 | 300-13100-10100 | | * | 796,326.44 | | |
| | | | REQ#101 EVERRANGE AMENITY | | | | | | | |
| | | | | | | CARLTON CONSTRUCTION INC | | | 796,326.44 | 000093 |
| 7/08/26 | 00029 | 1/02/26 | 01022026 | 202607 | 300-13100-10100 | | * | 124.72 | | |
| | | | REQ#103 ENTRY PERMIT FEE | | | | | | | |
| | | | | | | COASTAL RIDGE CDD | | | 124.72 | 000094 |
| 7/08/26 | 00022 | 6/08/26 | 226472 | 202607 | 300-13100-10100 | | * | 2,211.25 | | |
| | | | REQ#99 MAY CONSTR ENGR SV | | | | | | | |
| | | | | | | ENGLAND THIMS & MILLER INC | | | 2,211.25 | 000095 |
| 7/08/26 | 00001 | 7/01/26 | 19 | 202607 | 310-51300-34000 | | * | 3,750.00 | | |
| | | | JUL MANAGEMENT FEES | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-35300 | | * | 125.00 | | |
| | | | JUL WEBSITE ADMIN | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-35100 | | * | 125.00 | | |
| | | | JUL INFORMATION TECH | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-31200 | | * | 250.00 | | |
| | | | JUL DISSEMINATION SVCS | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-51000 | | * | .84 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-42000 | | * | 409.42 | | |
| | | | POSTAGE | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-42500 | | * | 146.40 | | |
| | | | COPIES | | | | | | | |
| | | 7/01/26 | 19 | 202607 | 310-51300-41000 | | * | 16.70 | | |
| | | | TELEPHONE | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,823.36 | 000096 |
| 7/08/26 | 00027 | 7/06/26 | 2026-081 | 202607 | 330-53800-49400 | | * | 600.00 | | |
| | | | GRAND OPENING EVENT | | | | | | | |
| | | | | | | HOLLY'S PERFECT POUR MOBILE BAR LLC | | | 600.00 | 000097 |
| 7/08/26 | 00018 | 7/01/26 | 386820B | 202607 | 320-57200-46400 | | * | 1,000.00 | | |
| | | | JUL26 LAKE MAINTENANCE | | | | | | | |
| | | | | | | THE LAKE DOCTORS INC | | | 1,000.00 | 000098 |
| 7/08/26 | 00010 | 5/31/26 | 86783 | 202607 | 300-13100-10100 | | * | 7,710.00 | | |
| | | | REQ#102 AMENITY FURNITURE | | | | | | | |
| | | | | | | OFFICE IMAGES INC | | | 7,710.00 | 000099 |
| 7/08/26 | 00026 | 4/30/26 | 2515057 | 202607 | 300-13100-10100 | | * | 34,364.65 | | |
| | | | REQ#100 ASHPHALT | | | | | | | |
| | | | | | | PREFERRED MATERIALS INC | | | 34,364.65 | 000100 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/08/26 | 00026 | 5/01/26 | 2515058 | 202607 | 300-13100-10100 | | * | 1,584.40 | | |
| | | | REQ#100 ASHPHALT | | | | | | | |
| | | | | | | PREFERRED MATERIALS INC | | | 1,584.40 | 000101 |
| 7/08/26 | 00028 | 7/07/26 | BP640248 | 202607 | 330-53800-46600 | | * | 62.87 | | |
| | | | MAINTENANCE TEAM APPAREL | | | | | | | |
| | | | | | | PROFORMA | | | 62.87 | 000102 |
| 7/14/26 | 00031 | 7/10/26 | 0420 | 202607 | 330-53800-49400 | | * | 450.00 | | |
| | | | LIVE MUSIC-GRAND OPENING | | | | | | | |
| | | | | | | ACE WINN MUSIC LLC | | | 450.00 | 000103 |
| 7/14/26 | 00030 | 7/08/26 | 081526_0 | 202607 | 330-53800-49400 | | * | 250.00 | | |
| | | | BALLOON TWISTING | | | | | | | |
| | | | | | | LORINE SABRE CHROSNIAK | | | 250.00 | 000104 |
| 7/14/26 | 00009 | 7/01/26 | 433127 | 202607 | 330-53800-34100 | | * | 11,456.00 | | |
| | | | JUL AMENITY MANAGEMENT | | | | | | | |
| | | 7/01/26 | 433127 | 202607 | 330-53800-35000 | | * | 3,376.00 | | |
| | | | JUL FACILITY ATTENDANTS | | | | | | | |
| | | 7/01/26 | 433127 | 202607 | 330-53800-46500 | | * | 2,704.00 | | |
| | | | JUL POOL CHEMICALS | | | | | | | |
| | | 7/01/26 | 433127 | 202607 | 330-53800-46200 | | * | 1,544.00 | | |
| | | | JUL JANITORIAL SERVICES | | | | | | | |
| | | 7/01/26 | 433127 | 202607 | 330-53800-46400 | | * | 2,163.00 | | |
| | | | JUL POOL MAINTENANCE | | | | | | | |
| | | | | | | VESTA PROPERTY SERVICES INC | | | 21,243.00 | 000105 |
| 7/16/26 | 00009 | 6/01/26 | 432568 | 202606 | 330-53800-34100 | | * | 5,000.00 | | |
| | | | AMENITY MGMT SERVICES-JUN | | | | | | | |
| | | | | | | VESTA PROPERTY SERVICES INC | | | 5,000.00 | 000106 |
| 7/27/26 | 00005 | 7/23/26 | 26-04224 | 202607 | 310-51300-48000 | | * | 79.00 | | |
| | | | NTC ADOPTION FY27/BOS MTG | | | | | | | |
| | | | | | | JACKSONVILLE DAILY RECORD | | | 79.00 | 000107 |
| 7/27/26 | 00005 | 7/23/26 | 26-04332 | 202607 | 310-51300-48000 | | * | 100.00 | | |
| | | | NOTICE OF MEETING-8/4/26 | | | | | | | |
| | | | | | | JACKSONVILLE DAILY RECORD | | | 100.00 | 000108 |
| 7/27/26 | 00008 | 6/29/26 | 3763751 | 202603 | 310-51300-31500 | | * | 1,805.50 | | |
| | | | MAR26 GENERAL COUNSEL | | | | | | | |
| | | 6/29/26 | 3763751. | 202604 | 310-51300-31500 | | * | 3,185.80 | | |
| | | | APR26 GENERAL COUNSEL | | | | | | | |
| | | | | | | KUTAK ROCK LLP | | | 4,991.30 | 000109 |

*** CHECK DATES 07/01/2026 - 07/31/2026 *** COASTAL RIDGE - GENERAL FUND
BANK A COASTAL RIDGE-GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/27/26 | 00011 | 1/04/26 | 12317846 | 202601 | 330-53800-50000 | | * | 5,400.00 | | |
| | | | PROFILE SYS ONBOARD/ACTV | | | | | | | |
| | | | | | | PEOPLEVINE | | | 5,400.00 | 000110 |
| 7/27/26 | 00028 | 7/20/26 | BP640247 | 202607 | 330-53800-46600 | | * | 567.00 | | |
| | | | AMENITY STAFF APPAREL | | | | | | | |
| | | | | | | PROFORMA | | | 567.00 | 000111 |
| 7/27/26 | 00015 | 7/09/26 | 18459 | 202607 | 320-57200-46200 | | * | 16,392.00 | | |
| | | | PH1 JUL LANDSCAPING MAINT | | | | | | | |
| | | | | | | SUN STATE NURSERY & LANDSCAPING LLC | | | 16,392.00 | 000112 |
| 7/27/26 | 00015 | 7/09/26 | 18469 | 202607 | 320-57200-46200 | | * | 17,658.75 | | |
| | | | PH2 JUL LANDSCAPING MAINT | | | | | | | |
| | | | | | | SUN STATE NURSERY & LANDSCAPING LLC | | | 17,658.75 | 000113 |
| 7/27/26 | 00015 | 7/09/26 | 18470 | 202607 | 320-57200-46200 | | * | 6,505.00 | | |
| | | | A.C JUL LANDSCAPING MAINT | | | | | | | |
| | | | | | | SUN STATE NURSERY & LANDSCAPING LLC | | | 6,505.00 | 000114 |

TOTAL FOR BANK A 927,443.74

TOTAL FOR REGISTER 927,443.74

# Coastal Ridge

**Community Development District**

**Construction Funding Request #4**
June 23, 2026

| Req. | PAYEE | | |
|---|---|---|---|
| **99** | **ETM**<br>Invoice #226472 Construction Project | $ | 2,211.25 |
| **100** | **Preferred Materials Inc**<br>Invoice #2515057 Ashphalt<br>Invoice #2515058 Ashphalt | | 34,364.65<br>1,584.40 |
| **101** | **Carlton Construction**<br>Pay App #12 EverRange Amenity 5/31/26 | | 796,326.44 |
| **102** | **Office Images - OES LLC**<br>Invoice #86783 Amenity Furniture | | 7,710.00 |
| **103** | **Coastal Ridge CDD**<br>Transaction #5414909 and Transaction fee | | 124.72 |
| | **Total Funding Request** | **$** | **842,321.46** |

Please make ch( **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: 12

PERIOD TO: 05/31/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

Distribution to:

- [X] OWNER
- [ ] ARCHITECT
- [X] CONTRACTOR
- [ ] CONSULTANT

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

## CONTRACTOR'S APPLICATION FOR PAYMENT

| | | |
|---|---|---|
| 1. ORIGINAL CONTRACT SUM | | 12,209,201.77 |
| 2. Net change by Change Orders | | -2,474,432.15 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | | 9,734,769.62 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet) | | 8,614,997.30 |
| 5. RETAINAGE: | | |
| a. 5.00 % of Completed Work (Column D + E on detailed sheet) | 384,332.52 | |
| b. 0.00 % of Stored Material (Column F on detailed sheet) | 0.00 | |
| Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet) | | 384,332.52 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) | | 8,230,664.78 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | 7,434,338.34 |
| 8. CURRENT PAYMENT DUE | | 796,326.44 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | | 1,504,104.84 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total Changes approved in Previous month by Owner | 189,005.57 | -2,629,259.08 |
| Total approved this Month | 0.00 | -34,178.64 |
| NET CHANGES by Change Order | 189,005.57 | -2,663,437.72 |
| TOTAL | -2,474,432.15 | |

## CONTRACTOR'S CERTIFICATION OF WORK

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

CONTRACTOR: [signature] Date: 6/8/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 8th day of June , 26

Notary Public: [signature]

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 326313
My Commission Expires 11/30/2026

## ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED........................................................$ 796,326.44

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

ARCHITECT:
By: [signature] Date: 06/15/2026

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

CHECK REQUEST

Date 1-2-2026

Company Coastal Ridge CDD

Pay to the Order of Rick Foster

Project Ever Range PKWY PH. 1

Description

Vendor #

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

Code 215000 Amount $124.72

Return to Rick Foster

ASAP ✓ Pay and Hold ____ Mail ____

Total $124.72

Pay Date ____________

Approval ____________

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

Duval County Clerk of Court

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

| **Case/Account** | **Description** | **Amount** |
|---|---|---|
| Court Card Payment | 5414909 | $120.50 |
| | Transaction fee: | $4.22 |
| | Total payment amount: | $124.72 |

FOSTER, RICHARD

By signing above, you authorize CitePayUSA on behalf of the Duval County Clerk of the Court to debit your account for the payment amount.

You may be responsible for fees and administrative costs related to payments you dispute and imposed by the governmental authority and/or CitePayUSA. All or any of these obligations remain your sole responsibility.

The Terms and Conditions of the CitePayUSA payment service are available for review online at https://www.citepayusa.com.

JODY PHILLIPS
Clerk of the Circuit Court
501 W Adams
Jacksonville, FL 32202
Tel. (904) 255-2000
http://www.duvalclerk.gov/
http://oncore.duvalclerk.com/

Receipt #: **5193908**

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

CUSTOMER INFORMATION

COASTAL RIDGE COMMUNITY DEVELOPMENT DIS

TRANSACTION INFORMATION

| | |
|---|---|
| Date Received: | 1/2/2026 8:32:29AM |
| Location: | EDBALL |
| Return Code: | OVER THE COUNTER |
| Trans Type: | Recording |
| Cashier: | HamerKD |

PAYMENT SUMMARY

| | |
|---|---|
| Total Fees: | $120.50 |
| Total Payments: | $120.50 |
| Balance Due: | $0.00 |
| Cash Tendered: | |
| Change: | $0.00 |

Payment

**Credit** $120.50

Official Record

**AGREEMENT**

BK/PG: 21740/2030 DOC #: 2026000083 Pages: 14 Date: 1/2/2026 8:34:40AM Grantor: JACKSONVILLE CITY OF/Grantee: COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Recording $10 1st page, $8.50 each add'l - 14 $120.50

ETM 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

June 08, 2026
Invoice No: 226472

**Total This Invoice $2,211.25**

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

**Professional Services rendered through May 30, 2026**

Phase 01 Work Authorization #1 - General Services

**Labor**

| | | Hours | Rate | Amount | |
|---|---|---|---|---|---|
| Project Manager/Construction Project Man | | | | | |
| Brooks, Jeffrey | 5/9/2026 | 3.00 | 225.00 | 675.00 | |
| Assistant Project Manager | | | | | |
| Wolterman, Sharlene | 5/9/2026 | .50 | 165.00 | 82.50 | |
| Wolterman, Sharlene | 5/16/2026 | 3.00 | 165.00 | 495.00 | |
| Wolterman, Sharlene | 5/23/2026 | 3.00 | 165.00 | 495.00 | |
| Wolterman, Sharlene | 5/30/2026 | .50 | 165.00 | 82.50 | |
| Principal - Vice President | | | | | |
| Welch, Daniel | 5/9/2026 | .50 | 305.00 | 152.50 | |
| Welch, Daniel | 5/16/2026 | .25 | 305.00 | 76.25 | |
| Welch, Daniel | 5/30/2026 | .50 | 305.00 | 152.50 | |
| Totals | | 11.25 | | 2,211.25 | |
| **Total Labor** | | | | | **2,211.25** |

**Total this Phase** **$2,211.25**

**Total This Invoice** **$2,211.25**

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

# Invoice

**Invoice #:** 19
**Invoice Date:** 7/1/26
**Due Date:** 7/1/26
**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 - July 2026 | | 3,750.00 | 3,750.00 |
| Website Administration - July 2026 | | 125.00 | 125.00 |
| Information Technology - July 2026 | | 125.00 | 125.00 |
| Dissemination Agent Services - July 2026 | | 250.00 | 250.00 |
| Office Supplies | | 0.84 | 0.84 |
| Postage | | 409.42 | 409.42 |
| Copies | | 146.40 | 146.40 |
| Telephone | | 16.70 | 16.70 |

| | |
|---|---|
| **Total** | $4,823.36 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $4,823.36 |

***RECEIVED***
***By Tara Lee at 3:53 pm, Jul 07, 2026***

**HOLLY'S PERFECT POUR MOBILE BAR, LLC**
**7643 Gate Parkway Suite 104-1304**
**Jacksonville, FL 32256**

**RECEIVED**
**By Tara Lee at 9:27 am, Jul 07, 2026**

**Invoice #:** 2026-0815
**Invoice Date:** July 6, 2026
**Due Date:** Upon Receipt

---

**Bill To**

**Coastal Ridge CDD**
c/o EverRange – The Grove Amenity Center

---

**Event Information**
**Event:** Dirty Soda Bar Service
**Event Date:** August 15, 2026
**Service Time:** 10:00 AM – 1:00 PM
**Location:**
The Grove Amenity Center @ EverRange
12858 EverRange Parkway
Jacksonville, FL 32256

---

**Description of Services**

| Description | Amount |
|---|---|
| Dirty Soda Bar Package (3 Hours) | $600.00 |

---

**Payment Summary**
**Total Event Cost: .................................... $600.00**

---

**Payment Methods**
- Zelle, Venmo, CashApp
- Credit Card payments accepted (+3.5% processing fee)

---

**Thank you for choosing Holly's Perfect Pour Mobile Bar!**
**We look forward to serving your guests.**

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

| CARD NUMBER | EXP. DATE |
|---|---|
| SIGNATURE | AMOUNT PAID |

| ACCOUNT NUMBER | DATE | BALANCE |
|---|---|---|
| 734088 | 7/1/2026 | $1,000.00 |

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

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

000000073408820010000000386820000000010000051

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 8/15/2026** **Invoice 386820B** **PO #**

| Invoice Date | Description | Quantity | Amount | Tax | Total |
|---|---|---|---|---|---|
| 7/1/2026 | Water Management - Monthly | | $1000.00 | $0.00 | $1000.00 |

**RECEIVED**
**By Tara Lee at 9:30 am, Jul 02, 2026**

Please remit payment for this month's invoice.

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:** $3350.00

**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,tlee@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

OI - OES, LLC.

WORKSPACES THAT WORK FOR YOU.

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

CUSTOMER PO

INVOICE# 86783

DATE: 05/31/26
PROPOSAL: ETOWNSTG

I N V O I C E

| S O L D T O : | I N S T A L L A T : |
|---|---|
| COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT<br><br>STE 114<br>475 W TOWN PL<br>JACKSONVILLE FL 32224 | ETOWN WELCOME CENTER<br>ATTN: RICK FOSTER<br><br>11003 ETOWN PKWY<br>JACKSONVILLE FLORIDA 32256 |

CLIENT: 5329

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

| ITEM | QTY | PRODUCT | DESCRIPTION | UNIT PRICE | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 1 | 1.00 | LABOR | LABOR - NORMAL BUSINESS HOURS<br><br>*Pack up and move Items from ETown Welcome Center and take to storage at Reads Moving Systems at 6411 Philips Highway<br><br>*Store product through May 29th, 2026<br><br>*Pickup product from warehouse and redeliver to EverRange Welcome Center<br><br>RF01 (2) Lounge Chairs<br>RF02 (1) Accent table<br>RF03 (2) Chair w/Ottoman<br>RF04 (1) Accent table<br>RF05 (1) Counter height table<br>RF06 (6) Barstools<br>RF07 (1) Live edge conference table<br>RF08 (4) Barstools<br>RF09 (2) Live edge bars<br>RF10 (1) Sofa<br>RF11 (1) Coffee table<br>RF12 (1) Side table<br>RF13 (2) Side table<br>RF14 (1) Off White Rug<br>RF15 (2) Task chair<br>RF16 (2) Shelf unit<br>RF17 (1) Bluetooth radio<br><br>CONTINUED... | 11,470.00 | 11,470.00 |

OI - OES, LLC.

WORKSPACES THAT WORK FOR YOU.

