COASTAL RIDGE
Community Development District

OCTOBER 6, 2026

AGENDA

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

September 29, 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, October 6, 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 September 1, 2026 Meeting

IV. Ratification of Carlton Construction Change Order Nos. 9 and 10

V. Consideration of Resolution 2027-01, Accepting Dedication of Phase 1 Commons Areas

VI. Ratification of Conveyances Relating to Reuse Delivery Station 1

VII. Consideration of Boundary Amendment Funding Agreement

VIII. Consideration of EverRange Trademark License Agreement

IX. Consideration of eTown Trademark License Agreement

X. Discussion of Amenity Facility Policies Updates

XI. Consideration of Authorizing Resolution for the Florida PRIME Account

XII. Staff Reports
   A. District Counsel

   B. District Engineer – Approval of Requisition Summary

C. District Manager – Update on Fiscal Year 2026 Goals & Objectives

D. General Manager – Report

XIII. Financial Reports

A. Financial Statements as of August 31, 2026

B. Approval of Check Register

C. Ratification of Construction Funding Request Nos. 9-12

XIV. Supervisors' Requests and Audience Comments

XV. Next Scheduled Meeting – November 3, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

XVI. 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, September 1, 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
Dana Harden	Vesta Property Services
Marcy Pollicino	Vesta Property Services
Matt Biagetti	GMS, LLC

The following is a summary of the discussions and actions taken at the September 1, 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 August 4, 2026 Meeting**

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

> On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, the August 4, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Acquisition of Improvements**

A. Rustic Ridge Drive Landscape Improvements
B. EverRange Parkway Phase 1 Landscape Improvements
C. EverRange Monument Signs
D. Requisitions

Ms. Buchanan stated that the goal is to acquire the listed improvements as they are close to completion or already completed. It was noted the acquisition requires the District to pay for the work as bond proceeds are available. The enclosed documents included a description of the improvements. Once the documents are executed, it is anticipated staff would move forward with requisitions for the amounts included in the packages. Reimbursements of roughly $300,000, $2 million, and $635,000 would be expected.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the acquisition documents were approved in substantial form.

FIFTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amenity Rules and Rates; Consideration of Resolution 2026-06**

Mr. Oliver presented the proposed policies for review, noting changes were made to remove the word patrons, and to define residents while stating that other people will also have the same benefits and restrictions as residents for consistency. A few points required board direction, including hours for the pickleball courts.

Mr. Rudolph suggested 7am to 10pm.

Ms. Buchanan asked for confirmation that the back and covered patios will be available for rent, and that the Board is okay with allowing catch and release fishing in the ponds.

Next, Mr. Oliver informed the Board the rates that were noticed were $4,500 for a non-resident annual user fee, $100 for the back patio rental fee, $100 for use of the pool during a rental, $50 for a rental security deposit and $25 for returned checks.

Mr. Hewins questioned the alcohol requirements for rentals.

Mr. Oliver responded that he would work with Ms. Buchanan for the appropriate language regarding insurance coverage and requirement for a bartender for alcohol service.

On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the amenity policies were approved in substantial form.

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

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

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

Ms. Buchanan stated that the rates being adopted would incorporate the amenity rates and rental rates just discussed. The suspension policies give amenity facility staff the ability to remove access depending on the type of event until the Board can review the suspension. The different events that might cause suspension were detailed.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the suspension and termination of privilege policies and rates were approved.

SIXTH ORDER OF BUSINESS **Consideration of Lease Agreement for Use of Amenity Center**

Mr. Oliver stated that the lease agreement is for use of the amenity center by onsite staff, as well as for the information center.

On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the lease agreement with EvrDev, LLC was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Amending the District's Boundaries**

Ms. Buchanan stated that when the District was initially established it was always contemplated there would be additional expansion parcels added to the district. The landowner has asked the District to move forward with amending the boundaries. The first step is identifying the parcels and adopting a resolution authorizing the inclusion of the parcels in the District's boundaries. The resolution authorizes staff to file a petition for a boundary amendment with the City of Jacksonville and authorizes the Chair, Vice Chair and District Counsel to act as agents during that process. A sketch of the parcels was included in the agenda package. Issuing bonds is being contemplated for the future.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-07, amending the District's boundaries was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

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

B. District Engineer – Approval of Requisition Summary

A requisition summary including requisition numbers 113 through 117 was presented to the Board for their review.

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

Ms. Buchanan asked if the requisitions associated with the acquisition of improvements should be processed from the outstanding bond proceeds.

Mr. Rudolph responded that they should.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the requisitions associated with the acquisition of improvements were approved in substantial form.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager

1. Report

A copy of the General Manager's report was included in the agenda package for the Board's review. Ms. Pollicino informed the Board of how the grand opening event went. Next, Ms. Pollicino presented quotes for holiday lighting and pest control.

> On MOTION by Mr. Barbour seconded by Mr. Ray, with all in favor, the proposal from Trad's Pest Control totaling $194 per month was approved.

> On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the proposal from M&G Lighting for the roof line and six palm trees totaling $2,957.82 was approved.

2. Proposal from Vak Pak for Pool Equipment Preventative Maintenance

Ms. Pollicino presented the proposal totaling $838.66 per quarter.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the proposal from Vak Pak was approved.

NINTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 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 $931,780.66 was included in the agenda package for the Board's review.

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

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

Copies of construction funding request numbers seven and eight totaling $7,451.46 and $105,239.34 were presented to the Board for their review.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, construction funding request numbers seven and eight were approved.

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

There being none, the next item followed.

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

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

CARLTON
CONSTRUCTION

License: CGC 1508883

Change Order

Order#: 009

Order Date: 8/24/2026

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

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

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Order By: Anthony Cantu

Summary:

PCO 047 - Pool Backwash Sump Swale Redesign	$0.00
PCO 048 - Pool Gate Height Extensions	$0.00
PCO 049 - Budget Reconciliation	$0.00

Notes

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

Approved Amount of Change | **0.00**

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-2,418,787.08
The Contract Sum prior to this Change Order	9,790,414.69
The Contract Sum would be changed by this Change Order	0.00
The new Contract Sum including this Change Order will be	9,790,414.69
The Contract Time will be changed by	

Owner _____ Date 9/3/2024

Contractor _____ Date 8/24/26

CARLTON CONSTRUCTION

PCO #047

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

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

Prime Contract Potential Change Order #047: Pool Backwash Sump Swale Redesign

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	047 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	**CREATED DATE:**	8/17/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Pool Backwash Sump Swale Redesign

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish all labor and material required for Pool Backwash Swale Redesign. Includes Vallencourt, Crown Pools, and Sunstate Landscaping Cost.

ATTACHMENTS:
Everrange 25A Amenity CO-10.pdf , _CO#9 - EverRange - Backwash Drain Line.pdf , _Prime Change Order.pdf

#	Budget Code	Description	Amount
1	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Cost for Backwash Sump Repair	$14,015.91
2	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Furnish and install new bahia sod to cover pool swale rework.	$10,754.80
3	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	Provide material and labor to rework Sump Box for Pool Swale Drainage.	$5,685.00
4	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	Remaining FF&E Allowance Used to Cover Backwash Swale Rework	$(30,455.71)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

CARLTON CONSTRUCTION

PCO #047

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

Shawn Bliss 8/25/26
SIGNATURE **DATE**

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

9/3/26
SIGNATURE **DATE**

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

8/24/26
SIGNATURE **DATE**

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman

VALLENCOURT
Construction Co. Inc.

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

CHANGE ORDER #10

Project : EverRange Parcel 25A Amenity Center
EverRange Parkway
Jacksonville, FL. 32254

ATTN:

Date : 5/18/2026

To : Carlton Construction, Inc.
4615 US Hwy 17, Suite 1
Fleming Island, FL 32003

VCC Job # 202564

Contract # SC-7500

Scope:

Item	Description	Qty.	Units	Unit Price	Total
1	**Swale Re-Grading**				
1.1	Small Excavator	40	Hr	$ 43.43	$ 1,737.20
1.2	Skid Steer	40	Hr	$ 38.89	$ 1,555.60
1.3	2 - Operators	80	Hr	$ 38.15	$ 3,052.00
1.4	2 - Survey	20	Hr	$ 74.04	$ 1,480.80
1.5	Tansport	1	LS	$ 750.00	$ 750.00
2	**Materials**				
2.1	RipRap w/ Trucking	1	LS	$ 3,366.14	$ 3,366.14
2.2	Misc Pipe	1	LS	$ 800.00	$ 800.00
					$ 12,741.74
				10% OH&P	$ 1,274.17
				Net Total	**$14,015.91**

Contract Time To Be Extend ___Days

The Original Contract Sum Was	$	927,517.97
Net Changed by Previously Authorized Requests and Change Orders	$	(8,766.73)
The Contract Sum Prior to This Change Order was	$	918,751.24
The Contract Sum Will be Increased		$14,015.91
The New Contract Sum Including This Change Order	$	932,767.15

Vallencourt Construction Co., Inc.