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

CUSTOMER PO

INVOICE# 86783

INVOICE

DATE: 05/31/26
PROPOSAL: ETOWNSTG

| SOLD TO: | INSTALL AT: |
|---|---|
| COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT<br><br>STE 114<br>475 W TOWN PL<br>JACKSONVILLE FL 32224 | ETOWN WELCOME CENTER<br>ATTN: RICK FOSTER<br><br>11003 ETOWN PKWY<br>JACKSONVILLE FLORIDA 32256 |

CLIENT: 5329

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

| ITEM | QTY | PRODUCT | DESCRIPTION | UNIT PRICE | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | RF18 (2) Table lamp<br>RF19 (3) Artwork<br>RF20 (2) Linear steel table<br>RF21 (4) Linear steel benches<br>RF22 (1) Pillow<br>RF23 (1) Presentation case<br>RF24 (1) Sofa w/5 pillows<br><br>Tag(s): 106485 | | |
| 2 | 1.00 | STORAGE | STORAGE OF PRODUCT THROUGH MAY (5 MONTHS)<br>PALLETIZING, HANDLING, STORAGE, MATERIALS<br>BASED ON 15 PALLETS FOR 5 MONTHS<br>$23 PER PALLET PER MONTH = $1725.00<br>4 MEN 4 HOURS TO PALLETIZE AND STORE AT $45 PER HOUR = $720.00 | 3,950.00 | 3,950.00 |
| | | | SUBTOTAL....: | | 0.00 |
| | | | LABOR/SVCS..: | | 15,420.00 |
| | | | | | ========== |
| | | | FINAL TOTAL.: | | 15,420.00 |
| | | | LESS PROGRESS PAYMENT: | | -7,710.00 |
| | | | **TOTAL AMOUNT DUE NOW** | | **7,710.00** |

**Preferred MATERIALS, INC.**
A CRH COMPANY

4636 Scarborough Dr
Lutz, FL 33559

| | |
|---|---|
| **Customer No:** | 134647 |
| **Invoice No:** | 2515057 |
| **Inv Date:** | 04/30/26 |
| **Page:** | Page 1 of 2 |
| **Customer PO:** | 202588 |
| **Customer Job:** | CPQ421616 |

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

**Delivered To:** EVERANGE-25A-53516

| Date | Ticket# | Product# | Description | QTY | UM | Unit Price | Haul QTY | Haul Rate | Matl Total | Haul Total | Tax | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Plant: 04230 Asphalt - Jacksonville Greenland** | | | | | | | | | | | | |
| **MATERIAL:** | SP 9.5mm TLC Rap | | | | | | | | | | | |
| 04/30/26 | 300200790 | 212055R40 | SP 9.5mm TLC Rap | 18.30 | TON | 85.00 | 0.00 | 0.00 | 1,555.50 | 0.00 | 0.00 | 1,555.50 |
| 04/30/26 | 330200755 | 212055R40 | SP 9.5mm TLC Rap | 19.05 | TON | 85.00 | 0.00 | 0.00 | 1,619.25 | 0.00 | 0.00 | 1,619.25 |
| 04/30/26 | 330200755 | 212055R40 | SP 9.5mm TLC Rap | 19.91 | TON | 85.00 | 0.00 | 0.00 | 1,692.35 | 0.00 | 0.00 | 1,692.35 |
| 04/30/26 | 330200760 | 212055R40 | SP 9.5mm TLC Rap | 19.52 | TON | 85.00 | 0.00 | 0.00 | 1,659.20 | 0.00 | 0.00 | 1,659.20 |
| 04/30/26 | 330200761 | 212055R40 | SP 9.5mm TLC Rap | 18.27 | TON | 85.00 | 0.00 | 0.00 | 1,552.95 | 0.00 | 0.00 | 1,552.95 |
| 04/30/26 | 330200762 | 212055R40 | SP 9.5mm TLC Rap | 19.52 | TON | 85.00 | 0.00 | 0.00 | 1,659.20 | 0.00 | 0.00 | 1,659.20 |
| 04/30/26 | 330200764 | 212055R40 | SP 9.5mm TLC Rap | 19.85 | TON | 85.00 | 0.00 | 0.00 | 1,687.25 | 0.00 | 0.00 | 1,687.25 |
| 04/30/26 | 330200765 | 212055R40 | SP 9.5mm TLC Rap | 18.79 | TON | 85.00 | 0.00 | 0.00 | 1,597.15 | 0.00 | 0.00 | 1,597.15 |
| 04/30/26 | 330200772 | 212055R40 | SP 9.5mm TLC Rap | 19.09 | TON | 85.00 | 0.00 | 0.00 | 1,622.65 | 0.00 | 0.00 | 1,622.65 |
| 04/30/26 | 330200775 | 212055R40 | SP 9.5mm TLC Rap | 18.33 | TON | 85.00 | 0.00 | 0.00 | 1,558.05 | 0.00 | 0.00 | 1,558.05 |
| 04/30/26 | 330200776 | 212055R40 | SP 9.5mm TLC Rap | 19.41 | TON | 85.00 | 0.00 | 0.00 | 1,649.85 | 0.00 | 0.00 | 1,649.85 |
| 04/30/26 | 330200780 | 212055R40 | SP 9.5mm TLC Rap | 19.99 | TON | 85.00 | 0.00 | 0.00 | 1,699.15 | 0.00 | 0.00 | 1,699.15 |
| 04/30/26 | 330200782 | 212055R40 | SP 9.5mm TLC Rap | 19.24 | TON | 85.00 | 0.00 | 0.00 | 1,635.40 | 0.00 | 0.00 | 1,635.40 |
| 04/30/26 | 330200783 | 212055R40 | SP 9.5mm TLC Rap | 19.16 | TON | 85.00 | 0.00 | 0.00 | 1,628.60 | 0.00 | 0.00 | 1,628.60 |
| 04/30/26 | 330200784 | 212055R40 | SP 9.5mm TLC Rap | 19.84 | TON | 85.00 | 0.00 | 0.00 | 1,686.40 | 0.00 | 0.00 | 1,686.40 |
| 04/30/26 | 330200785 | 212055R40 | SP 9.5mm TLC Rap | 19.29 | TON | 85.00 | 0.00 | 0.00 | 1,639.65 | 0.00 | 0.00 | 1,639.65 |
| 04/30/26 | 330200786 | 212055R40 | SP 9.5mm TLC Rap | 18.68 | TON | 85.00 | 0.00 | 0.00 | 1,587.80 | 0.00 | 0.00 | 1,587.80 |
| 04/30/26 | 330200787 | 212055R40 | SP 9.5mm TLC Rap | 20.01 | TON | 85.00 | 0.00 | 0.00 | 1,700.85 | 0.00 | 0.00 | 1,700.85 |
| 04/30/26 | 330200788 | 212055R40 | SP 9.5mm TLC Rap | 19.22 | TON | 85.00 | 0.00 | 0.00 | 1,633.70 | 0.00 | 0.00 | 1,633.70 |
| 04/30/26 | 330200789 | 212055R40 | SP 9.5mm TLC Rap | 18.94 | TON | 85.00 | 0.00 | 0.00 | 1,609.90 | 0.00 | 0.00 | 1,609.90 |
| 04/30/26 | 330200791 | 212055R40 | SP 9.5mm TLC Rap | 19.88 | TON | 85.00 | 0.00 | 0.00 | 1,689.80 | 0.00 | 0.00 | 1,689.80 |
| **Total :** | SP 9.5mm TLC Rap | | | **404.29** | | | **TON** | | **34,364.65** | **0.00** | **0.00** | **34,364.65** |
| | | | **Total Invoice:** | **404.29** | | | | | **34,364.65** | **0.00** | **0.00** | **34,364.65** |

*1 cent per masonry unit goes to the Concrete Masonry Checkoff Board pursuant to the Concrete Masonry Products Research, Education and Promotion Act of 2018. * Pertains to block purchases only.*

*Effective June 1st, 2026 all credit card transactions will incur a 2.5% surcharge. We continue to offer alternate payment options not subject to the fee.*

*Never change any remittance or payment information without confirming with the vendor.*

**Preferred**
**MATERIALS, INC.**
A CRH COMPANY

4636 Scarborough Dr
Lutz, FL 33559

| | |
|---|---|
| **Customer No:** | 134647 |
| **Invoice No:** | 2515057 |
| **Inv Date:** | 04/30/26 |
| **Page:** | Page 2 of 2 |
| **Customer PO:** | 202588 |
| **Customer Job:** | CPQ421616 |

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

**Delivered To:** EVERANGE-25A-53516

| Date | Ticket# | Product# | Description | QTY | UM | Unit Price | Haul QTY | Haul Rate | Matl Total | Haul Total | Tax | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

**Invoice Amount:** **34,364.65**

**Amount Paid:** ____________

| | |
|---|---|
| **Customer Name:** | COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO I |
| **Customer No:** | 134647 |
| **Invoice #:** | 2515057 |
| **Date:** | 04/30/26 |
| **Customer Job:** | CPQ421616 |
| **Customer PO:** | 202588 |
| **Due Date:** | 05/30/26 |
| Count: | 2 |

If you have any questions about your invoice please call 813-973-2888

**Remit Payment To:** **Preferred Materials, Inc.**
**PO Box 198350**
**Atlanta, GA 30384-8350**

**Please provide your email address below if you would like to start receiving your invoices via email**

**Preferred**
**MATERIALS, INC.**
A **CRH** COMPANY

4636 Scarborough Dr
Lutz, FL 33559

| | |
|---|---|
| **Customer No:** | 134647 |
| **Invoice No:** | 2515058 |
| **Inv Date:** | 05/01/26 |
| **Page:** | Page 1 of 1 |
| **Customer PO:** | 202588 |
| **Customer Job:** | CPQ421616 |

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO EVERR-029
C/O Vallencourt Construction
12858 EverRange Pkwy
Jacksonville FL 32256

bperegrino@gmsnf.com
barbara@carltonconstruction.net

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

**Delivered To:** EVERANGE-25A-53516

| Date | Ticket# | Product# | Description | QTY | UM | Unit Price | Haul QTY | Haul Rate | Matl Total | Haul Total | Tax | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Plant: 04230 Asphalt - Jacksonville Greenland** | | | | | | | | | | | | |
| **MATERIAL:** | SP 9.5mm TLC Rap | | | | | | | | | | | |
| 05/1/26 | 330200938 | 212055R40 | SP 9.5mm TLC Rap | 18.64 | TON | 85.00 | 0.00 | 0.00 | 1,584.40 | 0.00 | 0.00 | 1,584.40 |
| **Total :** | SP 9.5mm TLC Rap | | | **18.64** | | | **TON** | | **1,584.40** | **0.00** | **0.00** | **1,584.40** |
| | | | **Total Invoice:** | **18.64** | | | | | **1,584.40** | **0.00** | **0.00** | **1,584.40** |

*1 cent per masonry unit goes to the Concrete Masonry Checkoff Board pursuant to the Concrete Masonry Products Research, Education and Promotion Act of 2018. * Pertains to block purchases only.*

*Effective June 1st, 2026 all credit card transactions will incur a 2.5% surcharge. We continue to offer alternate payment options not subject to the fee.*

*Never change any remittance or payment information without confirming with the vendor.*

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

**Invoice Amount:** **1,584.40**

**Amount Paid:** ____________

| | |
|---|---|
| **Customer Name:** | COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT PO E |
| **Customer No:** | 134647 |
| **Invoice #:** | 2515058 |
| **Date:** | 05/1/26 |
| **Customer Job:** | CPQ421616 |
| **Customer PO:** | 202588 |
| **Due Date:** | 05/31/26 |

If you have any questions about your invoice please call 813-973-2888

**Remit Payment To:** **Preferred Materials, Inc.**
**PO Box 198350**
**Atlanta, GA 30384-8350**

**Please provide your email address below if you would like to start receiving your invoices via email**

Proforma NorthPoint

# Original Bill

| | |
|---|---|
| Bill Number | BP64024848A |
| Bill Date | 7/7/2026 |
| Due Date | 8/5/2026 |
| Terms | Net 30 |
| Sales Order | SP64024848 |
| Sales Person | Blair Wygle |

Proforma NorthPoint
Telephone: 904-330-0162
Email: np.service@proforma.com

**Sold To**

Marcy Pollicino
Coastal Ridge Community
475 W Town PL
Ste 114
SAINT AUGUSTINE, FL 32092
Phone: 904-527-1081
recharge@etownjax.com

**Shipped To**
Coastal Ridge Community
Marcy Pollicino
10571 eTown Parkway
JACKSONVILLE, FL 32256

**Customer Reference: Maintenance Team Apparel**

| Item # | Item Description | QTY Billed | QTY Ordered | Back Order | Unit Price | Per | Credit | Amount |
|---|---|---|---|---|---|---|---|---|
| | Gildan - Heavy Blend Full-Zip Hooded Sweatshirt.<br>**Color:** *Navy: 1 - L* | 1 | 1 | 0 | 37.0000 | Each | - | $37.00 |

| Line-Item Total | Freight Amount | Tax Amount | Sub Total | Deposits | Credits/Discounts | Amount Due: |
|---|---|---|---|---|---|---|
| $37.00 | $25.87 | - | $62.87 | - | - | **$62.87 USD** |

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge.
Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein.
Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

Please indicate on your remittance the bill numbers to which the payment is to be applied.

**Thank you for your business!**

**RECEIVED**
***By Tara Lee at 2:30 pm, Jul 07, 2026***

*Please detach this portion and return with your payment.*

**Remittance Advice**

| Billed Customer # | Bill Number | Bill Date | Amount Due |
|---|---|---|---|
| C001333 | BP64024848A | 7/7/2026 | $62.87 USD |

**BILL TO:**

Coastal Ridge Community
Marcy Pollicino
475 W Town PL
Ste 114
SAINT AUGUSTINE, FL 32092

*PLEASE SEND PAYMENT TO:*

Proforma
P.O. Box 640814
Cincinnati, OH 45264-0814

# INVOICE

**Ace Winn LLC**
7920 Merrill Rd unit #1109, Jacksonville, FL 32277,
UNITED STATES
acewinn@acewinn.com; Website: acewinn.com

**Invoice No#** : 0420
**Invoice Date** : Jul 10, 2026
**Due Date** : Jul 10, 2026

Scan.Pay.Go

**$450.00 USD**

**AMOUNT DUE**

**BILL TO**
Coastal Ridge CDD
Marcy Pollicino
thegrove@everrange.com

**SHIP TO**
Coastal Ridge CDD
Marcy Pollicino

| # | ITEMS & DESCRIPTION | QTY/HRS | PRICE | AMOUNT($) |
|---|---|---|---|---|
| 1 | Ace wiinn<br>One performance By Ace Winn.<br><br>Date : 8/15/2026<br>Time: 10AM-1PM<br>Location: 12858 EverRange Parkway<br>Jacksonville, FL 32256<br>All payments are due on, our prior to the performance dates.<br>If paying Via (PayPal) an additional processing fee of $50 must be included. | 1 | $450.00 | $450.00 |

***RECEIVED***
***By Tara Lee at 2:28 pm, Jul 13, 2026***

| | |
|---|---|
| Subtotal | $450.00 |
| Shipping | $0.00 |
| **TOTAL** | **$450.00 USD** |

**NOTES TO CUSTOMER**

Please Make all Checks payable to
((((((((Ace Winn))))))) Unless paying Via Zell. If paying Via Pay Pal an additional processing fee of $50 must be included.
Thank you for your Patronage,
Ace Winn

Balloon Heaven, LLC

936 Granville Road
Jacksonville, FL 32205
904-654-8363

# Invoice

| Invoice for | Payable to | Invoice # |
| --- | --- | --- |
| Coast Ridge CDD | Balloon Heaven, LLC | 081526_01 |
| 475 West Town Place | | |
| Suite 114 | **Celebration** | **Due date** |
| Saint Augustine, FL 32092 | EverRange Grand Open | 8/15/2026 |

| Description | Qty | Unit price | Total price |
| --- | --- | --- | --- |
| Balloon Twisting - 2 hours | 1 | $250.00 | $250.00 |
| | | | $0.00 |
| | | | $0.00 |
| | | | $0.00 |

Notes:

| | |
| --- | --- |
| Subtotal | **$250.00** |
| Adjustments | |
| | **$250.00** |

***RECEIVED***
***By Tara Lee at 1:51 pm, Jul 08, 2026***

Vesta

# *Invoice*

| | |
|---|---|
| **Invoice #** | 433127 |
| **Date** | 07/01/2026 |
| **Terms** | |
| **Due Date** | 07/31/2026 |
| **Memo** | |

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

**Bill To**

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

| Description | Quantity | Rate | Amount |
|---|---|---|---|
| Amenity management | 1 | 11,456.00 | 11,456.00 |
| Facility attendants | 1 | 3,376.00 | 3,376.00 |
| Pool chemicals | 1 | 2,704.00 | 2,704.00 |
| Janitorial services | 1 | 1,544.00 | 1,544.00 |
| Pool maintenance | 1 | 2,163.00 | 2,163.00 |

**Total** 21,243.00

**RECEIVED**
**By Tara Lee at 1:30 pm, Jul 09, 2026**

Vesta

# *Invoice*

| | |
|---|---|
| **Invoice #** | 432568 |
| **Date** | 06/01/2026 |
| **Terms** | |
| **Due Date** | 07/01/2026 |
| **Memo** | |

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

**Bill To**

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

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

**Total** 5,000.00

**RECEIVED**
***By Tara Lee at 2:06 pm, Jul 15, 2026***

# Jacksonville Daily Record

*A Division of*

DAILY RECORD & OBSERVER, LLC

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

## INVOICE

July 23, 2026
**Date**

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

**Serial #** 26-04224D **PO/File #**

$79.00
**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'

$79.00
**Publication Fee**

Coastal Ridge Community Development District

**Amount Paid**

**Case Number**

**Publication Dates** 7/23

**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.

If your payment is being mailed, please reference Serial # 26-04224D on your check or remittance advice.

**RECEIVED**
***By Tara Lee at 11:34 am, Jul 26, 2026***

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

'erms: 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 REGARDING REVISED AMENITY RULES AND RATES OF 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 intent to develop rules and rates related to the operation and use of the District's amenity facilities and other properties ("Amenity Rules.")

The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District's amenity facilities by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011(5), 190.011(15) 190.011(15), 190.035(2), 190.012, 120.54, 120.69 and 120.81, *Florida Statutes*.

A public hearing will be conducted by the Board of Supervisors ("**Board**") of the Coastal Ridge Community Development District on **September 1, 2026, at 11:00 a.m.** at **the Jacksonville Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**, relative to the adoption of the Proposed Rule. A copy of the proposed Amenity Rules may be obtained by contacting the District Manager c/o Governmental Management Services - North Florida, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email joliver@gmsnf.com.

Jim Oliver, District Manager

Jul. 23 00 (26-04224D)

# Jacksonville Daily Record

*A Division of*

**DAILY RECORD & OBSERVER, LLC**

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

## INVOICE

July 23, 2026
**Date**

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

---

**Serial #** 26-04332D **PO/File #**

$100.00
**Payment Due**

Notice of Meeting of the Board of Supervisors

$100.00
**Publication Fee**

Coastal Ridge Community Development District

**Amount Paid**

**Case Number**

**Publication Dates** 7/23

**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.

If your payment is being mailed, please reference Serial # 26-04332D on your check or remittance advice.

**RECEIVED**
***By Tara Lee at 11:34 am, Jul 26, 2026***

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

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

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

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

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

Notice is hereby given that the Coastal Ridge Community Development District ("District") will be hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, August 4, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

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

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

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

Jim Oliver
District Manager
Jul. 23 00 (26-04332D)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

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

[redacted]

**RECEIVED**
**By Tara Lee at 10:19 am, Jul 27, 2026**

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

Invoice No. 3763751
58523-1

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Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|---|---|---|---|---|
| 03/02/26 | K. Buchanan | 0.90 | 333.00 | Review Peoplevine contract ad provide comments to same; review IQ Fiber agreement |
| 03/02/26 | H. Hurley | 0.30 | 79.50 | Review agenda for March meeting; correspond with Buchanan regarding March meeting |
| 03/03/26 | K. Buchanan | 0.40 | 148.00 | Perform meeting follow up |
| 03/03/26 | H. Hurley | 0.50 | 132.50 | Attend board of supervisors meeting; review agenda packet and agreements; prepare disclosure of public financing |
| 03/05/26 | H. Hurley | 0.10 | 26.50 | Prepare budget resolution |
| 03/12/26 | K. Buchanan | 0.30 | 111.00 | Review meeting minutes |
| 03/20/26 | J. Daly | 0.90 | 175.50 | Draft amenity management agreement with Vesta; confer with staff regarding same |
| 03/25/26 | K. Buchanan | 0.80 | 296.00 | Confer with Pilinko |

| | | | | |
|---|---|---|---|---|
| 03/25/26 | K. Haber | 0.40 | 114.00 | Correspond with Hogge regarding amenity management license agreement; review agreement for inclusion of contractor's revisions |
| 03/28/26 | L. Whelan | 0.70 | 241.50 | Monitor legislative process relating to matters impacting special districts |
| 03/31/26 | K. Buchanan | 0.40 | 148.00 | Review IQ Fiber agreement |
| 04/01/26 | K. Buchanan | 0.60 | 222.00 | Confer with Foster regarding maintenance agreements |
| 04/01/26 | H. Hurley | 0.10 | 26.50 | Correspond with Oliver and Welch regarding disclosure of public financing |
| 04/02/26 | K. Buchanan | 0.40 | 148.00 | Confer with Foster regarding landscape maintenance agreement |
| 04/02/26 | K. Haber | 0.90 | 256.50 | Correspond with Hogge regarding management proposal; prepare addendum to aquatic maintenance agreement; correspond with Foster and Oliver regarding same |
| 04/05/26 | G. Lovett | 0.80 | 224.00 | Monitor legislative process relating to matters impacting special districts |
| 04/07/26 | K. Buchanan | 0.60 | 222.00 | Confer with district manager regarding annual audit; confer with property manager regarding Everon agreement |
| 04/07/26 | H. Hurley | 1.10 | 291.50 | Review agenda packet prior to board meeting; attend board meeting |
| 04/08/26 | K. Buchanan | 0.70 | 259.00 | Review matters relating to Vesta agreement; review draft audit |
| 04/08/26 | J. Daly | 0.30 | 58.50 | Receive and review executed disclosure of public financing; coordinate recording of same |
| 04/09/26 | J. Daly | 0.10 | 19.50 | Follow up on recording of disclosure of public financing |
| 04/13/26 | K. Haber | 0.70 | 199.50 | Correspond with Harden regarding consulting fee for amenity services; revise amenity services agreement |
| 04/20/26 | K. Haber | 0.20 | 57.00 | Correspond with Oliver regarding revised rules of procedure, budget resolution, and hearing notices |

| | | | | |
|---|---|---|---|---|
| 04/21/26 | K. Haber | 0.40 | 114.00 | Prepare budget resolution; correspond with Oliver regarding same |
| 04/21/26 | H. Hurley | 0.10 | 26.50 | Review open items |
| 04/23/26 | K. Haber | 0.40 | 114.00 | Prepare budget approval resolution; correspond with Oliver regarding same |
| 04/23/26 | H. Hurley | 0.50 | 132.50 | Prepare funding agreement |
| 04/28/26 | K. Buchanan | 0.70 | 259.00 | Prepare construction funding agreement |
| 04/28/26 | K. Haber | 0.60 | 171.00 | Correspond with Hogge regarding landscape services proposal; prepare landscape services agreement amendment; correspond with Oliver and Foster regarding same |
| 04/30/26 | K. Haber | 1.00 | 285.00 | Prepare revised rules of procedure and resolution setting public hearing; prepare notices of rule development and rulemaking for rules of procedure; correspond with Hogge regarding same |

| | | | |
|---|---|---|---|
| TOTAL HOURS | 15.90 | | |
| TOTAL FOR SERVICES RENDERED | | | $4,891.50 |
| DISBURSEMENTS | | | |
| Filing and Court Fees | | 99.80 | |
| TOTAL DISBURSEMENTS | | | 99.80 |
| TOTAL CURRENT AMOUNT DUE | | | $4,991.30 |

PEOPLEVINE

Order #: 12317846
Created: Sunday, January 4 2026
Due: $5,400.00

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

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

**Order Type**

purchase

**Order Status**

completed

| Item | Qty | Price | Total |
|---|---|---|---|
| Onboarding & Activation - Member Portal & Check-in Experiences | 1 | $5,400.00 | $5,400.00 |

| | |
|---|---|
| Sub Total: | $5,400.00 |
| Total Charge: | **$5,400.00** |

**Transactions applied to this order:**

- An invoice was generated for $5,400.00 and is due upon receipt. Please login to your account to pay online.

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

**RECEIVED**
**By Tara Lee at 11:36 am, Jul 26, 2026**

PROforma
**NorthPoint**

# Original Bill

| | |
|---|---|
| Bill Number | BP64024764A |
| Bill Date | 7/20/2026 |
| Due Date | 8/18/2026 |
| Terms | Net 30 |
| Sales Order | SP64024764 |
| Sales Person | Blair Wygle |

Proforma NorthPoint
Telephone: 904-330-0162
Email: np.service@proforma.com

**Sold To**

Marcy Pollicino
Coastal Ridge Community
475 W Town PL
Ste 114
SAINT AUGUSTINE, FL 32092
Phone: 904-527-1081
recharge@etownjax.com

**Shipped To**
Coastal Ridge Community
Marcy Pollicino
10571 eTown Parkway
JACKSONVILLE, FL 32256

**Customer Reference: EverRange Apparel**

| Item # | Item Description | QTY Billed | QTY Ordered | Back Order | Unit Price | Per | Credit | Amount |
|---|---|---|---|---|---|---|---|---|
| | Hanes Unisex EcoSmart Sweatshirt<br>**Color:** *Navy: 2 - M, 1 - L* | 3 | 3 | 0 | 36.0000 | Each | - | $108.00 |
| | OGIO Women's Fulcrum Full-Zip.<br>**Color:** *Blacktop: 1 - M* | 1 | 1 | 0 | 83.0000 | Each | - | $83.00 |
| | OGIO Fulcrum Full-Zip.<br>**Color:** *Blacktop: 1 - L* | 1 | 1 | 0 | 83.0000 | Each | - | $83.00 |
| | Sport-Tek Women's Posi-UV Pro Long Sleeve<br>**Color:** *TrueNavy: 2 - M* | 2 | 2 | 0 | 25.0000 | Each | - | $50.00 |
| | Sport-Tek Posi-UV Pro Long Sleeve Tee.<br>**Color:** *True Navy: 2 - M, 1 - L* | 3 | 3 | 0 | 25.0000 | Each | - | $75.00 |
| | Port Authority Digi Heather Performance Polo.<br>**Color:** *Light Grey: 1 - M, 1 - L* | 2 | 2 | 0 | 35.0000 | Each | - | $70.00 |
| | Port Authority Women's Microfleece 1/2-Zip Pullover.<br>**Color:** *True Navy: 1 - M* | 1 | 1 | 0 | 38.0000 | Each | - | $38.00 |
| | Custom Name Badge<br>Size: 1.25" x 3"<br><br>Artwork: EverRange Full Color<br><br>Personalilzations<br><br>Guest Services<br>Marcy<br>Armin | 3 | 3 | 0 | 20.0000 | Each | - | $60.00 |

| Line-Item Total | Freight Amount | Tax Amount | Sub Total | Deposits | Credits/Discounts | Amount Due: |
|---|---|---|---|---|---|---|
| $567.00 | - | - | $567.00 | - | - | **$567.00 USD** |

**Remittance Advice - Shown on last page**

| Billed Customer # | Bill Number | Bill Date | Amount Due |
|---|---|---|---|
| Continued | Continued | Continued | Continued |

***RECEIVED***
***By Tara Lee at 11:35 am, Jul 26, 2026***

Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein. Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

Please indicate on your remittance the bill numbers to which the payment is to be applied.

**Thank you for your business!**

*Please detach this portion and return with your payment.*

**Remittance Advice**

| Billed Customer # | Bill Number | Bill Date | Amount Due |
|---|---|---|---|
| C001333 | BP64024764A | 7/20/2026 | $567.00 USD |

**BILL TO:**

Coastal Ridge Community
Marcy Pollicino
475 W Town PL
Ste 114
SAINT AUGUSTINE, FL 32092

*PLEASE SEND PAYMENT TO:*

Proforma
P.O. Box 640814
Cincinnati, OH 45264-0814

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

# Maintenance Invoice

Invoice#: 18459

Date: 07/09/2026

**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 |
|---|---|---|---|---|
| July Landscape Maintenance | 1.00 | 14,207.00 | 14,207.00 | |
| Rustic Ridge | 1.00 | 2,185.00 | 2,185.00 | |

**RECEIVED**
**By Tara Lee at 10:15 am, Jul 27, 2026**

**Mail all checks payable to Sun State Nursery & Landscaping, LLC**

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

| | |
|---|---|
| **Amount Due** | **16,392.00** |

**THANK YOU FOR YOUR BUSIINESS!!**

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

# Maintenance Invoice

Invoice#: 18469

Date: 07/09/2026

**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 |
|---|---|---|---|---|
| July Landscape Maintenance | 1.00 | 17,658.75 | 17,658.75 | |

**RECEIVED**
**By Tara Lee at 10:16 am, Jul 27, 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** | **17,658.75** |

**THANK YOU FOR YOUR BUSIINESS!!**

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

# Maintenance Invoice

Invoice#: 18470

Date: 07/09/2026

**Billed To:** Coastal Ridge Community Development

**For:** Amenity Center

**For requests and inquiries please contact service@sunstatenursery.com**

| Description | Quantity | Price | Ext Price | Sales Tax |
|---|---|---|---|---|
| July Landscape Maintenance | 1.00 | 6,505.00 | 6,505.00 | |

**RECEIVED**
**By Tara Lee at 10:14 am, Jul 27, 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** | **6,505.00** |

**THANK YOU FOR YOUR BUSIINESS!!**

*C.*

# Coastal Ridge

**Community Development District**

**Construction Funding Request #7**

August 6, 2026

| Req. | PAYEE | |
|---|---|---|
| **114** | **Office Images** | |
| | Proposal 17221 WELCOME CTR ACCESS | 3,677.15 |
| | Proposal 17231 WELCOME CTR OFFICE | 3,774.31 |
| | **Total Funding Request** | **$ 7,451.46** |

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 0100F2D0B9CD478...
Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E74104I6...
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: # **114 CFR#7**

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

WIRE TRANSFER INSTRUCTIONS:

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

(C) **Amount Payable: $ 7,451.46**

Proposal: 17221 Project: 10981 EVRANGEWC1 - $ 3,677.15
Proposal: 17231 Project: 10991 EVRANGEWC2 - $3,774.31 (50% deposit)

(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**

Jim, Secretary

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

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

# Proforma Invoice

Date: 7/17/2026
Proposal: 17221
Project: 10981 EVRANGEWC1
Description: EVRANGEWC1 - Welcome Ctr Accessories

**Sold To:**
Coastal Ridge Community Development District
475 W Town Pl
Suite 114
St Augustine FL 32092
United States

**Install At:**
EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

**Payment Terms:** Due Upon Receipt

**External Memo:**

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 1 | 1 | 144270 | "Live Beautiful" Hardcover Book<br>**Tag:** ACC.01 | $46.75 | $46.75 |
| 2 | 1 | 580124 | The Love of Home Interior Design Book by Kate Marker<br>**Tag:** ACC.02 | $46.75 | $46.75 |
| 3 | 1 | 1632292 | Elas Art Object, Sand<br>**Tag:** ACC.03 | $109.09 | $109.09 |
| 4 | 1 | 6510253D106 | EDEL FLAUTARO RUFFLE BOWL BLK<br>**Tag:** ACC.06 | $681.82 | $681.82 |
| 5 | 1 | 2112131 | Rove Pink Small Glass Diffuser Salted Grapefruit<br>**Tag:** ACC.09 | $47.87 | $47.87 |
| 6 | 2 | PTHOLDER | Paper Towel Dispenser Countertop, Acacia Wood Dimensions: 4.4"W x 11.02"L x 6.57"H<br>**Tag:** ACC.10 , * | $33.73 | $67.46 |
| 7 | 1 | W110589771 | Handmade Wall Decor, By Bayou Breeze, Set of 5, Natural, Various Diameter<br>**Tag:** ART.02 , * | $131.16 | $131.16 |
| 8 | 1 | CRANE ART | Crane Stencil 2 Wall Art by ZBC House, Ivory + White / 42" x 62"<br>**Tag:** ART.03 | $1,348.57 | $1,348.57 |

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# Proforma Invoice

Date: 7/17/2026
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Description: EVRANGEWC1 - Welcome Ctr Accessories

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 9 | 1 | WLLH3493 | Modern Botanical Illustration in Earth Tones Modern Art, By wall26, 60"W x 30"W<br>**Tag:** ART.04 , * | $254.53 | $254.53 |
| 10 | 2 | W115342727 | Sage Green Seaweed III -Custom Framed Premium Print W Matt - 3 Pieces (Set of 3), By Rosecliff Heights, Gold Frame, 19"W x 27"H each<br>**Tag:** ART.05 , * | $158.43 | $316.86 |
| 11 | 2 | 07086 | Bradano Arch Mirror, Brass, 24"W x 36"H<br>**Tag:** MIRR.01 | $401.30 | $802.60 |
| 12 | 2 | 7817814 | Bird of ParadiseBird of ParadiseGreenFaux6 Feet<br>**Tag:** PLANT.06A | $414.55 | $829.10 |
| 13 | 2 | 3364462 | Fluted PlantersLargeWhiteCeramic15 in<br>**Tag:** PLANT.06B | $196.42 | $392.84 |
| 14 | 1 | 1145949 | Monstera Plant 3.5ftMonstera3.5 Feet<br>**Tag:** PLANT.07A | $226.03 | $226.03 |
| 15 | 1 | 5573018 | Radius Planter11.75 x 10.5Black<br>**Tag:** PLANT.07B | $102.86 | $102.86 |
| 16 | 1 | FREIGHT | LULU & GEORGIA FREIGHT<br>**Tag:** FREIGHT & SURCHARGES | $335.00 | $335.00 |
| 17 | 1 | FREIGHT | CRATE & BARREL FREIGHT<br>**Tag:** FREIGHT & SURCHARGES | $40.00 | $40.00 |
| 18 | 1 | FREIGHT | WEST ELM FREIGHT<br>**Tag:** FREIGHT & SURCHARGES | $325.00 | $325.00 |
| 19 | 1 | FREIGHT | UTTERMOST FREIGHT<br>**Tag:** FREIGHT & SURCHARGES | $90.00 | $90.00 |

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# Proforma Invoice

Date: 7/17/2026
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Description: EVRANGEWC1 - Welcome Ctr Accessories

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 20 | 1 | SURCHARGE | WEST ELM SURCHARGE | $30.00 | $30.00 |
| | | | **Tag:** FREIGHT & SURCHARGES | | |
| 21 | 1 | INSTALL (OS) | Labor to receive, deliver, and install during normal business hours M-F #110560 | $1,130.00 | $1,130.00 |

| | |
|---|---|
| **Subtotal** | $7,354.29 |
| **Tax** | |
| **Total** | $7,354.29 |
| **Pay This Amount** | $3,677.15 |

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

[redacted]

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904-398-9761

# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

**Propose To:**
Coastal Ridge Community Development District
475 W Town Pl
Suite 114
St Augustine FL 32092
United States

**Install At:**
EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

**External Memo:**

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 1 | 2 | 2051.BMW | Clova, Guest, 4-Leg Wood Base<br>BF14, GL1, UM0, USU, FG2, CUE, 26-1620473-0938 , P1 — Neo Wood Grain, Standard Multi-Surface Glide, None, Single Upholstery, Fabric/ Vinyl Grade 2, Cue Color Selection, Cue Slate, Fully Assembled in Carton<br>**Tag:** CDD OFFICE | $903.61 | $1,807.22 |
| 2 | 1 | 6023Y/E3.A134 | Torsa, Enhanced Synchro Cntrl, Multi-Adjustable Arms<br>C25, FC11, Z3, B14, ~, MC5, FABRIC, ~, FG2, MONTEREY, FLINT, KD — Carpet casters, Graphite Frame, Graphite Back Support/Arms, Graphite Base, No Selection, Onyx Mesh, Fabric Grade Selections, No Selection, Fabric/Vinyl Grade 2, Monterey Color Selection, Monterey Flint, Knocked Down<br>**Tag:** CDD OFFICE | $556.18 | $556.18 |
| 3 | 1 | WW2436WSSVDL | WAVEWORKS,24DX36W,SURFACE,RECT,VERT GRAIN,HPL<br>E, VAD, X, X, X, 35.0000, STD, AD — EXTENSION, SOFTENED,ALMOND, NO GROMMET, NO WIRE MANAGER, NO MODIFIED DEPTH (STANDARD), 35 (889 MM), STANDARD LAMINATE, ALMOND<br>**Tag:** CDD OFFICE | $161.37 | $161.37 |
| 4 | 1 | WW4272WSCEDL L7 | WAVEWORKS,42DX72W,SURFACE,EXT CORNER,LEFT,HPL<br>M, VAD, X, X, STD, AD — MAIN, SOFTENED,ALMOND, NO GROMMET, NO WIRE MANAGER, STANDARD LAMINATE, ALMOND<br>**Tag:** CDD OFFICE | $726.62 | $726.62 |

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# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 5 | 1 | WW2928EPL | WAVEWORKS,29DX28H,END PANEL,LAMINATE<br>X, X, AD — NO GROMMET, NO MODIFIED DEPTH (STANDARD), ALMOND<br>**Tag:** CDD OFFICE | $175.04 | $175.04 |
| 6 | 1 | WW3627MPVL | WAVEWORKS,36WX27H,PED MODESTY PANEL,FULL,VERT GRAIN,LAMINATE<br>E, X, 35.0000, AD — EXTENSION, NO MODESTY GROMMET, 35 (889 MM), ALMOND<br>**Tag:** CDD OFFICE | $113.96 | $113.96 |
| 7 | 1 | WW4128EPL | WAVEWORKS,41DX28H,END PANEL,LAMINATE<br>X, X, AD — NO GROMMET, NO MODIFIED DEPTH (STANDARD), ALMOND<br>**Tag:** CDD OFFICE | $214.25 | $214.25 |
| 8 | 1 | WW7227MPL | WAVEWORKS,72WX27H,MODESTY PANEL,FULL,LAMINATE<br>M, X, X, AD — MAIN, NO MODESTY GROMMET, NO MODIFIED WIDTH (STANDARD), ALMOND<br>**Tag:** CDD OFFICE | $186.90 | $186.90 |
| 9 | 1 | NAC0248SUR | ACCESSORIES,48W,UNDERSURFACE SUPPORT RAIL,BLACK<br>**Tag:** CDD OFFICE | $145.87 | $145.87 |
| 10 | 1 | WW2315PUBBFL | WAVEWORKS,23DX15W,PEDESTAL,BOX/BOX/FILE,UNDERSURFACE,LAM<br>87MB, X, KS1B, AD, AD — BEAM,CINDER, NO GROMMET, SPECIFY 1 BLACK CORE SEPARATE, ALMOND, ALMOND<br>**Tag:** CDD OFFICE | $480.92 | $480.92 |
| 11 | 1 | WW2315PMBF2L | WAVEWORKS,23DX15W,PEDESTAL,MOBILE,BOX/FILE,HPL<br>87MB, KS1B, AD, AD — BEAM,CINDER, SPECIFY 1 BLACK CORE SEPARATE, ALMOND, ALMOND<br>**Tag:** CDD OFFICE | $671.91 | $671.91 |

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# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 12 | 1 | WW2436LFF2L | WAVEWORKS,24DX36W,LATERAL FILE,TWO DRAWER,HPL<br>VAD, 100_462, KS1B, STD, AD, AD, AD — SOFTENED,ALMOND, SIGNATURE,CINDER, SPECIFY 1 BLACK CORE SEPARATE, STANDARD LAMINATE, ALMOND, ALMOND, ALMOND<br>**Tag:** CDD OFFICE | $933.11 | $933.11 |
| 13 | 3 | NCCB004 | CASEGOODS,LOCK CORE WITH KEY,BLACK,NO 004<br>**Tag:** CDD OFFICE , NCCB004 | $14.13 | $42.39 |
| 14 | 1 | EVOLVE2-FM | Evolve Series Dual Monitor Arm w/DC & GM, Fixed + Motion Arms<br>BLK Black<br>**Tag:** CDD OFFICE | $479.08 | $479.08 |
| 15 | 1 | NETTA-48 | Mesh Wire Management Channel, 48W<br>BLK Black<br>**Tag:** CDD OFFICE | $103.79 | $103.79 |
| 16 | 1 | INSTALL (OS) | Labor to receive, deliver, and install during normal business hours M-F #110561 | $750.00 | $750.00 |

Thank you for allowing us to transform the experience of your workspace.