By: _____
Hunter Pruitt

Date: _____

Carlton Construction, Inc.

By: _____
Print Name:

Date: _____

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order Request

Order#: 10

Order Date: 08/04/2026

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

Project: 2025022
Ever Range Amenity

FL 32003

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: **Customer Order:** Specifications Attached ☐

Description of Work	Amount
Additional 14,000 sqft of Bahia behind pump area.	9,352.00
O&P	1,402.80

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

Requested Amount of Change **10,754.80**

The original Contract Sum was	561,443.72
Net change by previous Change Orders	55,449.71
The Contract Sum prior to this Change Order	616,893.43
The Contract Sum will be changed by this Change Order	10,754.80
The new Contract Sum including this Change Order will be	627,648.23
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____

3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

EverRange

August 5, 2026 CO#9

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

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

Labor and Material associated with the following items below:

Extend Backwash line outside of Equipment area	$5,685.00
Change Order Total	**$$5,685.00**

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

Print: _____ Title: _____

Signature: _____ Date: _____

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

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

CARLTON CONSTRUCTION

PCO #048

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

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

Prime Contract Potential Change Order #048: Pool Gate Height Extensions

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	048 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu (Carlton Construction, Inc.)
STATUS:	Pending - In Review	**CREATED DATE:**	8/24/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Pool Gate Height Extensions

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish and install height extensions for (3) double pool gates and side panels.

ATTACHMENTS:
The Grove - Pool Gate Top Extensions.pdf

#	Budget Code	Description	Amount
1	40.2000-2833.000.Subcontract Construction.Aluminum Pool Fencing.Subcontract	Pool Extensions for 3 Gates	$7,500.00
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FFE allowance used to cover added pool gate extensions	$(7,500.00)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 8/25/26
SIGNATURE **DATE**

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

9/3/24
SIGNATURE **DATE**

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

8/24/26
SIGNATURE **DATE**

SUPERIOR FENCE&RAIL, INC.
WHERE QUALITY MATTERS

BID

Date: 08/17/2026

Superior Fence & Rail
11251 Phillips Parkway Drive E
Jacksonville, FL 32256
Office: (904) 683-6349
Fax: (904) 683-6408
Project Manager/Estimator: Zac Small
Cell: (904) 410-7277
Email: zac.small@superiorfenceandrail.com

Company: Carlton Construction, Inc.
Address: 4615 Hwy 17 #1, Fleming Island, FL 32003
Office Number: (904) 901-0941
Contact: Anthony Cantu
Cell: (904) 887-1979
Email: anthony@carltonconstruction.net

Project Name:	Project Location:	Bid Scope(s):
The Grove at EverRange - Pool Gate Extensions	12858 Ever Range Parkway, Jacksonville FL 32256	Pool Gate Extensions

QTY	Unit	Scope Specifications	Unit Price	Total
		Pool Gate 8" Top Extension		
3	Sets	**Fabricate & Install (3) 4-piece Pool Gate Top Extensions w/ Pickets & Expanded Metal Infill** - 1x2 Channel - ¾" Pickets to match Existing Gate - Expanded Metal Infill to match Existing Gate - Gate Upright Extension w/ External Flat Bar Tab - Gate Post Extension w/ Internal Sleeve - Mechanically Fastened - Powder Coat Black to match Existing Gate	$2,500.00	$7,500.00
In Our Scope		- All mobilizations in continuous sequence - All Equipment - All Supervision for Scopes listed - Labor to Install		
Not In Our Scope		- Permits - Disposal of Soil- Will be Spread out onsite - Bonding - Conduit & Electrical		
	Total:	$7,500.00		

This is a quotation on the goods named, subject to the conditions noted below:

Due to the volatility of pricing in the current fence material supply chain we reserve the right to renegotiate the price of this contract after 30 Days from Bid Date.

RESPONSIBILITIES OF SUPERIOR FENCE & RAIL:
To perform those items listed in the aforementioned scope of work

RESPONSIBILITIES OF GC OR OWNER:
Work area to be made accessible for fence crews, equipment and material suppliers prior to mobilization and maintained throughout the project
Superior Fence & Rail not responsible for damage incurred to site due to accessing the job
Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project
Provide a lay down area (if needed) for material stockpiled/stored on project
SUPERIOR FENCE & RAIL not responsible for damaged, missing or stolen material stockpiled/stored on project
Provide dumpsters as needed for removed, non-salvageable or refuse material
Haul away and dispose of removed, non-salvageable or refuse material
When installation requires attachment to concrete structure (i.e.: sidewalks, c.m.u. walls, etc.), all required concrete work by Owner

CARLTON CONSTRUCTION

PCO #049

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

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

Prime Contract Potential Change Order #049: Budget Reconciliation

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	049 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	8/24/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Budget Reconciliation

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Budget Reconciliation to cover negative line-item balances on Pay Application.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	40.2000-2112.000.Subcontract Construction.Fine Grading.Subcontract	2526 Paver Budget Used to Cover Overage on 2112 Fine Grading	$3,467.10
2	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	2526 Paver Budget Used to Cover Overage on 2112 Fine Grading	$(3,467.10)
3	40.2000-2105.000.Subcontract Construction.Surveying & Layout.Subcontract	2526 Paver Budget Used to Cover Overage on 2105 Surveying and Layout	$2,497.50
4	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	2526 Paver Budget Used to Cover Overage on 2105 Surveying and Layout	$(2,497.50)
5	40.13000-13300.000.Subcontract Construction.Prefabricated Shade Structures.Subcontract	2526 Paver Budget Used to Cover Overage on 13300 Shade Structure	$336.61
6	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	2526 Paver Budget Used to Cover Overage on 13300 Shade Structure	$(336.61)
7	40.1000-1875.000.Subcontract Construction.Final Clean.Subcontract	2526 Paver Budget Used to Cover Overage on 1875 Final Cleaning	$2,953.74

CARLTON CONSTRUCTION

PCO #049

#	Budget Code	Description	Amount
8	40.2000-2526.000.Subcontract Construction.Concrete Pavers.Subcontract	2526 Paver Budget Used to Cover Overage on 1875 Final Cleaning	$(2,953.74)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 8/25/26
SIGNATURE **DATE**

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

9/3/24
SIGNATURE **DATE**

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

8/24/26
SIGNATURE **DATE**

CARLTON CONSTRUCTION

License: CGC 1508883

Change Order

Order#: 010

Order Date: 9/23/2026

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

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

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Order By: Anthony Cantu

Summary:

PCO 050 - Operating DEP Permits	$0.00
PCO 051 - Additional Scope Pool Backwash Sump Swale	$0.00
PCO 052 - French Drain at Lakeside Pavillion Pond Bank	$0.00
PCO 053 - Additional Waste Bin in Womens Restroom	$0.00
PCO 054 - CE #008 - Owner Direct Purchase	$0.00
PCO 055 - Lakeside Pavillion Pool Gate Repair	$0.00

Notes

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

Approved Amount of Change **0.00**

The original Contract Sum was	12,209,201.77
Net change by previous change Orders	-2,418,787.08
The Contract Sum prior to this Change Order	9,790,414.69
The Contract Sum would be changed by this Change Order	0.00
The new Contract Sum including this Change Order will be	9,790,414.69
The Contract Time will be changed by	

Owner _____ Date _____

Contractor _____ Date 9/23/26

CARLTON CONSTRUCTION

PCO #050

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

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

Prime Contract Potential Change Order #050: Operating DEP Permits

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	050 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Operating DEP Permits

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
FDEP Operating Permits Paid for by Crown during construction to keep the project moving forward.

ATTACHMENTS:
IWF Operating Permit Fee Invoice 6-30-27.pdf , Pool Operating Permit Fee Invoice 6-30-27.pdf

#	Budget Code	Description	Amount
1	40.13000-13152.000.Subcontract Construction.Swimming Pools.Subcontract	Operating Permits Pool and Splash Pad	$527.76
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E Allowance used to cover DEP Operating Permits	$(527.76)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

9/23/26
SIGNATURE **DATE**

CROWN POOLS, INC.