Sales tax is estimated. Actual to be applied at time of invoice.

**Deposit Percent:** 50%
**Deposit Required: $3,774.31**
**Quote Valid:** 8/17/2026

| | |
|---|---|
| **Subtotal** | $7,548.61 |
| **Tax** | $0.00 |
| **Total** | $7,548.61 |

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# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

**Account Manager:**

**Date:**

**Customer Sign Off:**

**Date:**



Signing this proposal constitutes agreement with the OI Terms and Conditions.

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# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

## TERMS AND CONDITIONS OF SALE

**NOTICE TO CUSTOMERS: THIS DOCUMENT CONTAINS IMPORTANT INFORMATION REGARDING YOUR RIGHTS AND OBLIGATIONS, AS WELL AS CONDITIONS, LIMITATIONS, AND EXCLUSIONS THAT MIGHT APPYLY TO YOU. READ THIS DOCUMENT CAREFULLY. BY PLACING AN ORDER FOR PRODUCTS OR SERVICES FROM SELLER, YOU ACCEPT AND ARE BOUND BY THESE TERMS AND CONDITIONS OF SALE.**
The sole terms and conditions applicable to all sales by OfficeImagesSM ("Seller") to you ("Buyer") are contained herein. Seller's acceptance of any order placed by Buyer, regardless of how submitted, is conditional on Buyer's acceptance of these terms and conditions. Seller rejects any inconsistent, additional or different terms or conditions on Buyer's purchase order form or any other writing submitted by Buyer. Seller's terms and conditions may not be modified or amended, except with the signed and prior written consent of a corporate officer of Seller.

**ACCEPTANCE:** This proposal for the purchase of merchandise must be accepted and submitted by the Buyer to the Seller within thirty (30) days in order for the Seller to meet the delivery schedule established as a part of this proposal.

**TAXES:** Prices do not include any applicable sales, use, excise or any other tax unless otherwise noted in the proposal (the "Proposal") accompanying these Terms and Conditions of Sale ("Terms"). All applicable taxes will be added to prices at the time of invoicing and the Buyer agrees to pay same in full at that time. Buyers exempt from taxes must furnish Certificates of Exemption at time of execution of this Agreement or such taxes will be charged to Buyer at the time of invoicing and Buyer shall be responsible for the same. Notwithstanding anything contained in this Agreement to the contrary, Buyer acknowledges that applicable tax rates pertaining to the transactions contemplated herein are subject to change, and any tax figures quoted to Buyer prior to the final invoice sent by Seller are merely estimates ("Tax Estimates"). In the event the actual taxes incurred related to the transactions contemplated herein exceed the Tax Estimates, Buyer shall pay any difference to Seller within thirty (30) days of being invoiced for the same to ensure Buyer pays all relevant taxes in full. In the event the funds collected from Buyer to satisfy the Tax Estimates exceed the actual taxes incurred related to the transactions contemplated herein, Seller shall reimburse Buyer within thirty (30) days after the date on which the actual tax figures are determined.

**FREIGHT:** Any freight, handling, and related charges are noted in the proposal and the Buyer agrees to pay same immediately upon receipt of an invoice therefore. Buyer shall also immediately pay energy, fuel, and similar surcharges related to shipping and handling upon receipt of an invoice therefor.

**DESIGN SERVICES:** Initial design services and up to two revisions to address commercially reasonable (in the determination of Seller) aesthetic changes and finishing details are complimentary. In the event Seller provides subsequent design related services to Buyer, Seller shall charge Buyer at a commercially reasonable rate for such services considering the nature, type, and quantity of services provided, and Buyer agrees to pay such rates and charges immediately upon receipt of an invoice therefor, provided, however, that in no event shall such rates be less than seventy-five dollars($75.00) per hour of services rendered. Any applicable design charges will be added at time of invoicing and the Buyer agrees to pay same.

**CANCELLATION AND CHANGES:** In the event that the Proposal is accepted by Buyer; Buyer may not cancel its order hereunder without the prior written consent of Seller. Seller's confirmation of order is final and binding, and any subsequent changes requested by Buyer must be made in writing. All such requested changes are subject to Seller's and the applicable manufacturer's approval, in their sole and absolute discretion, and in no event shall Seller be obligated to grant any change requested by Buyer after Seller's confirmation of order. In the event Seller and/or the applicable manufacturer agree to grant such a request, Buyer shall be responsible for all additional charges and other costs associated with such request and associated changes, and shall pay such charges immediately upon receipt of an invoice therefor.

**RETURNS:** ALL RETURNS REQUIRE SELLER'S PRIOR WRITTEN AUTHORIZATION. Seller will not be required to accept any returned merchandise from Buyer, unless the manufacturer has agreed, in writing, to accept the return of the merchandise from Seller and issue a full refund. Buyer will be responsible for all restocking, reshelving, processing or other fees accruing as a result of any returns.

**DELIVERY AND INSTALLATION:** If delivery and/or installation is required as a part of this proposal, the following provisions shall apply:

1. Conditions of Job Site: The locations at which services are to be rendered (the "Job Site") shall be clean, clear and free of debris prior to installation. Buyer shall take commercially reasonable steps to ensure the Job Site is in a safe condition considering the nature of the services to be rendered at the Job Site.

2. Job Site Services: Electric current, heat, hoisting and/or elevator service will be furnished by Buyer without charge or expense of any kind to Seller. Buyer agrees to pay additional handling fees incurred by Seller the event the Job Site has insufficient elevator service. Adequate facilities (considering relevant industry safety and professional standards and the need to protect merchandise from damage and theft) for off-loading (trailer height dock), staging, efficient and safe moving and handling of merchandise shall also be provided by Buyer without charge to Seller.

3. Special Packaging or Handling: If special packaging or handling is required that is not contained in the specifications, it will be subject to extra charge to the Buyer.

4. Delivery During Normal Business Hours: Delivery and installation will be made during normal working hours; Monday through Friday, 8:00 a.m. to 5:00 p.m. Additional labor costs resulting from overtime work performed at the Buyer's request will be paid by the Buyer.

5. Storage Space: Seller will store merchandise received from manufacturers at Seller's warehouse for up to thirty (30) days (the "Storage Period") after receipt of the same, to the extent such storage is possible and commercially reasonable, at no additional charge to Buyer. After the expiration of the Storage Period, safe and adequate storage space will be provided by the Buyer at its expense for all merchandise ordered. If the space provided is inadequate and requires extra handling, sorting or storage cost, such excess cost will be reimbursed by the Buyer. If the space provided is inconveniently located or on another floor, the extra cost of transporting to and from storage will be reimbursed by the Buyer. If the merchandise must be moved due to progress of other trades or other reason, the extra cost of such moving will be reimbursed by the buyer. At the expiration of the Storage Period, If Buyer is unable to provide an adequate location to store the merchandise referenced herein, Seller will store the merchandise and charge Buyer a commercially reasonable (in Seller's discretion) storage fee considering the nature, size, and quantity of the merchandise to be stored.

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# Proposal

Date: 7/18/2026
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Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, SELLER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR MERCHANDISE THAT IS DAMAGED, LOST, OR STOLEN AFTER THE DATE ON WHICH SELLER DELIVERS THE MERCHANDISE TO BUYER TO ALLOW BUYER TO STORE THE SAME.

6. Assembly: Seller's ability to erect or assemble furniture knocked-down or to permanently attach, affix, or bolt in place movable furniture is subject to jurisdictional agreements and local laws, ordinances, rules, and regulations (collectively, "Applicable Regulations"). Notwithstanding anything contained in these Terms to the contrary, in no event shall Seller be obligated to provide any service or act in any manner whatsoever that contravenes Applicable Regulations. If trade regulations and/or any other Applicable Regulations enforced at the time of installation require the use of tradesmen at the site other than the Seller's own installation personnel, resulting additional costs will be paid by Buyer.

7. Damage: After such time as any goods are initially delivered to the Job Site, , any loss or damage by weather, other trades such as painting or plastering, fire or other elements, shall be the sole responsibility of the Buyer, and the Buyer agrees to hold the Seller harmless from loss for such reasons, except to the extent such damage is caused by the sole or gross negligence of Seller.

8. Insurance: Public Liability, Workmen's Compensation, Property Damage, Automotive and Casualty Insurance are carried by the Sell er and certificates will be delivered upon request at no expense to Seller. Fire, Tornado, Flood and other insurance at the Job Site will be provided and paid for by the Buyer in form and amounts that are commercially reasonable given the nature of the Job Site and the type, nature, and quantity of goods and/or services to be provided at the Job Site. Risk of loss for all goods ordered by Buyer shall pass to the Buyer at the time those goods first arrive at the Job Site.

**WARRANTY AND DISCLAIMER: ALL MERCHANDISE PURCHASED FROM SELLER IS WARRANTED BY SELLER TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF DELIVERY. EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANDISE SOLD HEREUNDER AND EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO AGENT OR REPRESENTATIVE OF SELLER IS AUTHORIZED TO MAKE ANY ADDITIONAL REPRESENTATIONS OR WARRANTIES REGARDING THE MERCHANDISE. SELLER EXPRESSLY LIMITS THE DURATION AND REMEDIES OF ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE DURATION OF THIS LIMITED WARRANTY. THIS WARRANTY EXTENDS ONLY TO THE ORIGINAL PURCHASER OF THE PRODUCTS AND SERVICES FROM SELLER AND NOT TO ANY SUBSEQUENT OWNER OR OTHER TRANSFEREE.**

**WALKTHROUGH AND CLAIMS:** Seller shall be responsible for prosecuting the replacement or repair of any merchandise which suffers transportation damage, provided Buyer, through written notice, informs Seller of such damage immediately following receipt of allegedly damaged items. Within a commercially reasonable amount of time following the receipt and installation of all merchandise purchased by Buyer from Seller, Buyer and Seller will jointly conduct a thorough physical inspection of the merchandise at the installation site to determine if any merchandise is damaged or defective (the "Walkthrough"). Immediately following the Walkthrough, Buyer and Seller shall execute any documentation reasonably requested by Seller describing the existence of any damage or defect in the merchandise or certifying the non-existence thereof, including, without limitation, a 'punch list' in form typical in Seller's industry describing all changes requested by Buyer. All claims related to any allegedly defective or damaged merchandise not raised during the Walkthrough process and properly recorded via the documentation described herein will be unconditionally waived by Buyer and Seller will have no further obligations to Buyer with respect to the same. **BUYER'S EXCLUSIVE REMEDY WILL BE FOR DAMAGES, OR, AT THE ELECTION OF SELLER, THE REPAIR OR REPLACEMENT OF DEFECTIVE OR DAMAGED MERCHANDISE. BUYER AGREES THAT FOR ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING ALLEGEDLY DEFECTIVE OR DAMAGED MERCHANDISE, SELLER'S TOTAL LIABILITY (WHETHER BASED ON CONTRACT, NEGLIGENCE OR OTHERWISE) WILL IN NO EVENT EXCEED THE PURCHASE PRICE OF SUCH GOODS. SELLER WILL NOT BE LIABLE UNDER ANY CIRCUMSTANCES TO BUYER OR ANY OTHER PARTY FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOSSES.**

**MANUFACTURER'S WARRANTIES:** Buyer and Seller acknowledge there may be instances in which allegedly defective or damaged merchandise is covered by certain warranties offered by the manufacturer of such merchandise ("Manufacturer's Warranties"). Notwithstanding anything herein contained to the contrary, in the event a Manufacturer's Warranty, by its terms, applies to allegedly defective or damaged merchandise provided by Seller, Seller shall take commercially reasonable efforts to assist Buyer in pursuing the remedies provided in such Manufacturer's Warranty, provided, however, that in doing so Seller shall not accept any liabilities arising under such Manufacturer's Warranty as its own.

**DELAYS; FORCE MAJEURE:** In the event that construction delays or other causes not within Seller's control force postponement of the installation, the furnishings will be stored in accordance herewith until installation can be resumed and will be considered accepted by the Buyer for purposes of payment. All transfer and storage charges incurred shall be paid by the Buyer. Seller will not be responsible or liable for any loss or damage occurring by reason of any delay in performance or non-performance beyond Seller's reasonable control, including, but not limited to, acts of God, fire, flood, pandemic, war, government action, accident, explosion, labor trouble, inability to obtain material, labor, equipment, or transportation. If, by reason of any of the above, Seller is delayed in making any delivery hereunder, such delay will be excused, and delivery suspended during the continuance of and to the extent of such cause. Delivery will be made and taken as soon as reasonably possible after the removal or termination of such cause; provided that, if such delay exceeds six (6) months, the obligations of Seller and Buyer hereunder to make and take delivery will be terminated.

**PAYMENT; TITLE:** Acceptance of delivery constitutes acceptance of the merchandise as delivered. No payment shall be withheld on any invoice because of partial delivery of the entire order. Office Images' preferred method of payment is ACH or check. The Buyer agrees to pay a 3.5 % service charge when electing to pay by credit card. The Buyer agrees to pay a finance charge of 1.5 percent (1.5 %) per month at the annual percentage rate of eighteen percent (18%) on all delinquent invoices as well as expenses, attorney fees and court costs which Seller incurs by reason of Buyer's default. Further terms of payment are within the sole and absolute discretion of Seller. Buyer represents and warrants that: (i) any credit card or banking information Buyer provides to Seller is true, correct, and complete, (ii) Buyer and/or Buyer's representative is duly authorized to place and pay for the order, (iii) and Buyer shall pay all charges incurred by Buyer and/or its representatives at the prices agreed upon. Title to the subject merchandise will pass from the Seller to the Buyer when the full purchase price and all other charges payable from Buyer to Seller are paid in full.

**DEPOSIT AND TERMS:** Immediately upon placing an order with Seller, Buyer shall deposit a sum with Seller which is equal to fifty percent (50%) of the total purchase price of the order (the "Deposit"). The Deposit is required to place all orders. At such time as Seller confirms with Buyer that Seller has shipped the goods ordered by Buyer, Buyer shall pay to Seller an additional deposit (the "Progress Deposit") which is equal to

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# Proposal

Date: 7/18/2026
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Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

twenty-five percent (25%) of the total purchase price of the order. With respect to the Deposit and the Progress Deposit, Seller shall have no obligation to place the same in an interest-bearing account, to pay any interest to Buyer if either is returned to Buyer, and Seller shall not be required to avoid comingling the Deposit and/or Progress Deposit funds with other funds belonging to Seller. Buyer agrees to pay the balance of the order purchase price immediately on the invoice date specified in the order documents, unless otherwise agreed upon in writing by both the Seller and Buyer. Failure by Buyer to pay or deposit any amount owing under this provision shall be a Buyer default under these Terms. In the event, after the merchandise referenced herein is delivered to Buyer and the services described herein are substantially completed, there remain commercially material 'punch list' conditions to be remedied to bring the project to a finished and aesthetically complete state as described in the proposal, Buyer may withhold up to five percent (5%) of the purchase price not yet paid to Seller until such conditions are commercially reasonably remedied. All other amounts owing to Seller shall be paid in accordance with the terms of this Agreement, but in no event later than thirty (30) days after Buyer's receipt of an invoice for the same.

**BREACH BY WAIVER:** In the event Buyer breaches any term or condition contained herein, Seller, at its option, without prejudice to any other remedy or remedies which Seller may have against Buyer for such breach, may cancel its obligations with regards to further shipments and declare Buyer's obligations for all shipments made immediately due and payable, provided that Buyer will remain liable to Seller for all losses and damages suffered by Seller as a result of any such breach. Seller's right to require performance of Buyer's obligations hereunder will not be affected in any way by any previous waiver, forbearance or course of dealing.

**DISPUTE RESOLUTION AND BINDING ARBITRATION: ALL DISPUTES REGARDING THE SUBJECT OF THIS AGREEMENT (EXCEPT AN ACTION SEEKING A TEMPORARY, PRELIMINARY, OR PERMANENT INJUNCTION) AND ATTORNEYS' FEES RELATING TO SAID ACTION SHALL BE SUBMITTED TO BINDING ARBITRATION IN A FORUM LOCATED IN OR ABOUT ATLANTA, GEORGIA, AT A LOCATION TO BE DETERMINED BY MUTUAL AGREEMENT OF THE PARTIES. IN THE EVENT THE PARTIES CANNOT AGREE ON SUCH AN ALTERNATIVE DISPUTE RESOLUTION FORUM, THEN THE SELLER SHALL SELECT THE FORUM IN OR ABOUT ATLANTA, GEORGIA FOR THE ARBITRATION. ARBITRATION SHALL BE CONDUCTED PURSUANT TO THE AMERICAN ARBITRATION ASSOCIATION'S MOST APPLICABLE ARBITRATION RULES AND MEDIATION PROCEDURES EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT. THE PARTIES HERETO IRREVOCABLY SUBMIT TO THE NON EXCLUSIVE JURISDICTION AND VENUE OF ARBITRATION OCCURRING IN FULTON COUNTY, GEORGIA PURSUANT TO THIS AGREEMENT. THE PARTIES HERETO ALSO IRREVOCABLY WAIVE ANY OBJECTION THAT THEY MAY NOW OR HEREAFTER HAVE TO THE BRINGING OF ANY SUCH ARBITRATION ACTION IN FULTON COUNTY, GEORGIA, INCLUDING OBJECTIONS TO THE LAYING OF VENUE AND THOSE BASED ON THE GROUNDS OF FORUM NON CONVENIENS. THE ARBITRATOR'S DECISION MAY BE ENTERED IN ANY COURT OF COMPETENT JURISDICTION. THE ARBITRATOR OR COURT SHALL HAVE THE AUTHORITY IN ITS REASONABLE DISCRETION TO AWARD THE PREVAILING PARTY'S COSTS AND ATTORNEYS' FEES ACTUALLY INCURRED IN ENFORCING THIS AGREEMENT.**

**BINDING EFFECT; NO ASSIGNMENT:** These terms and conditions will be binding on and inure to the benefit of Buyer and Sell er and their respective successors and assigns. Buyer may not assign its obligations hereunder (whether by operation of law or otherwise), in whole or in part, without the prior written consent of Seller in each instance.

**GOVERNING LAW:** These terms and conditions will be governed by and construed in accordance with the laws of the State of Georgia.

[*Signature Page Follows*]

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

# Proposal

Date: 7/18/2026
Proposal: 17231
Project: 10991 EVRANGEWC2
Description: EVRANGEWC2 - Welcome Ctr Office

[*Signature Page to Terms and Conditions of Sale*]

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date set forth below.

**BUYER:**

Entity Name: ______________________________________

______________________________________

By: ______________________________________

Name: ______________________________________

Title: ______________________________________

Date: ______________________________________

**SELLER:**

**Office Images, Inc.**

By: ______________________________________

Name: ______________________________________

Title: ______________________________________

Date: ______________________________________

# Coastal Ridge
**Community Development District**

**Construction Funding Request #8**
August 14, 2026

| Req. | PAYEE | | |
|---|---|---|---|
| **113** | **Office Images**<br>Proposal 17301 PORCH ITEMS | $ | 4,582.00 |
| **115** | **Calrton Construction Inc**<br>EverRange Amenity Pay App #14 | | 100,657.34 |
| | **Total Funding Request** | **$** | **105,239.34** |

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
0100F2B0B6CD478...
Chairman/Vice Chairman

DocuSigned by:
Signature: Jim Oliver
D1BA5E5E7410418...
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: # **113 CFR# 8**

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

WIRE TRANSFER INSTRUCTIONS:

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

(C) **Amount Payable: $4,582.00**

Proposal: 17301 Project: 11044 EverRange Add on Porch Items - $2,291.00 (50% deposit)
Proposal: 17301 Project: 11044 EverRange Add on Porch Items - $2,291.00

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

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

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

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

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

COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT

JOW, Secretary

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

# Proforma Invoice

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

**Sold To:**
Coastal Ridge Community Development District
475 W Town Pl
Suite 114
St Augustine FL 32092
United States

**Install At:**
EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

**Payment Terms:** Due Upon Receipt

**External Memo:**

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 1 | 6 | MHCTC2734 | MAYHEW CHAT CHAIR (est. lead time 4-5 weeks) | $434.00 | $2,604.00 |
| 2 | 3 | CET1720 | CAMDEN END TABLE (est. lead time 4-5 weeks) | $226.00 | $678.00 |
| 3 | 1 | FREIGHT | Freight from Berlin Gardens | $625.00 | $625.00 |
| 4 | 1 | INSTALL (OS) | Labor to receive, deliver and install during normal business hours, Ref#110793 | $675.00 | $675.00 |

| | |
|---|---|
| **Subtotal** | $4,582.00 |
| **Tax** | ~~$343.66~~ |
| **Total** | $4,925.66 |
| **Pay This Amount** | $2,462.83 |

**$4,582.00/2=$2,291**

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

[redacted] officeimagesinc.com

officeimages

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

# Proposal

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

**Propose To:**
Coastal Ridge Community Development District
475 W Town Pl
Suite 114
St Augustine FL 32092
United States

**Install At:**
EverRange
12858 Ever Range Parkway
Jacksonville FL 32256
United States

**External Memo:**

| # | Quantity | Product | Product Description | Sell | Extended |
|---|---|---|---|---|---|
| 1 | 6 | MHCTC2734 | MAYHEW CHAT CHAIR (est. lead time 4-5 weeks) | $434.00 | $2,604.00 |
| 2 | 3 | CET1720 | CAMDEN END TABLE (est. lead time 4-5 weeks) | $226.00 | $678.00 |
| 3 | 1 | FREIGHT | Freight from Berlin Gardens | $625.00 | $625.00 |
| 4 | 1 | INSTALL (OS) | Labor to receive, deliver and install during normal business hours, Ref#110793 | $675.00 | $675.00 |

Thank you for allowing us to transform the experience of your workspace.

Sales tax is estimated. Actual to be applied at time of invoice.

**Deposit Percent:** 50%
**Deposit Required:** ~~$2,462.83~~ **$2,291.00**
**Quote Valid:** 8/23/2026

| | |
|---|---|
| **Subtotal** | $4,582.00 |
| **Tax** | ~~$343.66~~ |
| **Total** | ~~$4,925.66~~ |

**less sales tax = $4,582.00/2 =$2,291.00**

**Account Manager:**

**Date:**

**Customer Sign Off:**

**Date:**



Signing this proposal constitutes agreement with the OI Terms and Conditions.

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

# Proposal

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

# TERMS AND CONDITIONS OF SALE

**NOTICE TO CUSTOMERS: THIS DOCUMENT CONTAINS IMPORTANT INFORMATION REGARDING YOUR RIGHTS AND OBLIGATIONS, AS WELL AS CONDITIONS, LIMITATIONS, AND EXCLUSIONS THAT MIGHT APPYLY TO YOU. READ THIS DOCUMENT CAREFULLY. BY PLACING AN ORDER FOR PRODUCTS OR SERVICES FROM SELLER, YOU ACCEPT AND ARE BOUND BY THESE TERMS AND CONDITIONS OF SALE.**
The sole terms and conditions applicable to all sales by OfficeImagesSM ("Seller") to you ("Buyer") are contained herein. Seller's acceptance of any order placed by Buyer, regardless of how submitted, is conditional on Buyer's acceptance of these terms and conditions. Seller rejects any inconsistent, additional or different terms or conditions on Buyer's purchase order form or any other writing submitted by Buyer. Seller's terms and conditions may not be modified or amended, except with the signed and prior written consent of a corporate officer of Seller.

**ACCEPTANCE:** This proposal for the purchase of merchandise must be accepted and submitted by the Buyer to the Seller within thirty (30) days in order for the Seller to meet the delivery schedule established as a part of this proposal.

**TAXES:** Prices do not include any applicable sales, use, excise or any other tax unless otherwise noted in the proposal (the "Proposal") accompanying these Terms and Conditions of Sale ("Terms"). All applicable taxes will be added to prices at the time of invoicing and the Buyer agrees to pay same in full at that time. Buyers exempt from taxes must furnish Certificates of Exemption at time of execution of this Agreement or such taxes will be charged to Buyer at the time of invoicing and Buyer shall be responsible for the same. Notwithstanding anything contained in this Agreement to the contrary, Buyer acknowledges that applicable tax rates pertaining to the transactions contemplated herein are subject to change, and any tax figures quoted to Buyer prior to the final invoice sent by Seller are merely estimates ("Tax Estimates"). In the event the actual taxes incurred related to the transactions contemplated herein exceed the Tax Estimates, Buyer shall pay any difference to Seller within thirty (30) days of being invoiced for the same to ensure Buyer pays all relevant taxes in full. In the event the funds collected from Buyer to satisfy the Tax Estimates exceed the actual taxes incurred related to the transactions contemplated herein, Seller shall reimburse Buyer within thirty (30) days after the date on which the actual tax figures are determined.

**FREIGHT:** Any freight, handling, and related charges are noted in the proposal and the Buyer agrees to pay same immediately upon receipt of an invoice therefore. Buyer shall also immediately pay energy, fuel, and similar surcharges related to shipping and handling upon receipt of an invoice therefor.

**DESIGN SERVICES:** Initial design services and up to two revisions to address commercially reasonable (in the determination of Seller) aesthetic changes and finishing details are complimentary. In the event Seller provides subsequent design related services to Buyer, Seller shall charge Buyer at a commercially reasonable rate for such services considering the nature, type, and quantity of services provided, and Buyer agrees to pay such rates and charges immediately upon receipt of an invoice therefor, provided, however, that in no event shall such rates be less than seventy-five dollars($75.00) per hour of services rendered. Any applicable design charges will be added at time of invoicing and the Buyer agrees to pay same.

**CANCELLATION AND CHANGES:** In the event that the Proposal is accepted by Buyer; Buyer may not cancel its order hereunder without the prior written consent of Seller. Seller's confirmation of order is final and binding, and any subsequent changes requested by Buyer must be made in writing. All such requested changes are subject to Seller's and the applicable manufacturer's approval, in their sole and absolute discretion, and in no event shall Seller be obligated to grant any change requested by Buyer after Seller's confirmation of order. In the event Seller and/or the applicable manufacturer agree to grant such a request, Buyer shall be responsible for all additional charges and other costs associated with such request and associated changes, and shall pay such charges immediately upon receipt of an invoice therefor.

**RETURNS:** ALL RETURNS REQUIRE SELLER'S PRIOR WRITTEN AUTHORIZATION. Seller will not be required to accept any returned merchandise from Buyer, unless the manufacturer has agreed, in writing, to accept the return of the merchandise from Seller and issue a full refund. Buyer will be responsible for all restocking, reshelving, processing or other fees accruing as a result of any returns.

**DELIVERY AND INSTALLATION:** If delivery and/or installation is required as a part of this proposal, the following provisions shall apply:

1. Conditions of Job Site: The locations at which services are to be rendered (the "Job Site") shall be clean, clear and free of debris prior to installation. Buyer shall take commercially reasonable steps to ensure the Job Site is in a safe condition considering the nature of the services to be rendered at the Job Site.

2. Job Site Services: Electric current, heat, hoisting and/or elevator service will be furnished by Buyer without charge or expense of any kind to Seller. Buyer agrees to pay additional handling fees incurred by Seller the event the Job Site has insufficient elevator service. Adequate facilities (considering relevant industry safety and professional standards and the need to protect merchandise from damage and theft) for off-loading (trailer height dock), staging, efficient and safe moving and handling of merchandise shall also be provided by Buyer without charge to Seller.

3. Special Packaging or Handling: If special packaging or handling is required that is not contained in the specifications, it will be subject to extra charge to the Buyer.

4. Delivery During Normal Business Hours: Delivery and installation will be made during normal working hours; Monday through Friday, 8:00 a.m. to 5:00 p.m. Additional labor costs resulting from overtime work performed at the Buyer's request will be paid by the Buyer.

5. Storage Space: Seller will store merchandise received from manufacturers at Seller's warehouse for up to thirty (30) days (the "Storage Period") after receipt of the same, to the extent such storage is possible and commercially reasonable, at no additional charge to Buyer. After the expiration of the Storage Period, safe and adequate storage space will be provided by the Buyer at its expense for all merchandise ordered. If the space provided is inadequate and requires extra handling, sorting or storage cost, such excess cost will be reimbursed by the Buyer. If the space provided is inconveniently located or on another floor, the extra cost of transporting to and from storage will be reimbursed by the Buyer. If the merchandise must be moved due to progress of other trades or other reason, the extra cost of such moving will be reimbursed by the buyer. At the expiration of the Storage Period, If Buyer is unable to provide an adequate location to store the merchandise referenced herein, Seller will store the merchandise and charge Buyer a commercially reasonable (in Seller's discretion) storage fee considering the nature, size, and quantity of the merchandise to be stored.

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

# Proposal

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, SELLER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR MERCHANDISE THAT IS DAMAGED, LOST, OR STOLEN AFTER THE DATE ON WHICH SELLER DELIVERS THE MERCHANDISE TO BUYER TO ALLOW BUYER TO STORE THE SAME.

6. Assembly: Seller's ability to erect or assemble furniture knocked-down or to permanently attach, affix, or bolt in place movable furniture is subject to jurisdictional agreements and local laws, ordinances, rules, and regulations (collectively, "Applicable Regulations"). Notwithstanding anything contained in these Terms to the contrary, in no event shall Seller be obligated to provide any service or act in any manner whatsoever that contravenes Applicable Regulations. If trade regulations and/or any other Applicable Regulations enforced at the time of installation require the use of tradesmen at the site other than the Seller's own installation personnel, resulting additional costs will be paid by Buyer.

7. Damage: After such time as any goods are initially delivered to the Job Site, , any loss or damage by weather, other trades such as painting or plastering, fire or other elements, shall be the sole responsibility of the Buyer, and the Buyer agrees to hold the Seller harmless from loss for such reasons, except to the extent such damage is caused by the sole or gross negligence of Seller.

8. Insurance: Public Liability, Workmen's Compensation, Property Damage, Automotive and Casualty Insurance are carried by the Sell er and certificates will be delivered upon request at no expense to Seller. Fire, Tornado, Flood and other insurance at the Job Site will be provided and paid for by the Buyer in form and amounts that are commercially reasonable given the nature of the Job Site and the type, nature, and quantity of goods and/or services to be provided at the Job Site. Risk of loss for all goods ordered by Buyer shall pass to the Buyer at the time those goods first arrive at the Job Site.

**WARRANTY AND DISCLAIMER: ALL MERCHANDISE PURCHASED FROM SELLER IS WARRANTED BY SELLER TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF DELIVERY. EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANDISE SOLD HEREUNDER AND EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO AGENT OR REPRESENTATIVE OF SELLER IS AUTHORIZED TO MAKE ANY ADDITIONAL REPRESENTATIONS OR WARRANTIES REGARDING THE MERCHANDISE. SELLER EXPRESSLY LIMITS THE DURATION AND REMEDIES OF ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE DURATION OF THIS LIMITED WARRANTY. THIS WARRANTY EXTENDS ONLY TO THE ORIGINAL PURCHASER OF THE PRODUCTS AND SERVICES FROM SELLER AND NOT TO ANY SUBSEQUENT OWNER OR OTHER TRANSFEREE.**

**WALKTHROUGH AND CLAIMS:** Seller shall be responsible for prosecuting the replacement or repair of any merchandise which suffers transportation damage, provided Buyer, through written notice, informs Seller of such damage immediately following receipt of allegedly damaged items. Within a commercially reasonable amount of time following the receipt and installation of all merchandise purchased by Buyer from Seller, Buyer and Seller will jointly conduct a thorough physical inspection of the merchandise at the installation site to determine if any merchandise is damaged or defective (the "Walkthrough"). Immediately following the Walkthrough, Buyer and Seller shall execute any documentation reasonably requested by Seller describing the existence of any damage or defect in the merchandise or certifying the non-existence thereof, including, without limitation, a 'punch list' in form typical in Seller's industry describing all changes requested by Buyer. All claims related to any allegedly defective or damaged merchandise not raised during the Walkthrough process and properly recorded via the documentation described herein will be unconditionally waived by Buyer and Seller will have no further obligations to Buyer with respect to the same. **BUYER'S EXCLUSIVE REMEDY WILL BE FOR DAMAGES, OR, AT THE ELECTION OF SELLER, THE REPAIR OR REPLACEMENT OF DEFECTIVE OR DAMAGED MERCHANDISE. BUYER AGREES THAT FOR ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING ALLEGEDLY DEFECTIVE OR DAMAGED MERCHANDISE, SELLER'S TOTAL LIABILITY (WHETHER BASED ON CONTRACT, NEGLIGENCE OR OTHERWISE) WILL IN NO EVENT EXCEED THE PURCHASE PRICE OF SUCH GOODS. SELLER WILL NOT BE LIABLE UNDER ANY CIRCUMSTANCES TO BUYER OR ANY OTHER PARTY FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOSSES.**

**MANUFACTURER'S WARRANTIES:** Buyer and Seller acknowledge there may be instances in which allegedly defective or damaged merchandise is covered by certain warranties offered by the manufacturer of such merchandise ("Manufacturer's Warranties"). Notwithstanding anything herein contained to the contrary, in the event a Manufacturer's Warranty, by its terms, applies to allegedly defective or damaged merchandise provided by Seller, Seller shall take commercially reasonable efforts to assist Buyer in pursuing the remedies provided in such Manufacturer's Warranty, provided, however, that in doing so Seller shall not accept any liabilities arising under such Manufacturer's Warranty as its own.

**DELAYS; FORCE MAJEURE:** In the event that construction delays or other causes not within Seller's control force postponement of the installation, the furnishings will be stored in accordance herewith until installation can be resumed and will be considered accepted by the Buyer for purposes of payment. All transfer and storage charges incurred shall be paid by the Buyer. Seller will not be responsible or liable for any loss or damage occurring by reason of any delay in performance or non-performance beyond Seller's reasonable control, including, but not limited to, acts of God, fire, flood, pandemic, war, government action, accident, explosion, labor trouble, inability to obtain material, labor, equipment, or transportation. If, by reason of any of the above, Seller is delayed in making any delivery hereunder, such delay will be excused, and delivery suspended during the continuance of and to the extent of such cause. Delivery will be made and taken as soon as reasonably possible after the removal or termination of such cause; provided that, if such delay exceeds six (6) months, the obligations of Seller and Buyer hereunder to make and take delivery will be terminated.

**PAYMENT; TITLE:** Acceptance of delivery constitutes acceptance of the merchandise as delivered. No payment shall be withheld on any invoice because of partial delivery of the entire order. Office Images' preferred method of payment is ACH or check. The Buyer agrees to pay a 3.5 % service charge when electing to pay by credit card. The Buyer agrees to pay a finance charge of 1.5 percent (1.5 %) per month at the annual percentage rate of eighteen percent (18%) on all delinquent invoices as well as expenses, attorney fees and court costs which Seller incurs by reason of Buyer's default. Further terms of payment are within the sole and absolute discretion of Seller. Buyer represents and warrants that: (i) any credit card or banking information Buyer provides to Seller is true, correct, and complete, (ii) Buyer and/or Buyer's representative is duly authorized to place and pay for the order, (iii) and Buyer shall pay all charges incurred by Buyer and/or its representatives at the prices agreed upon. Title to the subject merchandise will pass from the Seller to the Buyer when the full purchase price and all other charges payable from Buyer to Seller are paid in full.

**DEPOSIT AND TERMS:** Immediately upon placing an order with Seller, Buyer shall deposit a sum with Seller which is equal to fifty percent (50%) of the total purchase price of the order (the "Deposit"). The Deposit is required to place all orders. At such time as Seller confirms with Buyer that Seller has shipped the goods ordered by Buyer, Buyer shall pay to Seller an additional deposit (the "Progress Deposit") which is equal to

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

# Proposal

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

twenty-five percent (25%) of the total purchase price of the order. With respect to the Deposit and the Progress Deposit, Seller shall have no obligation to place the same in an interest-bearing account, to pay any interest to Buyer if either is returned to Buyer, and Seller shall not be required to avoid comingling the Deposit and/or Progress Deposit funds with other funds belonging to Seller. Buyer agrees to pay the balance of the order purchase price immediately on the invoice date specified in the order documents, unless otherwise agreed upon in writing by both the Seller and Buyer. Failure by Buyer to pay or deposit any amount owing under this provision shall be a Buyer default under these Terms. In the event, after the merchandise referenced herein is delivered to Buyer and the services described herein are substantially completed, there remain commercially material 'punch list' conditions to be remedied to bring the project to a finished and aesthetically complete state as described in the proposal, Buyer may withhold up to five percent (5%) of the purchase price not yet paid to Seller until such conditions are commercially reasonably remedied. All other amounts owing to Seller shall be paid in accordance with the terms of this Agreement, but in no event later than thirty (30) days after Buyer's receipt of an invoice for the same.