3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #	904-858-4300

Invoice

Date	Invoice #
6/30/2026	IWF Op Per
Terms	**Due Date**
net 45	8/14/2026

Bill To

THE GROVE AT EVERRANGE
C/O CARLTON CONSTRUCTION
4615 US 17 #1
FLEMING ISLAND, FL 32003

Ship To

THE GROVE AT EVERRANGE
12858 EVERRANGE PARKWAY
JACKSONVILLE, FL 32256

Quantity	Description	Rate	Serviced	Amount
1	Splash Pad / IWF Operting Permit Fee with Credit Card fee	322.90		322.90
			Total Invoice	$322.90

All Credit Card Payments will have a 3% processing fee added.	**Payment / Credits Applied**	$0.00
A $25.00 LATE FEE will automatically be added to account.over 60 days.	**Invoice Balance**	$322.90

CROWN POOLS, INC.

3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #	904-858-4300

Invoice

Date	Invoice #
6/30/2026	Pool Op Per
Terms	**Due Date**
net 45	8/14/2026

Bill To

THE GROVE AT EVERRANGE
C/O CARLTON CONSTRUCTION
4615 US 17 #1
FLEMING ISLAND, FL 32003

Ship To

THE GROVE AT EVERRANGE
12858 EVERRANGE PARKWAY
JACKSONVILLE, FL 32256

Quantity	Description	Rate	Serviced	Amount
1	Pool Operting Permit Fee with Credit Card fee	204.86		204.86
			Total Invoice	$204.86

All Credit Card Payments will have a 3% processing fee added.

A $25.00 LATE FEE will automatically be added to account.over 60 days.

Payment / Credits Applied	$0.00
Invoice Balance	$204.86
Job Total Balance	$166,256.94

CARLTON CONSTRUCTION

PCO #051

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

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

Prime Contract Potential Change Order #051: Additional Scope Pool Backwash Sump Swale

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	051 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Additional Scope Pool Backwash Sump Swale

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Additional work to backwash swale requested by owner. Vallencourt added additional rock to swale.

ATTACHMENTS:
Everrange 25A Amenity CO-11.pdf

#	Budget Code	Description	Amount
1	40.2000-2660.000.Subcontract Construction.Water Distribution.Subcontract	Additional Rock for Backwash Swale per Owner's Request	$7,178.09
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E allowance used to cover additional backwash swale work	$(7,178.09)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

J Anthony Cantu 9/23/26
SIGNATURE **DATE**

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman

VALLENCOURT
Construction Co. Inc.

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

CHANGE ORDER #11

Project : EverRange Parcel 25A Amenity Center
EverRange Parkway
Jacksonville, FL. 32254

ATTN:

Date : 9/8/2026

To : Carlton Construction, Inc.
4615 US Hwy 17, Suite 1
Fleming Island, FL 32003

VCC Job # 202564

Contract # SC-7500

Scope:

Item	Description	Qty.	Units	Unit Price	Total
1	**Swale Re-Grading (3rd Time)**				
1.1	Small Excavator	20	Hr	$ 43.43	$ 868.60
1.2	Skid Steer	20	Hr	$ 38.89	$ 777.80
1.3	2 - Operators	20	Hr	$ 38.15	$ 763.00
1.5	Tansport	1	LS	$ 750.00	$ 750.00
2	**Materials**				
2.1	RipRap w/ Trucking	1	LS	$ 3,366.14	$ 3,366.14
					$ 6,525.54
				10% OH&P	$ 652.55
				Net Total	**$7,178.09**

Contract Time To Be Extend ___Days

The Original Contract Sum Was	$ 927,517.97
Net Changed by Previously Authorized Requests and Change Orders	$ 5,249.18
The Contract Sum Prior to This Change Order was	$ 932,767.15
The Contract Sum Will be Increased	$7,178.09
The New Contract Sum Including This Change Order	$ 939,945.24

Vallencourt Construction Co., Inc.

By: _____
Hunter Pruitt

Date: _____

Carlton Construction, Inc.

By: _____
Print Name:

Date: _____

CARLTON CONSTRUCTION

PCO #052

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

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

Prime Contract Potential Change Order #052: French Drain at Lakeside Pavillion Pond Bank

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	052 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: French Drain at Lakeside Pavillion Pond Bank

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish all labor, material and equipment to properly install French drain as per Sunstate Landscaping's proposed design to prevent washout near Lakeside Pavillion pond.

ATTACHMENTS:
SKM_C450i26072314280.pdf , _The Grove Drainage.pdf

#	Budget Code	Description	Amount
1	40.2000-2900.000.Subcontract Construction.Landscaping.Subcontract	Additional Drainage to prevent washout	$5,237.10
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E allowance used to cover additional drainage	$(5,237.10)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

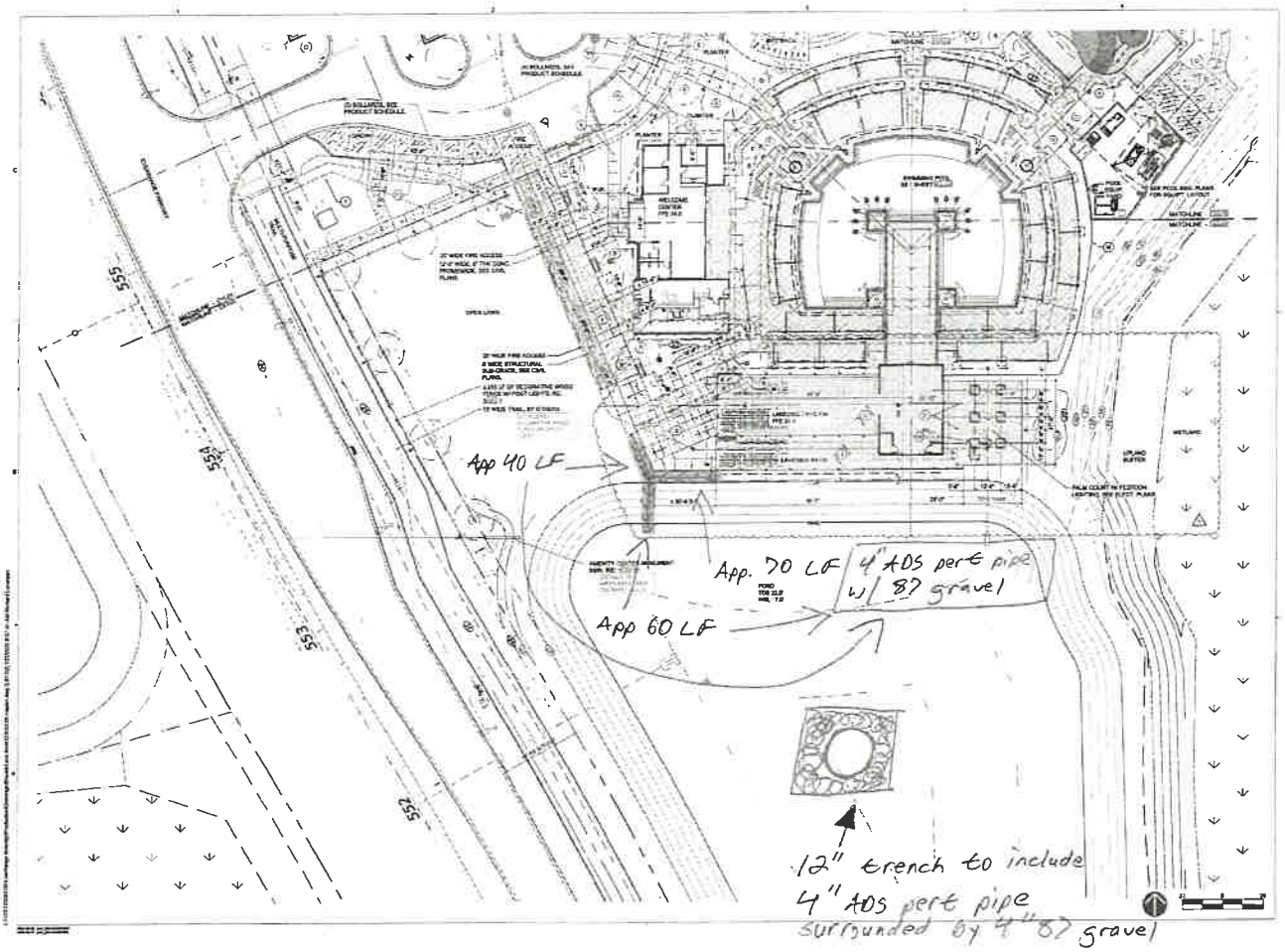
Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

9/23/26
SIGNATURE **DATE**



PROSSER | PRIMER

Prosser, Inc. A Pirtle AE Company
13831 Bolton Park Drive South, Suite 202
Jacksonville, Florida 32224-0229
904.739.3363

EVRDEV, LLC

The Grove at EverRange

ISSUE FOR PERMIT

DATE: 11/12/25
PROJECT NO.: 025015
DESIGNED BY: WN
DRAWN BY: WN
SCALE: AS NOTED

No.	Date	Revision
1	8.15.25	60% PRELIM SET CLARIFICATIONS

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

LANDSCAPE SITE LAYOUT PLAN

RICHARD R. LOMERCAS
FL Lic. No. LA 6666
DATE:

LS1.02
SHEET

Sun State Nursery & Landscaping, LLC
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

License:

Change Order Request

Order#: 4

Order Date: 07/23/2026

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

Project: 2025022
Ever Range Amenity

FL 32003

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: **Customer Order:** Specifications Attached ☐

Description of Work	Amount
Added Drainage	4,554.00
O&P	683.10

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

Requested Amount of Change **5,237.10**

The original Contract Sum was	561,443.72
Net change by previous Change Orders	55,449.71
The Contract Sum prior to this Change Order	616,893.43
The Contract Sum will be changed by this Change Order	5,237.10
The new Contract Sum including this Change Order will be	622,130.53
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____

CARLTON CONSTRUCTION

PCO #053

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

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

Prime Contract Potential Change Order #053: Additional Waste Bin in Womens Restroom

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	053 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Additional Waste Bin in Womens Restroom

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish and install Waste Bin in Womens Restroom. Not shown on drawings.

ATTACHMENTS:
Screenshot 2026-09-11 153122.png

#	Budget Code	Description	Amount
1	40.10000-10800.000.Subcontract Construction.Bath Accessories.Subcontract	Furnish and Install Waste Bin for Womens Restroom. Labor = 1 Man * 1 Hour	$461.55
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF&E used to cover added waste bin and labor	$(461.55)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

9/23/26
SIGNATURE **DATE**

Order TR - 303121662

Thank you for your purchase!

Hi Janet, we're getting your order ready to be shipped. We will notify you when it has been sent.

[redacted]

or Visit our store

Order summary



Bradley Elvari Series Napkin Disposal - Stainless, Surface Mounted - 4B2-110000-BR, Brushed Brass × 1 — **$382.84**

Subtotal	**$382.84**
Shipping	**$0.00**
Florida State Tax	**$22.97**
Clay County Tax	**$5.74**
Total	**$411.55 USD**

CARLTON CONSTRUCTION

PCO #054

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

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

Prime Contract Potential Change Order #054: CE #008 - Owner Direct Purchase

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	054 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: CE #008 - Owner Direct Purchase

CHANGE REASON: No Change Reason

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

ATTACHMENTS:

#	Budget Code	Description	Amount
1	40.16000-16100.000.Subcontract Construction.Electrical Wiring.Subcontract	Lamp Sales - Correction to ODP amount	$(3,812.59)
2	40.2000-2510.000.Subcontract Construction.Asphalt Paving.Subcontract	Preferred Material - Corrections to ODP amount	$6,839.26
3	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF& E allowance used to cover corrections to ODP amounts.	$(3,026.67)
		Subtotal:	**$0.00**
		P&P Bond (0.00%):	$0.00
		Liability Insurance (0.00%):	$0.00
		CM Fee (0.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

9/23/26
SIGNATURE **DATE**

Subcontractor:	Vallencourt	**Purchase Order Number:**	EVERR-029
Vendor:	Preferred Mat'l	**PO Amount:**	$ 42,500.00
Material Description:	Pickleball noise curtain	**Sales Tax:**	$ 2,625.00
		Contract Deduct:	$ 45,125.00

Invoice Date MM/DD/YYYY	Invoice Number	Amount	Vendor Invoices Including Tax	Balance	Comments
4/30/2026	21515057	$ 34,364.65	$ 2,233.70		
5/1/2026	2515058	$ 1,584.40	$ 102.99		
	Invoiced to Date	$ 35,949.05	PO Balance	$ -	
	Tax Savings to Date	$ 2,336.69			

Original Deduction to Contract	Total Invoice w/ Tax	Correction to ODP
$ 45,125.00	$ 38,285.74	$ 6,839.26

Subcontractor:	Kad Electic	**Purchase Order Number:**	EVERR-008
Vendor:	Lamp Sales	**PO Amount:**	$ 339,450.00
Material Description:	Lighting	**Sales Tax:**	$ 20,442.00
		Contract Deduct:	$ 359,892.00

Invoice Date	Invoice	Amount	Vendor Invoices	Balance	Comments
MM/DD/YYYY	Number		Including Tax		
1/17/2176	309446	$ 10,514.00	$ 705.84		
10/22/2025	309961	$ 34,780.00	$ 2,086.80		
11/11/2025	3010769	$ 2,540.00	$ 152.40		
11/11/2025	3010768	$ 40,850.00	$ 2,451.00		
12/1/2025	311402	$ 56,890.00	$ 3,413.40		
01.19.26	312947	$ 73,713.00	$ 4,422.78		
01.28.26	313352	$ 11,033.48	$ 662.01		
01.28.26	313351	$ 26.95	$ 1.62		
02.17.26	314160	$ 9,036.00	$ 542.16		
02.17.26	314519	$ 48,295.00	$ 2,897.70		
02.17.26	314158	$ 51,322.00	$ 3,079.32		
03.31.26	315693	$ 2,279.75	$ 136.79		
03.31.26	315689	$ 27,035.00	$ 1,622.10		
04.03.26	CM1719	$ (2,279.75)	$ (136.79)		
03.31.26	CM1717	$ (27,035.00)	$ (1,622.10)		
04.29.26	4280	$ 1,481.70	$ 88.90		
04.30.26	2697	$ 1,028.00	$ 61.68		
05.18.26	5302	$ 2,564.65	$ 153.88		
08.26.26	9528	$ (856.00)	$ (51.36)		
		$ (172.00)	$ (10.32)		
	Invoiced to Date	$ 343,046.78	PO Balance	$ -	
	Tax Savings to Date	$ 20,657.81			

Original Deduction to Contract	Total Invoice w/ Tax	Correction to ODP
$ 359,892.00	$ 363,704.59	$ (3,812.59)

CARLTON CONSTRUCTION

PCO #055

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

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

Prime Contract Potential Change Order #055: Lakeside Pavillion Pool Gate Repair

TO:	Coastal Ridge CDD 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	**FROM:**	Carlton Construction, Inc. 4615 US Highway 17, Suite 1 Fleming Island, Florida 32003
PCO NUMBER/REVISION:	055 / 0	**CONTRACT:**	202416 - EverRange Amenity
REQUEST RECEIVED FROM:		**CREATED BY:**	Anthony Cantu **(Carlton Construction, Inc.)**
STATUS:	Pending - In Review	**CREATED DATE:**	9/23/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$0.00

POTENTIAL CHANGE ORDER TITLE: Lakeside Pavillion Pool Gate Repair

CHANGE REASON: AHJ/Code Requirement

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #093 - Lakeside Pavillion Pool Gate Repair

ATTACHMENTS:
Invoice 7900.pdf

#	Budget Code	Description	Amount
1	40.2000-2833.000.Subcontract Construction.Aluminum Pool Fencing.Subcontract	Repair gate the appear to be stepped on by Lakesdie Pavillion. Added kick plate to avoid any future potential issues.	$1,100.00
2	40.12000-12600.000.Subcontract Construction.FF&E.Subcontract	FF& E allowance used to cover gate repair	$(1,100.00)
		Subtotal:	**$0.00**
		P&P Bond (0.79%):	$0.00
		Liability Insurance (1.10%):	$0.00
		CM Fee (5.00%):	$0.00
		Grand Total:	**$0.00**

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

Shawn Bliss 10/05/26
SIGNATURE **DATE**

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

SIGNATURE **DATE**

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

9/23/26
SIGNATURE **DATE**

INVOICE

Superior Fence & Rail of North Florida (Jacksonville)
5470 Highway Ave
Jacksonville, FL 32254-3637

office@fencingjacksonville.com
+1 (904) 683-6349

Carlton Construction:Carlton Construction EverRange Lakeside Pavilion Gate Repair Job #206758

Bill to
Carlton Construction EverRange Lakeside
Pavilion Gate Repair Job #206758
12858 Ever Range Parkway
Jacksonville, FL 32256 US

Ship to
Carlton Construction EverRange Lakeside
Pavilion Gate Repair Job #206758

Shipping info
Ship date: 09/21/2026

Invoice details
Invoice no.: 7900
Terms: Due on receipt
Invoice date: 09/21/2026
Due date: 11/21/2026

Sales Rep: Zachary Small

#	Product or service	Description	Amount
1.	**Repairs/service**	Furnish & Install (1) Repaired 4' H x 4' W Gate @ Lakeside Pavilion - 4' W Gate - ¾" Pickets - 2x3 Uprights - 1x2 Top channel - Welded Kickplate to Bottom - Locinox Tiger HInges - Locinox Sixty Lock w/ Electric Strike - Powder Coat Black - Temporary Gate in Place during Repairs (See email photo of Temp. Gate)	$1,100.00

Total **$1,100.00**

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-01

[PHASE 1]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF CONVEYANCE OF PROPERTY AND IMPROVEMENTS; AUTHORIZING, THE DEDICATION OF CERTAIN EASEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Improvement Plan for the Coastal Ridge Community Development District,* dated February 21, 2025, as supplemented (**"Capital Improvement Plan"** or **"CIP"**); and

WHEREAS, the District entered into that certain *Acquisition Agreement,* which set forth the process by which the District may acquire the improvements comprising the CIP ("**Improvements**"); and

WHEREAS, because the District either constructed or acquired Improvements on various tracts located on the EverRange Phase 1 Plat (the "**Property**") or already owns and operates improvements similar to the those on the Property in accordance with the Capital Improvement Plan, the District agrees to accept a conveyance of the Property and assume operation and maintenance responsibilities for the same.