**BREACH BY WAIVER:** In the event Buyer breaches any term or condition contained herein, Seller, at its option, without prejudice to any other remedy or remedies which Seller may have against Buyer for such breach, may cancel its obligations with regards to further shipments and declare Buyer's obligations for all shipments made immediately due and payable, provided that Buyer will remain liable to Seller for all losses and damages suffered by Seller as a result of any such breach. Seller's right to require performance of Buyer's obligations hereunder will not be affected in any way by any previous waiver, forbearance or course of dealing.

**DISPUTE RESOLUTION AND BINDING ARBITRATION: ALL DISPUTES REGARDING THE SUBJECT OF THIS AGREEMENT (EXCEPT AN ACTION SEEKING A TEMPORARY, PRELIMINARY, OR PERMANENT INJUNCTION) AND ATTORNEYS' FEES RELATING TO SAID ACTION SHALL BE SUBMITTED TO BINDING ARBITRATION IN A FORUM LOCATED IN OR ABOUT ATLANTA, GEORGIA, AT A LOCATION TO BE DETERMINED BY MUTUAL AGREEMENT OF THE PARTIES. IN THE EVENT THE PARTIES CANNOT AGREE ON SUCH AN ALTERNATIVE DISPUTE RESOLUTION FORUM, THEN THE SELLER SHALL SELECT THE FORUM IN OR ABOUT ATLANTA, GEORGIA FOR THE ARBITRATION. ARBITRATION SHALL BE CONDUCTED PURSUANT TO THE AMERICAN ARBITRATION ASSOCIATION'S MOST APPLICABLE ARBITRATION RULES AND MEDIATION PROCEDURES EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT. THE PARTIES HERETO IRREVOCABLY SUBMIT TO THE NON EXCLUSIVE JURISDICTION AND VENUE OF ARBITRATION OCCURRING IN FULTON COUNTY, GEORGIA PURSUANT TO THIS AGREEMENT. THE PARTIES HERETO ALSO IRREVOCABLY WAIVE ANY OBJECTION THAT THEY MAY NOW OR HEREAFTER HAVE TO THE BRINGING OF ANY SUCH ARBITRATION ACTION IN FULTON COUNTY, GEORGIA, INCLUDING OBJECTIONS TO THE LAYING OF VENUE AND THOSE BASED ON THE GROUNDS OF FORUM NON CONVENIENS. THE ARBITRATOR'S DECISION MAY BE ENTERED IN ANY COURT OF COMPETENT JURISDICTION. THE ARBITRATOR OR COURT SHALL HAVE THE AUTHORITY IN ITS REASONABLE DISCRETION TO AWARD THE PREVAILING PARTY'S COSTS AND ATTORNEYS' FEES ACTUALLY INCURRED IN ENFORCING THIS AGREEMENT.**

**BINDING EFFECT; NO ASSIGNMENT:** These terms and conditions will be binding on and inure to the benefit of Buyer and Sell er and their respective successors and assigns. Buyer may not assign its obligations hereunder (whether by operation of law or otherwise), in whole or in part, without the prior written consent of Seller in each instance.

**GOVERNING LAW:** These terms and conditions will be governed by and construed in accordance with the laws of the State of Georgia.

[*Signature Page Follows*]

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1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

# Proposal

Date: 7/24/2026
Proposal: 17301
Project: 11044 EverRange Add On Porch Items
Description: Add on Porch Items

[*Signature Page to Terms and Conditions of Sale*]

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date set forth below.

**BUYER:**

Entity Name: ______________________________

______________________________

By: ______________________________

Name: ______________________________

Title: ______________________________

Date: ______________________________

**SELLER:**

**Office Images, Inc.**

By: ______________________________

Name: ______________________________

Title: ______________________________

Date: ______________________________

# COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

## FORM OF REQUISITION

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

(A) Requisition Number: **# 115 CFR# 8**

(B) Name of Payee: **Carlton Construction Inc.**
4615 U.S. Highway 17
Suite 1
[redacted]

(C) **Amount Payable: $100,657.34**

Carlton Construction Pay Application #14

(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: 14

PERIOD TO: 07/31/2026

PROJECT NOS:

CONTRACT DATE: 05/07/2025

Distribution to:

- X OWNER
- ARCHITECT
- X CONTRACTOR
- CONSULTANT

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

## CONTRACTOR'S APPLICATION FOR PAYMENT

| | | |
|---|---|---|
| 1. ORIGINAL CONTRACT SUM | | 12,209,201.77 |
| 2. Net change by Change Orders | | -2,418,787.08 |
| 3. CONTRACT SUM TO DATE (Line 1+2) | | 9,790,414.69 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet) | | 9,016,814.29 |
| 5. RETAINAGE: | | |
| a. 5.00 % of Completed Work (Column D + E on detailed sheet) | 403,888.10 | |
| 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) | | 403,888.10 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) | | 8,612,926.19 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | 8,512,268.85 |
| 8. CURRENT PAYMENT DUE | | 100,657.34 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | | 1,177,488.50 |

| 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: 8/5/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 5th day of August, 26

Notary Public: [signature]

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336313
My Commission Expires: 11/30/2026

## ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..........$ 100,657.34

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

ARCHITECT:
By: Shawn Blair Date: 08/10/2026

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 | 127,489.83 | | | 127,489.83 | 100.00 | | |
| Private Provider Plan Review | 8,000.00 | 24,500.00 | 32,500.00 | 26,580.50 | 2,491.50 | | 29,072.00 | 89.45 | 3,428.00 | 1,453.60 |
| 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 | 1,196,432.65 | 7,898.88 | | 1,204,331.53 | 100.29 | -3,467.10 | 60,216.59 |
| 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 | 61,665.04 | 619,319.04 | 607,800.71 | | | 607,800.71 | 98.14 | 11,518.33 | 30,390.04 |
| Surveying & Layout | 45,740.00 | 5,680.00 | 51,420.00 | 53,917.50 | | | 53,917.50 | 104.86 | -2,497.50 | 2,695.88 |
| Hardscapes | 849,978.00 | -144,316.56 | 705,661.44 | 506,261.26 | 29,654.11 | | 535,915.37 | 75.95 | 169,746.07 | 26,795.76 |
| 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 | -301,850.01 | 1,414,568.99 | 1,353,367.17 | 32,635.00 | | 1,386,002.17 | 97.98 | 28,566.82 | 69,300.11 |
| Shade Structures | 577,187.00 | -341,222.25 | 235,964.75 | 236,301.36 | | | 236,301.36 | 100.14 | -336.61 | 11,815.07 |
| Pickleball Courts | 285,900.00 | -52,773.60 | 233,126.40 | 231,326.40 | | | 231,326.40 | 99.23 | 1,800.00 | 11,566.32 |
| Playground | 232,595.00 | -121,226.50 | 111,368.50 | 94,412.97 | | | 94,412.97 | 84.78 | 16,955.53 | 4,720.65 |
| Welcome Ctr & Lakeside Pav. | 3,386,019.00 | -523,319.25 | 2,862,699.75 | 2,561,041.50 | 25,020.32 | | 2,586,061.82 | 90.34 | 276,637.93 | 129,303.09 |
| Site & Hardscape Plumbing | 63,200.00 | | 63,200.00 | 55,400.00 | 1,100.00 | | 56,500.00 | 89.40 | 6,700.00 | 2,825.00 |
| Site & Hardscape Electrical | 500,000.00 | -137,171.00 | 362,829.00 | 339,638.00 | 2,891.00 | | 342,529.00 | 94.41 | 20,300.00 | 17,126.45 |
| FF&E | 684,650.00 | -441,796.19 | 242,853.81 | 38,843.79 | | | 38,843.79 | 15.99 | 204,010.02 | 1,942.19 |
| Final Clean | 19,600.00 | | 19,600.00 | 11,039.46 | 4,264.28 | | 15,303.74 | 78.08 | 4,296.26 | 765.19 |
| 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** | **8,910,859.20** | **105,955.09** | | **9,016,814.29** | **92.10** | **773,600.40** | **403,888.10** |

**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.

Private Provider Plan Review

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

| Invoice Date | Invoice Number |
|---|---|
| 7/13/2026 | 2181367 |
| | 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** | **7/4/2026** | **DUE UPON RECEIPT** |

**Please Pay This Amount:** **$2,491.50**

| Description | Quantity | Units | Unit Price | Extension | Total |
|---|---|---|---|---|---|
| **Professional Services** | | | | | |
| Principal - CMT | 2.70 | HOUR | $185.00 | | $499.50 |
| Project Engineer | 6.20 | HOUR | $135.00 | | $837.00 |
| | | | | Subtotal: | **$1,336.50** |
| **Private Provider Code Compliance Inspection (#40)** | | | | | $385.00 |
| **Private Provider Code Compliance Inspection (#41)** | | | | | $385.00 |
| **Private Provider Code Compliance Inspection (#42)** | | | | | $385.00 |
| | | | | Subtotal: | **$1,155.00** |

Invoice Total - Please Remit => **$2,491.50**

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

Jitewerk

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

# INVOICE

Invoice Number: 1512428218

Invoice Date: 6/7/2026

Invoice Amount: $447.88

Amount Paid: ____________

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

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

PO #:EVER RANGE DAILY CLEANING

Customer Number: 51CARP

## BE MINDFUL OF FRAUD

Staff Zone will never email you to change our ACH details. If you receive any suspicious email, disregard and/or reach out to our Director of Credit, Sissy DiRoberto, info below.

† Please remit this stub with payment †

| | | | Regular | | Overtime | | |
|---|---|---|---|---|---|---|---|
| **Date** | **Description** | **Ticket Number** | **Hours** | **Rate** | **Hours** | **Rate** | **Amount** |
| 6/1/2026 | GLENN, RONALD *** | 385379 | 8.00 | $27.49 | 0.00 | $0.00 | $219.92 |
| 6/1/2026 | BENOIT, CHRISTIAN *** | 385379 | 8.00 | $27.49 | 0.00 | $0.00 | $219.92 |
| 6/7/2026 | *** Billable Transportation | | 0.00 | $0.00 | 0.00 | $0.00 | $5.00 |
| | ACA Benefits Surcharge | | 16.00 | $0.19 | 0.00 | $0.00 | $3.04 |
| | Premier PPE Surcharge | | 16.00 | $0.00 | 0.00 | $0.00 | $0.00 |

**Total Due: $447.88**

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.



**THANK YOU FOR USING STAFF ZONE**

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & Lakeside - 2,230

Hardscapes - 19,648.68

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** Capital Concrete and Masonry Solutions, LLC
**Project Name:** EverRange Amenity
**Payment Request No:** 11 **Subcontract No:** SC-7505
**Period:** 1-Jul, 2026 TO 31-Jul, 2026 211-04087-25 July

### STATEMENT OF CONTRACT AMOUNT:

| | | | | |
|---|---|---|---|---|
| 1. Original Contract Amount | $ | 845,358.00 (1) | | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | $ | (51,701.99) (2) | | |
| 3. Adjusted Contract Amount (1 +/- 2) | | | $ | 793,656.01 (3) |
| 4. Work Completed Previous Application | $ | 764,727.33 (4) | | |
| 5. **Work Completed This Application** | $ | **28,928.68** (5) | | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | | $ | 793,656.01 (6) |
| 7. Total Prior Retainage | $ | 38,236.37 (7) | | |
| 8. Amount retained w/This Application | $ | 1,446.43 (8) | | |
| 9. Total Retainage to Date (7 + 8) | | | $ | 39,682.80 (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | | $ | 753,973.21 (10) |
| 11. Less Previous Payments Received | $ | 726,490.96 (11) | | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | | $ | **27,482.25** (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 22, 2026

Capital Concrete and Masonry Solutions, LLC
Company Name

[signature]
Signature

Ian Van Leer, Project Manager
Printed Name and Title

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me this 22nd date of July, 2026 by Ian Van Leer (name) as Project Manager (title) for Capital Concrete and Masonry Solutions Inc. (company name)

☒ Physical Presence ☒ Personally Known

☐ Online Notarization ☐ Produced ID ________

Notary Seal:

Notary [signature]

My Commission Expires: 8/13/27

Notary Public State of Florida
Casey D. Bradshaw
My Commission HH 432639
Expires 8/13/2027

### SWORN STATEMENT

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

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

CARLTON CONSTRUCTION

CONTINUATION SHEET

SCHEDULE OF VALUES

| | |
|---|---|
| APPLICATION NUMBER: | 11 |
| APPLICATION DATE: | 07/22/26 |
| PERIOD FROM: | 07/01/26 |
| TO: | 07/31/26 |
| RETAINAGE %: | 5% |

| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATIONS | WORK IN PLACE | STORED MTLS | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE (G*Retainage %) |
|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H | I | J |
| 1 | Building Concrete | $ 109,340.00 | $ 109,340.00 | $ - | $ - | $ 109,340.00 | 100% | $ - | $ 5,467.00 |
| 2 | Site Concrete | $ 26,164.00 | $ 26,164.00 | $ - | $ - | $ 26,164.00 | 100% | $ - | $ 1,308.20 |
| 3 | 4" and 6" sidewalks | $ 92,857.00 | $ 92,857.00 | $ - | $ - | $ 92,857.00 | 100% | $ - | $ 4,642.85 |
| 4 | Building CMU | $ 134,350.00 | $ 134,350.00 | $ - | $ - | $ 134,350.00 | 100% | $ - | $ 6,717.50 |
| 5 | Site CMU | $ 45,780.00 | $ 45,780.00 | $ - | $ - | $ 45,780.00 | 100% | $ - | $ 2,289.00 |
| 6 | Brick | $ 29,855.00 | $ 29,855.00 | $ - | $ - | $ 29,855.00 | 100% | $ - | $ 1,492.75 |
| 7 | Building Stone | $ 102,225.00 | $ 102,225.00 | $ - | $ - | $ 102,225.00 | 100% | $ - | $ 5,111.25 |
| 8 | Site Stone | $ 12,000.00 | $ 12,000.00 | $ - | $ - | $ 12,000.00 | 100% | $ - | $ 600.00 |
| 9 | Play Ground Curb | $ 12,240.00 | $ 12,240.00 | $ - | $ - | $ 12,240.00 | 100% | $ - | $ 612.00 |
| 10 | Grass Paver | $ 13,720.00 | $ 13,720.00 | $ - | $ - | $ 13,720.00 | 100% | $ - | $ 686.00 |
| 11 | Pavers | $ 266,827.00 | $ 266,827.00 | $ - | $ - | $ 266,827.00 | 100% | $ - | $ 13,341.35 |
| 12 | Change Orders | $ 109,786.17 | $ 80,857.49 | $ 28,928.68 | $ - | $ 109,786.17 | 100% | $ - | $ 5,489.31 |
| 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 |
| | | $ 793,656.01 | $ 764,727.33 | $ 28,928.68 | $ - | $ 793,656.01 | 100% | $ - | $ 39,682.80 |

PENDING/OUTSTANDING CHANGE ORDERS (not yet approved):

| C.O. # | DESCRIPTION OF WORK | SCHEDULED VALUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |

Hardscapes

# Sales Invoice

STONE PLUS | SiteOne STONE CENTER

Jacksonville FL - Stone Plus #1103
5500 Chronicle Ct
Jacksonville, FL 32256-8284
W: (904)443-7400

Sold To:
CARLTON CONSTRUCTION (#2269178)
4615 US HIGHWAY 17, SUITE 1
FLEMING ISLAND, FL 32003
W: (904)284-8321

Ship To:
CARLTON CONSTRUCTION (#2269178)
4615 US HIGHWAY 17, SUITE 1
FLEMING ISLAND, FL 32003
W: (904)284-8321

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call. CHEMTREC Day or Night- 1 (800) 424-9300

| Ordered | Order# | PO# | Invoiced | Invoice# |
|---|---|---|---|---|
| 06/26/2026 | 168101785-001 | | 06/26/2026 | 168101785-001 |

| Printed | Requested for | Ship Via | Customer Contact | Sales Associate |
|---|---|---|---|---|
| 06/26/2026 | | Customer Pick up | BRANSON MESSER | Chris |

| LN | Item # | Description | Qty Ordered | Qty Shipped | Qty Cancelled | Qty Open | Net Price | Ext. Price |
|---|---|---|---|---|---|---|---|---|
| 1 | DAGG-7932-CY | Bulk Maryland Seashore 1 - 3 in. UOM:CY | 0.5 | 0.5 | 0 | 0 | 434.621 / CY | 217.31 |
| 2 | MACC-0278 | Empty Super Sack 35 in. x 35 in. x 38 in. UOM:EA | 1 | 1 | 0 | 0 | 22.000 / EA | 22.00 |
| 3 | FPP1V03250 | SRW Pro Plus IV 4.1 oz. Woven Weed Barrier Fabric 3 ft. x 250 ft. UOM:Square Foot (0.0013 RL) | 45 | 45 | 0 | 0 | 0.300 / SF | 13.50 |

PAYMENT: American Express $271.77
Acct#: ************1946
Auth#: 851179
Aid: A000000025010801
Application Label: AMERICAN EXPRESS

| | |
|---|---|
| Subtotal: | $252.81 |
| Sales Tax: | $18.96 |
| Freight: | $0.00 |
| Total: | $271.77 |
| Total Payment: | $271.77 |
| Amount Due: | $0.00 |

CUSTOMER SIGNATURE:

Stone Plus warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.

CUSTOMER OBSESSED | STEVEN ELLIOTT | Area Business Manager
904-813-7899 | SElliott@SiteOne.com

We are 100% committed to your success. Please do not hesitate to contact me directly at the number above with feedback and input regarding your visit to our store today.