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

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. The Board of Supervisors (**"Board"**) hereby authorizes and accepts the conveyance of the Property more particularly identified on the special warranty attached hereto as **Exhibit A**, and incorporated herein by reference (the "**Deed**").

SECTION 2. AUTHORIZING, CONFIRMING, AND APPROVING THE DEDICATION CERTAIN EASEMENTS. The Board authorizes and accepts the dedication of easements and maintenance obligations referenced on Coastal Ridge Phase 1**.** Such authorization and acceptance is hereby declared and affirmed as being in the best interests of the District is hereby authorized, approved, and confirmed by the Board.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of October, 2026.

ATTEST:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Special Warranty Deed

Exhibit A:

Special Warranty Deed

[Space above this line reserved for recording data

Prepared by and return to: Katie S. Buchanan Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301	

Property Appraiser's Parcel ID No(s).: 167901-0000, 167901-0010, 167901-0020, 167901-0030, 167901-0040, 167901-0050, 167901-0070,167901-0080, 167901-0090, 167901-0100, 167901-0110, 167901-00120, 167901-00130 (see Exhibit A)

Grantee's Address (for tax roll purposes):
475 West Town Place, Suite 114,
St. Augustine, Florida 32092

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this **"Deed"**) is made as of the ___ day of _____, 20___, by **EvrDev, LLC**, a Florida limited liability company, whose mailing address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 (**"Grantor"**), in favor of **Coastal Ridge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (**"Grantee"**).

RECITALS

WHEREAS, Grantor is the owner of certain real property located in the City of Jacksonville, Duval County, Florida, as more particularly described below; and

WHEREAS, Grantor desires to convey to Grantee certain tracts of land as shown on the plat of Ever Range Phase 1, recorded in Plat Book 85, Pages 95 through 115, of the Public Records of Duval County, Florida (the **"Plat"**); and

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all of the real property situated in Duval County, Florida, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the **"Property"**).

SUBJECT TO the matters set forth in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are applicable to the Property.

TO HAVE AND TO HOLD the Property, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, unto Grantee, its successors and assigns, in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the date first written above

Signed, sealed, and delivered
in the presence of:

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

GRANTOR:

EvrDev, LLC,
a Florida limited liability company

By: _____
Name: [_____]
Title: [_____]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 20___, by [_____], as [_____] of EvrDev, LLC, a Florida limited liability company, on behalf of the company. Such person(s) [is/are] personally known to me or has/have produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission Number: _____

EXHIBIT A

Legal Description of Conveyed Tracts

The following tracts as shown on the plat of Ever Range Phase 1, recorded in Plat Book 85, Pages 95 through 115, of the Public Records of Duval County, Florida:

Tract "A" (Open Space) (Folio No. 167901-0000)

Tract "B" (Stormwater Management Facility) (Folio No. 167901-0010)

Tract "C" (Open Space) (Folio No. 167901-0020)

Tract "D" (Open Space) (Folio No. 167901-0030)

Tract "E" (Stormwater Management Facility) (Folio No. 167901-0040)

Tract "H" (Stormwater Management Facility) (Folio No. 167901-0070)

Tract "I" (Open Space) (Folio No. 167901-0080)

Tract "J" (Stormwater Management Facility) (Folio No. 167901-0090)

Tract "K" (Open Space) (Folio No. 167901-0100)

Tract "M" (Open Space) (Folio No. 167901-0120)

Tract 1 (Conservation Area) (Folio No. 167901-0130)

(Tract "F" (Future Development Area), Tract "G" (Future Development Area), and Tract L (Commercial) as shown on the Plat, are expressly excluded from this conveyance and are retained by Grantor.)

EXHIBIT B

Permitted Encumbrances

The conveyance of the Property is subject to the following matters, to the extent applicable:

(a) Real property taxes and assessments for the year of closing and subsequent years, which are not yet due and payable;

(b) Drainage easements in favor of the City of Jacksonville, a Florida municipal corporation, affecting Tracts "B," "E," "H," and "J," as shown on the Plat;

(c) JEA utility easements, JEA-E underground electrical system and water/sewer utilities meter easements, JEA-EE underground electrical system easements, and 2.5-foot JEA access easements, as irrevocably dedicated on the Plat to JEA, its successors, and assigns, for the installation, maintenance, and operation of water, sewer, electric, and related utility infrastructure;

(d) Conservation easements in favor of the St. Johns River Water Management District affecting Tract 1, Tract 2, and Tract 3, as recorded in Official Records Book 20801, Page 1304, of the Public Records of Duval County, Florida, together with all restrictions, conditions, and limitations set forth therein pursuant to Section 704.06, Florida Statutes;

(e) Easements of record as shown on the Plat, including those referenced in Official Records Book 21517, Page 1196, and Official Records Book 21423, Page 2302, of the Public Records of Duval County, Florida;

(f) Cable television co-use rights within dedicated JEA-E and JEA utility easement corridors pursuant to Section 177.091(28), Florida Statutes;

(g) Rights-of-way, easements, restrictions, reservations, conditions, and limitations of record; and

(h) Applicable zoning, building, and land use regulations.

SIXTH ORDER OF BUSINESS

Prepared by and return to:
SAMUEL M. BELTRAMI, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

Project: EverRange – JEA Reuse Station #1

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of September, 2026 by and between **COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "Grantor"), and **JEA**, a body politic and corporate, whose address is 225 North Pearl Street, Jacksonville, Florida 32202 (the "Grantee").

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in Duval County, Florida, to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the Property was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance is made subject only to reservations, restrictions, and easements of record.

Grantor hereby covenants with Grantee that Grantor has complied with Section 196.295, Florida Statutes, with respect to taxes on the Property.

Signed and Sealed in Our
Presence as Witnesses:

GRANTOR:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

Sign Dawn Bartman
Print Dawn Bartman
Address 4314 Pablo Oaks Ct.
Jacksonville, FL 32224

By: [signature]
Print: Maurice Rudolph
Title: Chairman

Sign Megan Bonner
Print Megan Bonner
Address 4314 Pablo Oaks Court
Jacksonville, FL 32224

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 11th day of September, 2026, by means of (✓) physical presence or ( ) online notarization by Maurice Rudolph, the Chairman of COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the district. He/She is ✓ personally known to me or _____ has produced _____ as identification.

Megan Bonner
Print Megan Bonner
Notary Public, State and County aforesaid
Commission No.: HH726565
My commission expires: 10/1/29

(seal)

Notary Public State of Florida
Megan Renee Bonner
My Commission HH 726565
Expires 10/1/2029

EXHIBIT A

ETM SURVEYING & MAPPING
14775 Old St. Augustine Road, Jacksonville, Florida 32258
etminc.com | 904.642.8550

Revised September 22, 2025
May 14, 2025

Work Order No. 23-454.01
File No. 130A-27.01A

Reuse Delivery Station No. 1

A portion of Tracts "B" and "D", as depicted on Ever Range Phase 1, recorded in Plat Book 85, page 95, of the current Public Records of Duval County, Florida, being more particularly described as follows:

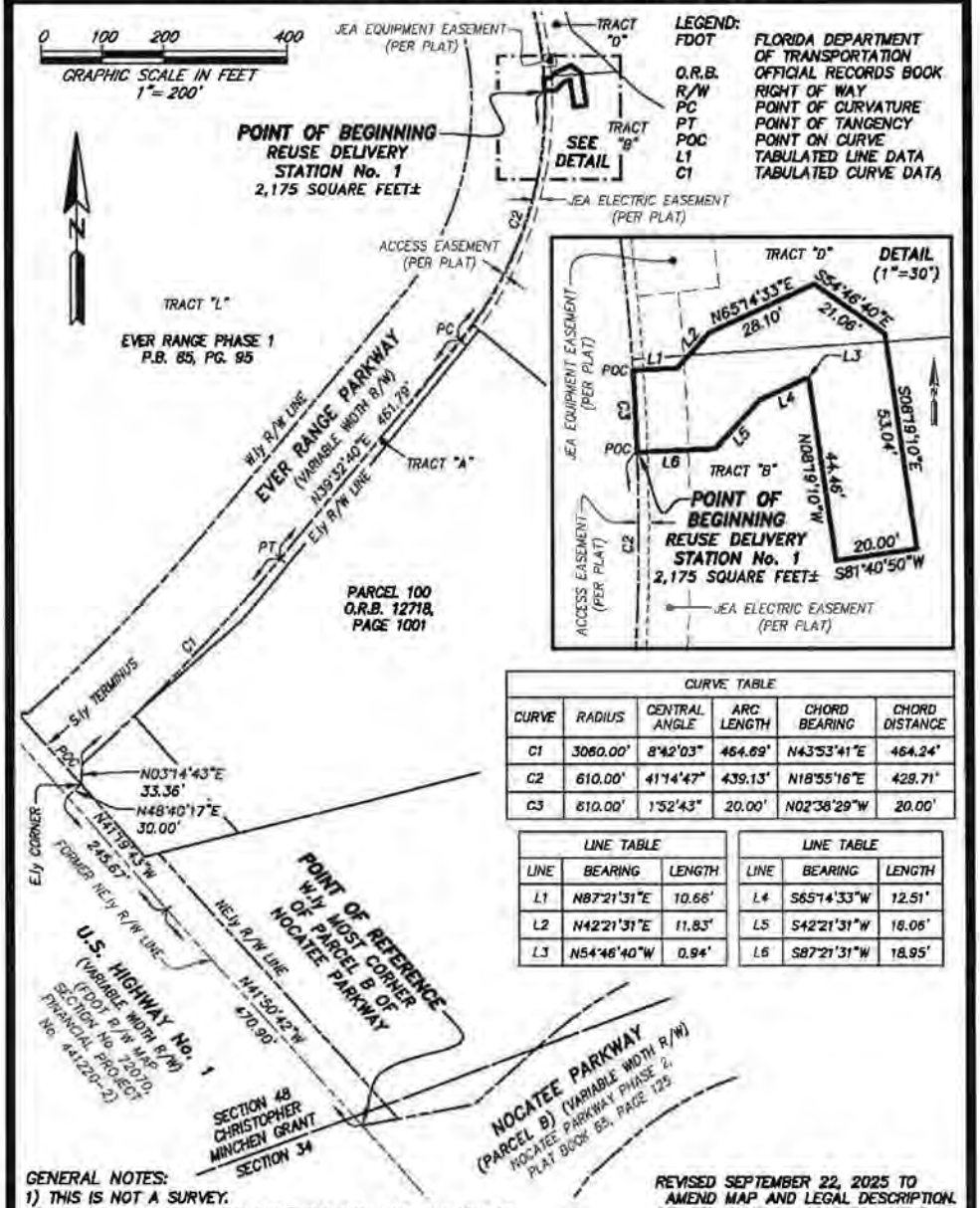
For a Point of Reference, commence at the Westerly most corner of Parcel B of Nocatee Parkway, a variable width right of way as depicted on Nocatee Parkway Phase 2, recorded in Plat Book 65, page 125, of said current Public Records, said corner lying on the former Northeasterly right of way line of U.S. Highway No. 1, a variable width right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 72070, Financial Project No. 441220-2; thence North 41°50'42" West, along said former Northeasterly right of way line, 470.90 feet; thence North 41°19'43" West, continuing along said former Northeasterly right of way line, 245.67 feet; thence North 48°40'17" East, departing said former Northeasterly right of way line, 30.00 feet to the Easterly corner of the Southerly terminus of Ever Range Parkway, a variable width right of way as depicted on said Ever Range Phase 1; thence Northeasterly along the Easterly right of way line of said Ever Range Phase 1 the following 4 courses: Course 1, thence North 03°14'43" East, 33.36 feet to a point on a non-tangent curve concave Northwesterly having a radius of 3060.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 08°42'03", an arc length of 464.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°53'41" East, 464.24 feet; Course 3, thence North 39°32'40" East, 461.79 feet to the point of curvature of a curve concave Westerly having a radius of 610.00 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 41°14'47", an arc length of 439.13 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 18°55'16" East, 429.71 feet.

From said Point of Beginning, thence Northerly, continuing along said Easterly right of way line of Ever Range Parkway and along the arc of a curve concave Westerly having a radius of 610.00 feet, through a central angle of 01°52'43", an arc length of 20.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°38'29" West, 20.00 feet; thence North 87°21'31" East, departing said Easterly right of way line and along a non-tangent line, 10.66 feet; thence North 42°21'31" East, 11.83 feet; thence North 65°14'33" East, 28.10 feet; thence South 54°46'40" East, 21.06 feet; thence South 08°19'10" East, 53.04 feet; thence South 81°40'50" West, 20.00 feet; thence North 08°19'10" West, 44.46 feet; thence North 54°46'40" West, 0.94 feet; thence South 65°14'33" West, 12.51 feet; thence South 42°21'31" West, 16.06 feet; thence South 87°21'31" West, 18.95 feet to the Point of Beginning.

Containing 2,175 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACTS "B" AND "D", AS DEPICTED ON EVER RANGE PHASE 1, RECORDED IN PLAT BOOK 85, PAGE 95, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3060.00'	8°42'03"	464.69'	N43°53'41"E	464.24'
C2	610.00'	41°14'47"	439.13'	N18°55'16"E	429.71'
C3	610.00'	1°52'43"	20.00'	N02°38'29"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°21'31"E	10.66'
L2	N42°21'31"E	11.83'
L3	N54°46'40"W	0.94'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S65°14'33"W	12.51'
L5	S42°21'31"W	18.06'
L6	S87°21'31"W	18.95'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF EVER RANGE PARKWAY AS BEING NORTH 39°32'40" EAST.

REVISED SEPTEMBER 22, 2025 TO AMEND MAP AND LEGAL DESCRIPTION.
REVISED JUNE 24, 2025 TO AMEND MAP AND LEGAL DESCRIPTION.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd. Jacksonville, Florida 32258
(904) 642-8550 www.etminc.com
Certificate of Authorization No: LB 3624

SCALE: 1"=200'
DATE: MAY 14, 2025

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6016

ORDER NO.: 23-454.01 FILE NO.: 130A-27.01A DRAWN BY: MH/BAC CAD FILE: E:\Survey\Mapping\Nocatee Road\Sketch\Everrange Reuse Delivery Station No.1 Rev2.dwg

SEVENTH ORDER OF BUSINESS

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this ___ day of _____, 2026, by and between:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Jacksonville, Florida ("**District**") with offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, and

EVRDEV, LLC, a Florida limited liability company, with offices located 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Developer**" and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* and by ordinance adopted by the City Council of the City of Jacksonville, Florida ("**City**"), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 1002.30 acres of land; and

WHEREAS, the District desires to amend its boundaries ("**Boundary Amendment**") to add certain lands to the District's boundaries; and

WHEREAS, pursuant to Resolution 2026-07, the District has authorized the Boundary Amendment, and, in consideration, Developers have agreed to fund all managerial, engineering, legal, and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

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

1. **PROVISION OF FUNDS.** Developers agree to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to affect the Boundary Amendment. Developers will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an

expeditious manner to affect the Boundary Amendment. The District shall not have any obligation to reimburse or repay Developers for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by any party under this Agreement shall entitle the other parties to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

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

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by all the parties hereto.

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

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement 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 to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of all the other parties.

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

12. **TERMINATION.** Any of the parties may terminate this Agreement upon a breach by either of the other parties, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach. Developer may terminate this Agreement without cause by providing fifteen (15) days' written notice of termination. In connection with any such termination of this Agreement without cause, Developer shall pay any and all Amendment Expenses incurred by the District as of the date when notice of termination is received by the District.

13. **PUBLIC RECORDS.** Developers understand and agree that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

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

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

17. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** This Agreement shall be effective after execution by all parties to this Agreement and shall remain in effect unless terminated by any of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

EVRDEV, LLC, a Florida limited liability company

_____
Witness

_____
By: _____
Its: _____

EIGHTH ORDER OF BUSINESS

TRADEMARK LICENSE AGREEMENT

THIS TRADEMARK LICENSE AGREEMENT (the "**Agreement**") is entered into this ____ day of _____, 2026 by and between SPHBC, Inc., a Florida corporation, with offices at 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Licensor**") and the Coastal Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with offices at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL 32092 ("**Licensee**" or "**District**"). Licensor and Licensee may be referred to herein together as the "Parties" and each individually as a "Party".