 PW - 15,836.57 Hardscapes - 7,066.25

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** Sundancer Sign Graphics
**Project Name:** EverRange Amenity
**Payment Request No:** 1 **Subcontract No:** SC-7530
**Period:** 7/1, 2026 TO 7/31, 2026

### STATEMENT OF CONTRACT AMOUNT:

| | | |
|---|---|---|
| 1. Original Contract Amount | $ 8,000.63 (1) | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | $ 14,902.19 (2) | |
| 3. Adjusted Contract Amount (1 +/- 2) | | $ 22,902.82 (3) |
| 4. Work Completed Previous Application | $ - (4) | |
| 5. **Work Completed This Application** | **$ 22,902.82** (5) | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | $ 22,902.82 (6) |
| 7. Total Prior Retainage | $ - (7) | |
| 8. Amount retained w/This Application | $ 1,145.14 (8) | |
| 9. Total Retainage to Date (7 + 8) | | $ 1,145.14 (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | $ 21,757.68 (10) |
| 11. Less Previous Payments Received | $ - (11) | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | **$ 21,757.68** (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 8/3/, 2026

Sundancer Sign Graphics
Company Name

EKColcord
Signature

E.K. COLCORD / PRES
Printed Name and Title

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me this 3rd date of August, 2026 by EK Colcord (name) as President (title) for Sundancer Sign Graphics (company name)

☑ Personally Known

☐ Produced ID ______

Notary Seal:

Notary LeeAnn Urban

My Commission Expires: June 27, 2030

NOTARY PUBLIC STATE OF FLORIDA
LEEANN URBAN
Commission # HH 809411
Expires June 27, 2030

## SWORN STATEMENT

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

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

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Hardscapes -

Welcome Ctr & Lakeside - ~~4870.46~~ 4870.46

Final Clean - 4000

Sitework - 400

# CARLTON CONSTRUCTION

License: CGC 1508883

# T&M Invoice

Invoice#: 15721

Invoice Date: 07/31/2026

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

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

**Terms:** 30DY

| Record# | Trans# | Date | Description | Cost Amount |
|---|---|---|---|---|
| **202416 EverRange Amenity** | | | | |
| **SubJob Main Job - Self Perform** | | | | |
| **1875.000 Final Clean** | | | | |
| 219565 | Joseph Forte | 06/22/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219567 | Joseph Forte | 06/23/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219574 | Cabe Siebenaler | 06/22/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220255 | Kade A Jackson | 07/02/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220273 | Joseph Forte | 07/01/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 220275 | Joseph Forte | 07/02/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220278 | Cabe Siebenaler | 07/01/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 220280 | Cabe Siebenaler | 07/02/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220281 | John C Walls | 06/29/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220282 | John C Walls | 06/30/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220283 | John C Walls | 07/01/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220284 | John C Walls | 07/02/2026 | 8.00 hrs @ 50.00 | 400.00 |
| | | | **Cost Code Subtotal:** | **4,000.00** |
| **2112.000 Fine Grading** | | | | |
| 219578 | Cabe Siebenaler | 06/26/2026 | 8.00 hrs @ 50.00 | 400.00 |
| | | | **Cost Code Subtotal:** | **400.00** |
| **6160.000 Hardie Lap Siding** | | | | |
| 219566 | Joseph Forte | 06/22/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219568 | Joseph Forte | 06/23/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219569 | Joseph Forte | 06/24/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219571 | Joseph Forte | 06/25/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219575 | Cabe Siebenaler | 06/23/2026 | 8.00 hrs @ 50.00 | 400.00 |

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

Time & Materials Invoice

Continued...

Invoice#: 15721

Date: 07/31/2026

| Record# | Trans# | Date | Description | Cost Amount |
|---|---|---|---|---|
| 219576 | Cabe Siebenaler | 06/24/2026 | 8.00 hrs @ 50.00 | 400.00 |
| | | | **Cost Code Subtotal:** | **1,600.00** |
| **6175.110 Site Hardie Trim - SP** | | | | |
| 222158 | 041026 | 04/10/2026 | To clear double entry | -82.59 |
| | | | **Cost Code Subtotal:** | **-82.59** |
| **6456.000 Wood beam wrap** | | | | |
| 220271 | Joseph Forte | 06/29/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220272 | Joseph Forte | 06/30/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220274 | Joseph Forte | 07/01/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 220276 | Cabe Siebenaler | 06/29/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220277 | Cabe Siebenaler | 06/30/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 220279 | Cabe Siebenaler | 07/01/2026 | 4.00 hrs @ 50.00 | 200.00 |
| | | | **Cost Code Subtotal:** | **2,000.00** |
| **7620.000 Flashing** | | | | |
| 218986 | 2511005 | 06/23/2026 | Home Depot Credit Service | 20.27 |
| 219041 | 1543009 | 06/24/2026 | Home Depot Credit Service | 23.43 |
| | | | **Cost Code Subtotal:** | **43.70** |
| **9900.000 Painting** | | | | |
| 219111 | 9522885 | 06/26/2026 | Home Depot Credit Service | 14.42 |
| 219113 | 07266210900626 | 06/25/2026 | The Sherwin-Williams Comp | 12.34 |
| 219570 | Joseph Forte | 06/24/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219572 | Joseph Forte | 06/25/2026 | 4.00 hrs @ 50.00 | 200.00 |
| 219573 | Joseph Forte | 06/26/2026 | 8.00 hrs @ 50.00 | 400.00 |
| 219577 | Cabe Siebenaler | 06/25/2026 | 8.00 hrs @ 50.00 | 400.00 |
| | | | **Cost Code Subtotal:** | **1,226.76** |
| | | | **Main Job - Self Perform Subtotal:** | **9,187.87** |
| | | | **Job Total:** | **9,187.87** |
| | | | Total Charges: | 9,187.87 |
| | | | **Invoice Total:** | **9,187.87** |

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

# SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** Crown Pools Inc.
**Project Name:** EverRange Amenity
**Payment Request No:** 12 REVISED — Subcontract No: SC-7502
**Period:** 6/1, 2026 TO 7/31 2026

## STATEMENT OF CONTRACT AMOUNT:

| | | | | | |
|---|---|---|---|---|---|
| 1. Original Contract Amount | $ | 1,674,164.00 (1 | | | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | $ | (339,622.01) (2 | | | |
| 3. Adjusted Contract Amount (1 +/- 2) | | | $ | 1,334,541.99 | (3) |
| 4. Work Completed Previous Application | $ | 1,301,906.99 (4) | | | |
| 5. **Work Completed This Application** | **$** | **32,635.00** (5) | | | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | | $ | 1,334,541.99 | (6) |
| 7. Total Prior Retainage | $ | 65,095.35 (7) | | | |
| 8. Amount retained w/This Application | $ | 1,631.75 (8) | | | |
| 9. Total Retainage to Date (7 + 8) | | | $ | 66,727.10 | (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | | $ | 1,267,814.89 | (10) |
| 11. Less Previous Payments Received | $ | 1,236,811.64 (11) | | | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | | **$** | **31,003.25** | (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** relating to the above-referenced project.

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

Dated or 17-Jul 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 17TH date of JULY, 2026 by BRAD CORREIA (name) as OWNER (title) for CROWN POOLS INC (company name)

☒ Personally Known

☐ Produced ID ______

Notary Seal:

Notary TERI HOWARD

My Commission Expires: 8/5/2027 HH383639

TERI ANN HOWARD
MY COMMISSION # HH 383639
EXPIRES: August 5, 2027

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

| Name | Address | Amt Remaining Unpaid |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

**CARLTON**
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 12 REVISED
APPLICATION DATE: 07/17/26
PERIOD FROM: 06/01/26
TO: 07/31/26
RETAINAGE %: 5%

| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATIONS | WORK IN PLACE | STORED MTLS | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE (G*Retainage %) |
|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H | I | J |
| | **Swimming Pool** | | | | | | | | |
| 1 | MOB/ PERMIT / MATERIAL / DIG | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 2 | SHELL | $ 545,307.75 | $ 545,307.75 | | | $ 545,307.75 | 100% | $ - | $ 27,265.39 |
| 3 | PLUMBING | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 4 | EQUIPMENT / TILE / COPING | $ 302,948.75 | $ 302,948.75 | | | $ 302,948.75 | 100% | $ - | $ 15,147.44 |
| 5 | PLASTER | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 6 | CO #2 SRM CONCRETE FOR SHOTCRETE | $ (60,113.40) | $ (60,113.40) | | | $ (60,113.40) | 100% | $ - | $ (3,005.67) |
| 7 | CO #3 VAKPAK FOR POOL EQUIPMENT | $ (101,268.77) | $ (101,268.77) | | | $ (101,268.77) | 100% | $ - | $ (5,063.44) |
| 8 | CO #4 NEPTUNE BENSON FOR FILTER SYSTEM | $ (54,951.30) | $ (54,951.30) | | | $ (54,951.30) | 100% | $ - | $ (2,747.57) |
| 9 | CO #5 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ 4,250.00 | $ 4,250.00 | | | $ 4,250.00 | 100% | $ - | $ 212.50 |
| 10 | CO #5.1 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ (4,250.00) | $ (4,250.00) | | | $ (4,250.00) | 100% | $ - | $ (212.50) |
| 11 | CO #6 NEPTUNE BENSON FILTER REVISED | $ 8,029.52 | $ 8,029.52 | | | $ 8,029.52 | 100% | $ - | $ 401.48 |
| 12 | CO #7 33 DEPTH MARKER STATION PADS | $ 2,475.00 | $ 2,475.00 | | | $ 2,475.00 | 100% | $ - | $ 123.75 |
| 13 | CO #8 LADDER RELOCATION | $ 6,207.00 | $ 6,207.00 | | | $ 6,207.00 | 100% | $ - | $ 310.35 |
| | | | | | | | | | |
| | **Interactive Water Feature (Splash Pad)** | | | | | | | | |
| 1 | MOB / PERMIT / MATERIAL / DIG | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 2 | SHELL | $ 161,829.15 | $ 161,829.15 | | | $ 161,829.15 | 100% | $ - | $ 8,091.46 |
| 3 | PLUMBING | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 4 | EQUIPMENT | $ 161,829.15 | $ 161,829.15 | | | $ 161,829.15 | 100% | $ - | $ 8,091.46 |
| 5 | PLASTER | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 6 | CO #1 ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT | $ (42,836.46) | $ (42,836.46) | | | $ (42,836.46) | 100% | $ - | $ (2,141.82) |
| 7 | CO #3 VAKPAK FOR SPLASH PAD EQUIPMENT | $ (129,798.60) | $ (129,798.60) | | | $ (129,798.60) | 100% | $ - | $ (6,489.93) |
| 8 | CO #10 TUFF COAT | $ 32,635.00 | | $ 32,635.00 | | $ 32,635.00 | 100% | $ - | $ 1,631.75 |
| | | | | | | | | | |
| | **TOTAL WORK** | $ 1,334,541.09 | $ 1,301,906.09 | $ 32,635.00 | $ - | $ 1,334,541.09 | | $ - | $ 66,727.10 |

**CHANGE ORDERS:**

| C.O. # | DESCRIPTION OF WORK | SCHEDULED VALUE | APPROVED Y/N |
|---|---|---|---|
| CO #1 | ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT | $ (42,836.46) | Y |
| CO #2 | ODP- SRM CONCRETE FOR SHOTCRETE | $ (60,113.40) | Y |
| CO #3 | ODP- VAKPAK FOR POOL EQUIPMENT | $ (231,067.37) | Y |
| CO #4 | ODP- NEPTUNE BENSON FOR FILTER SYSTEM | $ (54,951.30) | Y |
| CO #5 | COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ 4,250.00 | Y |
| CO #5.1 | COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ (4,250.00) | Y |
| CO #6 | NEPTUNE BENSON FILTER REVISED | $ 8,029.52 | Y |
| CO #7 | 33 DEPTH MARKER STATION PADS | $ 2,475.00 | Y |
| CO #8 | LADDER RELOCATION | $ 6,207.00 | Y |
| CO #10 | TUFF COAT | $ 32,635.00 | Y |
| | | $ (339,622.01) | |

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 12 REVISED
APPLICATION DATE: 07/17/26
PERIOD FROM: 06/01/26
TO: 07/31/26
RETAINAGE %: 5%

| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATIONS | WORK IN PLACE | STORED MTLS | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE (G*Retainage %) |
|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H | I | J |
| | **Swimming Pool** | | | | | | | | |
| 1 | MOB/ PERMIT / MATERIAL / DIG | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 2 | SHELL | $ 545,307.75 | $ 545,307.75 | | | $ 545,307.75 | 100% | $ - | $ 27,265.39 |
| 3 | PLUMBING | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 4 | EQUIPMENT / TILE / COPING | $ 302,948.75 | $ 302,948.75 | | | $ 302,948.75 | 100% | $ - | $ 15,147.44 |
| 5 | PLASTER | $ 121,179.50 | $ 121,179.50 | | | $ 121,179.50 | 100% | $ - | $ 6,058.98 |
| 6 | CO #2 SRM CONCRETE FOR SHOTCRETE | $ (60,113.40) | $ (60,113.40) | | | $ (60,113.40) | 100% | $ - | $ (3,005.67) |
| 7 | CO #3 VAKPAK FOR POOL EQUIPMENT | $ (101,268.77) | $ (101,268.77) | | | $ (101,268.77) | 100% | $ - | $ (5,063.44) |
| 8 | CO #4 NEPTUNE BENSON FOR FILTER SYSTEM | $ (54,951.30) | $ (54,951.30) | | | $ (54,951.30) | 100% | $ - | $ (2,747.57) |
| 9 | CO #5 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ 4,250.00 | $ 4,250.00 | | | $ 4,250.00 | 100% | $ - | $ 212.50 |
| 10 | CO #5.1 COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ (4,250.00) | $ (4,250.00) | | | $ (4,250.00) | 100% | $ - | $ (212.50) |
| 11 | CO #6 NEPTUNE BENSON FILTER REVISED | $ 8,029.52 | $ 8,029.52 | | | $ 8,029.52 | 100% | $ - | $ 401.48 |
| 12 | CO #7 33 DEPTH MARKER STATION PADS | $ 2,475.00 | $ 2,475.00 | | | $ 2,475.00 | 100% | $ - | $ 123.75 |
| 13 | CO #8 LADDER RELOCATION | $ 6,207.00 | $ 6,207.00 | | | $ 6,207.00 | 100% | $ - | $ 310.35 |
| | | | | | | | | | |
| | **Interactive Water Feature (Splash Pad)** | | | | | | | | |
| 1 | MOB / PERMIT / MATERIAL / DIG | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 2 | SHELL | $ 161,829.15 | $ 161,829.15 | | | $ 161,829.15 | 100% | $ - | $ 8,091.46 |

| 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 |
| 3 | PLUMBING | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 4 | EQUIPMENT | $ 161,829.15 | $ 161,829.15 | | | $ 161,829.15 | 100% | $ - | $ 8,091.46 |
| 5 | PLASTER | $ 46,236.90 | $ 46,236.90 | | | $ 46,236.90 | 100% | $ - | $ 2,311.85 |
| 6 | CO #1 ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT | $ (42,836.46) | $ (42,836.46) | | | $ (42,836.46) | 100% | $ - | $ (2,141.82) |
| 7 | CO #3 VAKPAK FOR SPLASH PAD EQUIPMENT | $ (129,798.60) | $ (129,798.60) | | | $ (129,798.60) | 100% | $ - | $ (6,489.93) |
| 8 | CO #10 TUFF COAT | $ 32,635.00 | | $ 32,635.00 | | $ 32,635.00 | 100% | $ - | $ 1,631.75 |
| | | | | | | | | | |
| | **TOTAL WORK** | $ 1,334,541.99 | $ 1,301,906.99 | $ 32,635.00 | $ - | $ 1,334,541.99 | | $ - | $ 66,727.10 |

**CHANGE ORDERS :**

| C.O. # | DESCRIPTION OF WORK | SCHEDULED VALUE | APPROVED Y/N |
|---|---|---|---|
| CO #1 | ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT | $ (42,836.46) | Y |
| CO #2 | ODP- SRM CONCRETE FOR SHOTCRETE | $ (60,113.40) | Y |
| CO #3 | ODP- VAKPAK FOR POOL EQUIPMENT | $ (231,067.37) | Y |
| CO #4 | ODP- NEPTUNE BENSON FOR FILTER SYSTEM | $ (54,951.30) | Y |
| CO #5 | COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ 4,250.00 | Y |
| CO #5.1 | COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS | $ (4,250.00) | Y |
| CO #6 | NEPTUNE BENSON FILTER REVISED | $ 8,029.52 | Y |
| CO #7 | 33 DEPTH MARKER STATION PADS | $ 2,475.00 | Y |
| CO #8 | LADDER RELOCATION | $ 6,207.00 | Y |
| CO #10 | TUFF COAT | $ 32,635.00 | Y |
| | | **$ (339,622.01)** | |

How doers get more done.

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

1324 00051 23229 07/01/26 09:05 AM
SALE SELF CHECKOUT

| | |
|---|---|
| 070798182172 D ULTRA 10.1 <A> | 8.78 |
| DYNAFLEX ULTRA BROWN 10.1OZ | |
| 092097213494 TEKS 3/4" <A> | 15.55 |
| TEKS HWH DRILL PT SCREW 14X3/4" 70PK | |
| 037103333513 8IN HDY FILE <A> | 9.97 |
| NICHOLSON 8" HANDY FILE | |
| 045242536412 CPTBLDTHK3PK <A> | 36.97 |
| MKE 35-3/8" EX MTL THICK CMPCT 3PK | |
| SUBTOTAL | 71.27 |
| TAX + PIF | 5.01 |
| TOTAL | $76.28 |

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 76.28
AUTH CODE 001829/4512697 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/30: $30,000.21

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 07/01/26 09:05 AM

1324 51 23229 07/01/2026 5049

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 | 07/01/2027 |

Welcome Ctr St Valesta Pw

Welcome Ctr & Lakeside Pav

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
X

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 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 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 & Lakeside Pav

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
X

PRO XTRA MEMBER STATEMENT

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

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

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 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 |

Landscapes 2750

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** S. David & Co., Inc.
**Project Name:** EverRange Amenity
**Payment Request No:** 6 **Subcontract No:** SC-7519
**Period:** 7/1 2026 TO 7/31 2026

### STATEMENT OF CONTRACT AMOUNT:

| | | |
|---|---|---|
| 1. Original Contract Amount | $ 89,425.00 (1) | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | $ 6,310.00 (2) | |
| 3. Adjusted Contract Amount (1 +/- 2) | | $ 95,735.00 (3) |
| 4. Work Completed Previous Application | $ 92,985.00 (4) | |
| 5. **Work Completed This Application** | **$ 2,750.00** (5) | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | $ 95,735.00 (6) |
| 7. Total Prior Retainage | $ 4,649.25 (7) | |
| 8. Amount retained w/This Application | $ 137.50 (8) | |
| 9. Total Retainage to Date (7 + 8) | | $ 4,786.75 (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | $ 90,948.25 (10) |
| 11. Less Previous Payments Received | $ 88,335.75 (11) | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | **$ 2,612.50** (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 15-Jul 2026

S. David & Co., Inc.
Company Name

Signature

David L. Spencer, President
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 15th date of July, 20 26 by David L. Spencer (name) as President (title) for S. David & Co., LLC (company name)

X Personally Known

☐ Produced ID ______

Notary Seal:

Notary Public State of Florida
Vanessa Welch
My Commission HH 497615
Expires 4/19/2028

Notary

My Commission Expires: 4/19/2028

### SWORN STATEMENT

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

| Name | Address | Amt Remaining Unpaid |
|---|---|---|
| Sherwin Williams | 8030 Philips Hwy Ste 6A, Jacksonville, FL 32256 | $ - |
| | | |
| | | |
| | | |
| | | |

**CARLTON**
CONSTRUCTION

CONTINUATION SHEET

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: S. David & Co., LLC
JOB NAME: EverRange Amenity

| | |
|---|---|
| APPLICATION NUMBER: | 6 |
| APPLICATION DATE: | 07/15/26 |
| PERIOD FROM: | 07/01/26 |
| TO: | 07/31/26 |
| RETAINAGE %: | 5% |

| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | PREVIOUS APPLICATIONS | WORK IN PLACE | STORED MTLS | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G/C) | BALANCE TO FINISH (C-G) | RETAINAGE (G*Retainage %) |
|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H | I | J |
| | **WELCOME CENTER** | | | | | | | | |
| 1 | Interior Walls | $ 14,805.00 | $ 14,805.00 | $ - | | $ 14,805.00 | 100% | $ - | $ 740.25 |
| 2 | Interior Ceilings | $ 8,970.00 | $ 8,970.00 | $ - | | $ 8,970.00 | 100% | $ - | $ 448.50 |
| 3 | Wood Trim | $ 5,800.00 | $ 5,800.00 | $ - | | $ 5,800.00 | 100% | $ - | $ 290.00 |
| 4 | Doors & Frames | $ 2,970.00 | $ 2,970.00 | $ - | | $ 2,970.00 | 100% | $ - | $ 148.50 |
| 5 | Concrete Sealed | $ 674.00 | $ 675.00 | $ - | | $ 675.00 | 100% | $ - | $ 33.75 |
| 6 | Exterior | $ 6,100.00 | $ 6,100.00 | $ - | | $ 6,100.00 | 100% | $ - | $ 305.00 |
| 7 | VWC-1 | $ 5,500.00 | $ 5,500.00 | $ - | | $ 5,500.00 | 100% | $ - | $ 275.00 |
| | **LAKESIDE PAVILION** | | | | | | | | |
| 8 | Interior Walls | $ 4,530.00 | $ 4,530.00 | $ - | | $ 4,530.00 | 100% | $ - | $ 226.50 |
| 9 | Interior Ceilings | $ 12,250.00 | $ 12,250.00 | $ - | | $ 12,250.00 | 100% | $ - | $ 612.50 |
| 10 | Wood Trim | $ 6,250.00 | $ 6,250.00 | $ - | | $ 6,250.00 | 100% | $ - | $ 312.50 |
| 11 | Doors & Frames | $ 610.00 | $ 610.00 | $ - | | $ 610.00 | 100% | $ - | $ 30.50 |
| 12 | Exterior | $ 3,275.00 | $ 3,275.00 | $ - | | $ 3,275.00 | 100% | $ - | $ 163.75 |
| 13 | Exposed Steel | $ 14,140.00 | $ 14,140.00 | $ - | | $ 14,140.00 | 100% | $ - | $ 707.00 |
| | **HARDSCAPES** | | | | | | | | |
| 14 | Pool Equipment Walls | $ 2,675.00 | $ 2,675.00 | $ - | | $ 2,675.00 | 100% | $ - | $ 133.75 |
| 15 | Dumpster Walls | $ 875.00 | $ 875.00 | $ - | | $ 875.00 | 100% | $ - | $ 43.75 |
| | | | | | | | | | |
| 16 | CO #1 - Stain Wood Fence & Pool Gate | $ 3,560.00 | $ 3,560.00 | $ - | | $ 3,560.00 | 100% | $ - | $ 178.00 |
| 17 | CO #2 - Paint Shade Structure Poles | $ 2,750.00 | | $ 2,750.00 | | $ 2,750.00 | 100% | $ - | $ 137.50 |
| | **TOTAL WORK** | $ 95,735.00 | $ 92,985.00 | $ 2,750.00 | $ - | $ 95,735.00 | 100% | $ - | $ 4,786.75 |

**CHANGE ORDERS:**

| C.O. # | DESCRIPTION OF WORK | SCHEDULED VALUE | APPROVED Y/N |
|---|---|---|---|
| 1 | Stain Wood Fence & Pool Gate | $ 3,560.00 | Y |
| 2 | Paint Shade Structure Poles | $ 2,750.00 | Y |
| | | | |
| | | | |

225092GB

How doers get more done.