WHEREAS, Licensor owns the service marks and trademarks shown on **Schedule A** attached hereto (collectively, the "**Marks**");

WHEREAS, Licensor has filed a federal application for the Marks for the goods and services listed on **Schedule B**.

WHEREAS, Licensor owns common law rights in the Marks;

WHEREAS, Licensor owns various registrations for domain names containing the Marks.

WHEREAS, Licensor has licensed (and wishes to document the terms of the existing license in this Agreement) and has agreed to continue to license to Licensee the nonexclusive right to use the Marks in the US (the "**Territory**") solely in connection with those goods and services identified on **Schedule C** as well as with such other or different goods and services as may be approved by Licensor from time to time in writing, and in each case, in connection with the advertising and marketing thereof (together, the "**Approved Goods and Services**").

WHEREAS, Licensor also has permitted and has agreed to permit Licensee to use solely in connection with the Approved Goods and Services, those domain names and social media handles as are approved by Licensor in writing (the "**Approved Domain Names**");

WHEREAS, the Parties wish to set forth the terms of the above-referenced licenses herein, and enter into this Agreement for such purpose;

WHEREAS, Licensee is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, and is subject to the requirements of Florida law applicable to community development districts, including Chapter 190, Florida Statutes, Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), and other applicable provisions of Florida law governing special districts (collectively, "**Applicable CDD Law**"); and

WHEREAS, the District has made and continues to make substantial investments in infrastructure improvements, including signage, building identification, and related fixed

improvements bearing the Marks ("**Existing Infrastructure**"), which serve the public purposes of the District; and

NOW, THEREFORE, in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are included in and are a part of this Agreement.

2. **Grant.** Licensor hereby confirms that it has granted and does hereby grant to Licensee, a revocable, non-transferable, non-exclusive, royalty-free license to use the Marks and Approved Domain Names in the Territory, solely in connection with the Approved Goods and Services. Licensee acknowledges Licensor's ownership of the Marks and Domain Names, including the Approved Domain Names, and agrees that its use of the Approved Domain Names and Marks has inured and shall inure to Licensor's benefit. Licensee acknowledges and agrees that it has not sublicensed and does not have the right to sublicense the use of any of the Approved Domain Names or Marks to any person or entity. Licensee agrees to direct any requests for any such sublicense directly to Licensor for Licensor's consideration.

3. **Term.** The term of the license granted herein shall commence (or has commenced) upon the date Licensee first used any of the Marks with the Approved Goods and Services or the date set forth above of this Agreement, whichever date is earlier, and shall continue until terminated in accordance with Section 11 of this Agreement.

4. **Restrictions On Use/Guidelines on Use.**

   a. Licensee agrees to use the Approved Domain Names and Marks only with the Approved Goods and Services and only in accordance with the design, description and/or appearance of the Approved Domain Names and Marks as shown on **Schedule A** or as directed by Licensor from time to time. Licensee may not change or modify the Approved Domain Names and Marks, nor create any design variation thereof, nor join any of the Approved Domain Names and Marks with any other words, unless Licensor approves such change, modification or variation, and in each such case, the resulting mark shall be deemed one of the Marks and covered by the terms of this Agreement. At any time, Licensor may further restrict use of the Approved Domain Names and Marks by Licensee, whether in the Territory or with specific services or goods, on written notice to such Licensee.

   b. Licensee agrees to use the Marks as trademarks are customarily used, namely as a brand (adjective) for the Approved Goods and Services. Licensee agrees not to use the Marks to designate a geographic place or as a noun. Uses such as "EverRange community" or "EverRange event" or "EverRange fitness center" depending on the nature of the event or opportunity being referenced, would be appropriate uses of the EverRange mark as a brand for the applicable goods or services. Licensee

agrees to abide by any additional guidelines provided by Licensor from time to time in connection with the use of the Approved Domain Names and Marks.

c. Licensee agrees not to make statements about the EverRange community or its amenities, events, available homes or plots, or builders that are not factually accurate and complete and approved by Licensor.

5. **Licensee Covenants.** Licensee acknowledges that Licensor is the owner of all rights in the Approved Domain Names and Marks and, except as otherwise expressly permitted by this Agreement, each Licensee agrees that it shall not at any time do or suffer to be done any act or thing that will in any way impair the rights of Licensor in and to the same. Licensee hereby grants to Licensor any rights that it may hold in the Marks and Approved Domain Names, or any mark that contains the term EverRange (or variations/derivations thereof), and any logos or designs that have been or are used therewith, in each case together with the goodwill symbolized thereby. Upon request, Licensee shall transfer any registration that it holds in any of the Approved Domain Names or any other domain name or social media handle confusingly similar to any of the Marks, to Licensor. If Licensor allows Licensee to hold or secure any of the Approved Domain Names, Licensee shall hold the registration therefor in trust for Licensor and relinquish control thereof to Licensor upon request. Nothing in this Agreement grants, nor shall Licensee acquire hereby, any right, title or interest in or to the Approved Domain Names or Marks or any goodwill associated therewith, other than those license rights expressly granted hereunder. Licensee shall affix to all materials that contain or bear one or more of the Marks such legends and notices as Licensor may reasonably require from time to time.

6. **Quality Standards and Control.**

a. Approval of Marketing Materials. Upon Licensor's request, Licensee shall provide sample copies of materials and signage in which it proposes to use the Marks to Licensor for Licensor's review, comment and approval of those portions of the materials that relate to the use of the Marks by Licensee. If Licensor does not notify Licensee within three (3) business days of receipt of such materials that, for reasons stated, it objects to such proposed use, Licensee shall be entitled to use such materials in the manner provided to Licensor for its review, comment and approval, provided that the materials comply in all respects with the criteria set out in Sections 4 and 5 herein, until Licensor notifies Licensee otherwise. Licensor and Licensee may establish templates setting forth approved uses of the Marks, and Licensee shall be entitled to use such templates, without change, until notice from Licensor otherwise. At any time, Licensor may require Licensee to cease or modify use of any of the Marks, and Licensee shall promptly comply.

b. Approval of Goods and Services. Licensee shall ensure that the Approved Goods and Services offered by Licensee under any of the Marks are of a first-class quality consistent with the high quality goods and services provided by Licensor and, in any case, in accordance with all applicable laws. Licensor may inspect the Approved Goods and Services being offered by Licensee under any of the Marks

at any time, and Licensee shall promptly correct any aspects that Licensor views inconsistent with the foregoing standards or Licensor's expectation of high quality in all respects.

c. Infringers. Licensee shall promptly notify Licensor upon becoming aware of any infringement or dilution of the Marks and shall cooperate fully with Licensor to stop such infringement or dilution, if Licensor chooses to take action. Licensee shall use the Approved Domain Names only in connection with and to point to, such websites as have been approved by Licensor from time to time, and, provided further that, such websites are used by Licensee for the Approved Goods and Services.

7. **Limitation of Liability.** Licensor does not assume any liability to Licensee, or third parties, for Licensee's operations, goods or services. As a local unit of special-purpose government, the District is prohibited under Florida law from indemnifying private parties. To the extent permitted by Applicable CDD Law and without waiving sovereign immunity or any other immunity or defense available to the District under Florida law, the District agrees to be responsible for the acts and omissions of the District and its officers, employees, and agents in connection with this Agreement. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or any limitation of liability afforded to the District under Section 768.28, Florida Statutes, or other applicable law. Licensor's sole remedy against the District for any claims arising from the District's breach of this Agreement or the District's use of the Marks shall be limited to injunctive relief and termination of this Agreement in accordance with Section 11.

8. **Change in the Marks**. Licensor may request that Licensee modify or substitute another domain name or mark for one of the Approved Domain Names and Marks under license hereunder. With respect to Existing Infrastructure bearing the Marks, any such modification or substitution shall be at the Licensor's expense. With respect to digital assets, marketing materials, and other non-permanent uses of the Marks, such modification and substitution shall be implemented within six months or such longer period to which both Licensor and Licensee agree, unless Licensor notifies Licensee that the modification or substitution must be carried out within a shorter period due to legal, risk reduction or related concerns and provides reasonable documentation of such concerns. Once the transition has been implemented, the original Approved Domain Name or Mark shall not be further used by Licensee except as permitted under Section 11(d). The modified or substituted domain name or mark shall constitute one of the Approved Domain Names and Marks and be in all respects governed by this Agreement.