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

1324 00054 01740 07/01/26 11:16 AM
SALE SELF CHECKOUT

092097215320 TEKS LATHE <A> 16.41
TEKS LATH DRL PT SCRW 8X1-1/4" 140PK
070798182172 D ULTRA 10.1 <A>
DYNAFLEX ULTRA BROWN 10.1OZ
4@8.78 35.12

SUBTOTAL 51.53
TAX + PIF 3.62
TOTAL $55.15
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 55.15
AUTH CODE 001152/4543730 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/30: $30,071.48

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 07/01/26 11:16 AM
1324 54 01740 07/01/2026 3908

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 | 07/01/2027 |

Welcome Ctr & Lakeside Pav

Welcome Ctr & Lakeside Pav

How doers get more done.

1575 BRANAN FIELD ROAD
MIDDLEBURG, FL 32068 (904)5899516

6935 00062 08862 07/26/26 01:07 PM
SALE SELF CHECKOUT

| | |
|---|---|
| 076308002626 BONDO <A> | 17.98 |
| 3M BONDO ORGINAL FILLER 28 OZ | |
| 077089332209 2.0 IN ANGLE <A> | 11.97 |
| BEST TRYLON 2.0 ANGLE SASH ALL PAINT | |
| 071497193162 2 IN. SHORTC <A> | 7.97 |
| WSTR 2 IN SHORTCUT HOOK AND HOLD | |
| 077089100648 4X1/4 IN RC <A> | 11.97 |
| BEST 4 X 1/4 IN WOVEN MINI 6PK | |
| 077089100402 4" FR&TRAY <A> | 7.48 |
| BEST 4 X 1/4 IN WOVEN MINI KIT 3PC | |
| SUBTOTAL | 57.37 |
| SALES TAX | 4.30 |
| TOTAL | $61.67 |

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 61.67
AUTH CODE 026918/9624839 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERANGE BONDO WORK

2026 PRO XTRA SPEND 07/25: $32,903.69

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

6935 07/26/26 01:07 PM

6935 62 08862 07/26/2026 9263

RETURN POLICY DEFINITIONS

| | POLICY ID | DAYS | POLICY EXPIRES ON |
|---|---|---|---|
| A | 11 | 365 | 07/26/2027 |

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

welcome ctr & lakeside Pav

7501 Philips Hwy
JACKSONVILLE, FL 32256

**Phone:** 904-296-1356

| Invoices | |
|---|---|
| Number | 342395 |
| Date | 07/31/2026 |
| Sales Rep. | 1Travis Hinton |

| Bill To Address | Ship To Address |
|---|---|
| **POC Branson** Carlton Construction<br>12858 Ever Range Pkwy<br>Jacksonville , FL 32256 | **POC Branson** Carlton Construction<br>12858 Ever Range Pkwy<br>Jacksonville , FL 32256 |

| Qty | Description |
|---|---|
| 2 | 2" Wood |

| | | |
|---|---|---|
| Sub Total | $1,450.00 | |
| Discount | $0.00 | |
| Installation | $125.00 | |
| Shipping | $50.00 | |
| Tax | $121.88 | |
| Total | $1,746.88 | |
| Deposit | $0.00 | Other |
| Balance | $1,746.88 | |

**Comments**

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & Pavilion Pav ~ 90.00 Site & Hardscape Electrical - 2891.00

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** KAD Electric Co., Inc
**Project Name:** Everrange Amenity
**Payment Request No:** 13 **Subcontract No:** SC-7501
**Period:** 7/1, 2026 TO 7/31, 2026

### STATEMENT OF CONTRACT AMOUNT:

| | | |
|---|---|---|
| 1. Original Contract Amount | $ 976,000.00 (1) | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | $ (192,855.12) (2) | |
| 3. Adjusted Contract Amount (1 +/- 2) | | $ 783,144.88 (3) |
| 4. Work Completed Previous Application | $ 780,863.88 (4) | |
| 5. **Work Completed This Application** | **$ 2,281.00** (5) | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | $ 783,144.88 (6) |
| 7. Total Prior Retainage | $ 78,086.39 (7) | |
| 8. Amount retained w/This Application | $ 228.10 (8) | |
| 9. Total Retainage to Date (7 + 8) | | $ 78,314.49 (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | $ 704,830.39 (10) |
| 11. Less Previous Payments Received | $ 702,777.49 (11) | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | **$ 2,052.90** (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 8.5, 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 5 date of AUGUST, 2026 by LISA DEASE (name) as PRESIDENT (title) for KAD ELECTRIC Co. 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 |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

**CONDITIONAL**
**WAIVER AND RELEASE OF LIEN**
**UPON PROGRESS PAYMENT**

The undersigned lienor, in consideration of the sum of $ 2052.90 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 07-31-2026 to Carlton Construction Inc., on the job of **Everrange Amenity**, to the following property described:

Job Name: **EVERRANGE AMENITY**
Job Address: **12858 Ever Range Parkway**
City, State, Zip: **Jacksonville, FL 32256**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on August 05, ,2026 .

KAD ELECTRIC COMPANY, INC.
(Subcontractor's Name)
By: Lisa Dease

Printed Name Lisa Dease

STATE OF FLORIDA
COUNTY OF ____________

The foregoing instrument was acknowledge before me this 05 day of August , 2026 , by Lisa Dease , as President of KAD ELECTRIC COMPANY, INC. , who is:

(Subcontractor's Name)

____ Personally known
____ Produced Identification
Type of Identification Produced ____________

____________
NOTARY PUBLIC
My Commission Expires ____________

This is statutory form prescribed by Section 713.20, Florida Statues

(2001).

Return to: Carlton Construction Inc., 4615 US Hwy 17 Suite 1, Fleming Island FL 32003

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Site & Hardscap Plumbing - 1,100

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

**Subcontractor:** C.W. Wood Plumbing, Inc.
**Project Name:** EverRange Amenity
**Payment Request No:** 8 **Subcontract No:** SC-7511
**Period:** 07/01, 2026 TO 07/31, 2026

### STATEMENT OF CONTRACT AMOUNT:

| | | |
|---|---|---|
| 1. Original Contract Amount | $ 161,000.00 (1) | |
| 2. Approved Changes (Net)(Add/Deduct) (per attached breakdown) | (16,601.93) (2) | |
| 3. Adjusted Contract Amount (1 +/- 2) | | 144,398.07 (3) |
| 4. Work Completed Previous Application | 143,298.07 (4) | |
| 5. **Work Completed This Application** | **1,100.00** (5) | |
| 6. Value of Work Completed to Date (per attached Schedule of Values) | | 144,398.07 (6) |
| 7. Total Prior Retainage | 7,164.90 (7) | |
| 8. Amount retained w/This Application | 55.00 (8) | |
| 9. Total Retainage to Date (7 + 8) | | 7,219.90 (9) |
| 10. Work Completed, Minus Retainage (6 - 9) | | 137,178.17 (10) |
| 11. Less Previous Payments Received | 136,133.17 (11) | |
| 12. **AMOUNT OF THIS REQUEST (10 - 11)** | | **1,045.00** (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 August 5, 2026

C.W. Wood Plumbing, Inc.
Company Name

W Scott Wood
Signature

W. Scott Wood, President
Printed Name and Title

State of Florida County of Duval

foregoing instrument was acknowledged before me this 5th date of August, 2026 by W. Scott Wood (name) as President (title) for C.W. Wood Plumbing Inc. (company name)

? Personally Known

? Produced ID ______

Notary Marian F. Rosenberger

Notary Seal:

My Commission Expires: March 28, 2030

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

RN STATEMENT

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

| e | ress | Remaining Unpaid |
|---|---|---|
| | | |
| | | |
| n/a | | |
| | | |
| | | |

Final Clean

O'Reilly AUTO PARTS.
PROFESSIONAL PARTS PEOPLE

12510 SAN JOSE BLVD
JACKSONVILLE, FL 32223
(904) 292-1863
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 09:00 AM-08:00 PM

Counter #: 342172 Jennifer
Date: 07/01/2026 12:09 PM Drawer: 7
Invoice #: 4586-286809 4586WS165

SCP J70-5 164.97 T
BRIGHTENER 3 @ 54.99 EA
MANUFACTURER'S DEFECT WARRANTY
Estimated In Store 7/2/2026
DC or Hub Pickup

3 Items

| | |
|---|---|
| Sub-Total | 164.97 |
| Sales Tax | 12.37 |
| Total | 177.34 |
| AX 1946 | 177.34 |

AX XXXXXXXXXXX1946 Auth CD: 830358
REF# 824379377479

Chip Indicator: Y
AID: A000000025010801
AMERICAN EXPRESS
TVR: 0000008000
TSI: E800
IAD: 06660103A0A002

Warranty/Garantia:
www.oreillyauto.com/warranty

00458620260701002868090

Thank you for Shopping at
O'Reilly Auto Parts!

Got Feedback? Scan the QR code or visit
OREILLYCARES.COM to complete a survey to
get $10 off your next purchase of $25 or
more. Participa en Español.

Final Clean

# Customer Receipt

6/11/2026, 7:45 AM EDT

Store # 1324

**Sales Person** TVH343 **Store Phone #** (904) 417-4600

**Location** 230 DURBIN PAVILION DR, SAINT JOHNS, FL 32259

## Customer Information

**BARBARA COSTANZO**
(904) 284-8321
AP@CARLTONCONSTRUCTION.NET

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

**Order #** H1324-335353

**Receipt #** TBD after payment is processed

**PO / Job Name** ever range

## Carryout

**Runner Name**
Ben C

| # | Item Description | Model # | SKU # | Unit Price | Qty | Subtotal |
|---|---|---|---|---|---|---|
| 01 | Goof Off 1 Gal. RustAid Outdoor Rust Stain Remover | N/A | 759937 | $19.98 / each | 3 | $59.94 |

**90 DAY RETURN POLICY.** The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

**Pro Xtra 2026**
**Member Statement** (as of 06/10)

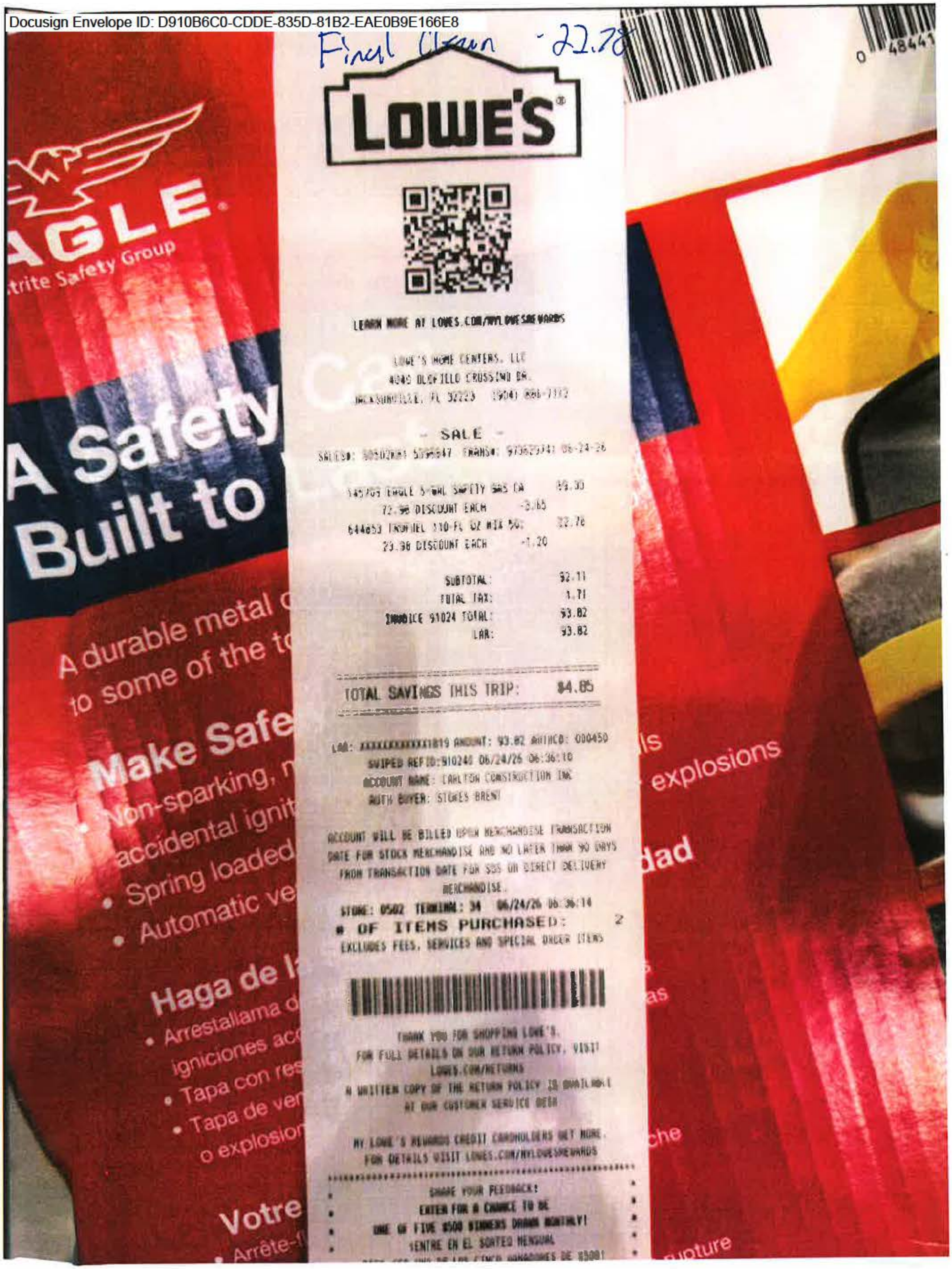
| Pro Xtra Spend | Pro Xtra Savings |
|---|---|
| $24,973.43 | $677.97 |

Visit ProXtra: https://www.homedepot.com/c/Pro_Xtra

## Payment Method

06/11/2026
7:47 AM EDT The Home Depot 7239 **Charged** $64.16

| | |
|---|---|
| **Subtotal** | $59.94 |
| **Discounts** | -$0.00 |
| **Sales Tax** | $4.22 |
| **Order Total** | $64.16 |
| **Balance Due** | $0.00 |

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LOWE'S HOME CENTERS, LLC
4040 OLDFIELD CROSSING DR.
JACKSONVILLE, FL 32223 (904) 886-7112

- SALE -

SALES#: S0502KB4 5398647 TRANS#: 97362934 06-24-26

| | | |
|---|---|---|
| 545709 EAGLE 5-GAL SAFETY GAS CA | | 69.33 |
| 72.98 DISCOUNT EACH | -3.65 | |
| 644853 TRUFUEL 110-FL OZ MIX 50: | | 22.78 |
| 23.98 DISCOUNT EACH | -1.20 | |

| | |
|---|---|
| SUBTOTAL: | 92.11 |
| TOTAL TAX: | 1.71 |
| INVOICE 91024 TOTAL: | 93.82 |
| LAR: | 93.82 |

TOTAL SAVINGS THIS TRIP: $4.85

LAR: XXXXXXXXXXXX1819 AMOUNT: 93.82 AUTHCD: 000450
SWIPED REFID:910240 06/24/26 06:36:10
ACCOUNT NAME: CARLTON CONSTRUCTION INC
AUTH BUYER: STOKES BRENT

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 0502 TERMINAL: 34 06/24/26 06:36:14
# OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

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ENTER FOR A CHANCE TO BE
ONE OF FIVE $500 WINNERS DRAWN MONTHLY!
¡ENTRE EN EL SORTEO MENSUAL
[illegible]

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

# CONDITIONAL WAIVER AND RELEASE OF LIEN

| | |
|---|---|
| Project Name/Number: The Grove @ EverRange Amenity | |
| Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256 | |
| Payment Amount: $ 100,657.34 | |
| Through Date: 7/31/2026 | |
| Owner: Coastal Ridge Community Development District | |

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

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

| | |
|---|---|
| Company Name: Carlton Construction, Inc. | |
| Signature: [signature] | |
| Print Name: Anthony Cantu | |
| Title: Project Manager | |
| Date of Signature: 8/5/26 | |

## ACKNOWLEDGMENT

STATE OF Florida )

COUNTY OF Clay )

Personally appeared before me, this 5th day of August, 20 26, Anthony Cantu, who being duly sworn on oath says that he/she is Project Manager of Carlton Construction, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature: [signature]
Printed Name: Riley Zylstra

NOTARY PUBLIC – STATE OF: FL
NOTARY STAMP

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336813
My Commission Expires: 11/30/2026