9. **Designs and Logos.** Any designs or logos that Licensee uses with any of the Approved Domain Names and Marks shall be approved by Licensor. With respect to any such designs or logos developed other than by Licensor, Licensee shall secure an assignment of all rights therein to Licensor. Licensee agrees that Licensor shall own all rights, including, without limitation, copyright, in such designs and logos and such designs and logos shall constitute one of the Approved Domain Names and Marks, and all use thereof shall inure to the benefit of Licensor.

10. **District Status and Authority.** The Parties acknowledge that the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and that this Agreement is entered into in furtherance of the District's public purposes. The District's obligations under this Agreement are subject to and limited by Applicable CDD Law, including any limitations on the District's authority to expend public funds, pledge public credit, or indemnify private parties. Licensor acknowledges that the District is governed by a Board of Supervisors and operates in accordance with Florida's Government-in-the-Sunshine Law (Section 286.011, Florida Statutes), public records requirements (Chapter 119, Florida Statutes), and other applicable provisions of Florida law governing special districts. Nothing in this Agreement shall require the District to take any action that would violate Applicable CDD Law or any other provision of Florida law.

11. **Termination.**

a. **Termination by Licensor for Cause.** Licensor may terminate this Agreement upon written notice to Licensee if: (i) Licensee materially breaches this Agreement and fails to cure such breach within ninety (90) days after receiving written notice specifying the breach in reasonable detail; (ii) in the sole discretion of the Licensor, Licensee uses the Marks in a manner that materially damages the goodwill associated with the Marks, and such use continues for thirty (30) days after receiving written notice specifying the objectionable use; or (iii) Licensee ceases to exist as a legal entity (other than by merger, consolidation, or reorganization into a successor governmental entity that assumes the District's obligations under this Agreement). For purposes of this Section, a material breach shall not include minor or technical violations that do not cause material harm to Licensor or the Marks. Any costs relating to the removal of the Marks and the repair or refacing to Existing Infrastructure relating to the removal of the Marks ("Removal Costs") shall be the responsibility of the Licensee in the event of termination by the Licensor pursuant to this Section.

b. **Termination by Licensor Without Cause.** Licensor may terminate this Agreement without cause upon providing Licensee with not less than six (6) months' prior written notice. Such notice period is intended to provide the District adequate time to budget for, plan, and implement any necessary changes to Existing Infrastructure and other uses of the Marks. If Licensor provides notice of termination without cause, the Parties shall meet and confer within sixty (60) days of such notice to discuss a transition plan that accounts for the District's infrastructure investments and operational needs. Licensor agrees to bear all Removal Costs in the event of termination without cause.

c. **Effect of Termination on Non-Infrastructure Uses.** Upon the termination of this Agreement and/or the license rights granted herein, Licensee shall, within six (6) months following the effective date of termination (or such longer period as the Parties may agree), discontinue all use of the Approved Domain Names and Marks on websites, social media, marketing materials, promotional items, and other non-

permanent uses. Licensee agrees not to use any of the Approved Domain Names nor any of the Marks, nor any marks or domain names or social media handles confusingly similar thereto, after the applicable wind-down period, except as expressly permitted under Section 11(d).

d. **Reliance Protection.** Licensor agrees that it will not terminate this Agreement, other than for cause pursuant to Section 11(a), at any time when doing so would cause the District to forfeit, lose the benefit of, or be required to reimburse any grant funds, bond proceeds, or other financing obtained by the District in reliance on the license granted herein, unless Licensor agrees to compensate the District for such forfeiture, loss, or reimbursement obligation.

e. Survival. Upon any termination of this Agreement or the license rights granted herein, the provisions of Sections 3 (Term), 5 (Licensee Covenants), 7 (Limitation of Liability), 9 (Designs and Logos), 10 (District Status and Authority), 11(d) (Reliance Protection), and 12 through 21 shall survive such termination.

12. **Additional Obligations.** The Parties shall execute such additional documents and take such additional measures and steps as are necessary to carry out the terms of this Agreement.

13. **Affiliates.** For purposes of this Agreement, an "Affiliate" of a company means a company that is controlled by, controls, or is under common control with, such other company.

14. **Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the Parties' respective successors and permitted assigns. Licensee shall not assign or transfer this Agreement without the prior written consent of Licensor; provided, however, that the District may assign this Agreement without Licensor's consent to any successor governmental entity resulting from a merger, consolidation, or boundary amendment affecting the District pursuant to Chapter 190, Florida Statutes. Licensor may assign this Agreement in connection with the transfer of its ownership rights in the Marks, provided that any such assignee agrees in writing to be bound by the terms of this Agreement, including the provisions of Section 11 regarding termination.

15. **Headings.** The headings contained in this Agreement are for purposes of convenience only and shall not affect the meaning or interpretation of this Agreement.

16. **Notices.** All notices, requests, demands and other communications made in connection with this Agreement shall be in writing and shall be deemed to have been duly given: (a) if delivered personally, when received; or (b) if sent by a generally recognized overnight courier service, when received; or (c) if transmitted by email marked in the subject line as URGENT, when receipt is confirmed, provided that a copy is also sent by U.S. mail, postage prepaid, in each case addressed as follows:

If to Licensor, to:

SPHBC, Inc.
4310 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: Joe Muhl
Email: joemuhl@parcgroup.net
With a copy to Rick Ray at rray@parcgroup.net

If to Licensee, to:

Coastal Ridge Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, FL 32092

Attn: Jim Oliver
Email: joliver@gmsnf.com
With a copy to Katie Buchanan at Katie.Buchanan@KutakRock.com

17. **Entire Agreement.** This Agreement constitutes the entire agreement between Licensee and Licensor with respect to the subject matter hereof and supersedes all prior agreements and understandings between Licensor and Licensee.

18. **No Waiver.** No failure by a Party to object to a breach or failure to comply with any provision of this Agreement by another Party shall be construed as, or constitute, a continuing waiver of such breach or failure to comply, or a waiver of a future breach or failure to comply with such provision or any other provision of this Agreement.

19. **Severability.** Each provision of this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

20. **Governing Law/Venue.** This Agreement shall be governed by the laws of the State of Florida applicable to agreements entered into and to be performed therein regardless of the conflicts of laws principles that may apply. To the extent any provision of this Agreement conflicts with Applicable CDD Law or other mandatory provisions of Florida law applicable to the District, such Florida law shall control. The Parties each agree that any dispute among or between any of them shall only be brought in the state or federal courts located in Duval County, Florida having subject matter jurisdiction thereof, and each Party waives any objection thereto based on inconvenient forum or lack of personal jurisdiction; provided, however, that nothing in this Section shall be construed to waive the District's sovereign immunity or any other immunity available to the District under Florida law.

21. **Counterparts.** This Agreement may be executed in one or more counterparts, either in original or facsimile form, each of which shall constitute an original and all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, these Parties have signed this Agreement effective as of the date set forth above.

Licensor:

SPHBC, Inc.

By:_____
Name: _____
Title: _____

Licensee:

Coastal Ridge Community Development District

By:_____
Name: _____
Title: _____

SCHEDULE A

Marks

EVERRANGE



SCHEDULE B

Applications

EVERRANGE Serial No. 97808398 for leasing of real estate; real estate management; real estate development; real estate site selection; providing facilities for recreation activities

SCHEDULE C

Retail sale or distribution of hats and shirts bearing the marks in Schedule A.

Providing and promoting entertainment, cultural, wellness, community and sporting events within the EverRange residential community located at 12858 Ever Range Parkway, Jacksonville, Fl 32256.

Providing information and events to promote interest in the EVERRANGE residential community.

NINTH ORDER OF BUSINESS

TRADEMARK LICENSE AGREEMENT

THIS TRADEMARK LICENSE AGREEMENT (the "**Agreement**") is entered into this ____ day of _____, 2026 by and between E-Town Development, Inc., a Florida corporation, with offices at 4314 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Licensor**") and the Coastal Ridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with offices at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL 32092 ("**Licensee**" or "**District**"). Licensor and Licensee may be referred to herein together as the "Parties" and each individually as a "Party".

WHEREAS, Licensor owns the service marks and trademarks shown on **Schedule A** attached hereto (collectively, the "**Marks**");

WHEREAS, Licensor owns federal applications and registrations for the Marks for the goods and services listed on **Schedule B**.

WHEREAS, Licensor owns common law rights in the Marks for the goods and services listed in Schedule B as well as for additional goods and services;

WHEREAS, Licensor owns various registrations for domain names containing the Marks.

WHEREAS, Licensor has licensed (and wishes to document the terms of the existing license in this Agreement) and has agreed to continue to license to Licensee the nonexclusive right to use the Marks in the US (the "**Territory**") solely in connection with those goods and services identified on **Schedule C** as well as with such other or different goods and services as may be approved by Licensor from time to time in writing, and in each case, in connection with the advertising and marketing thereof (together, the "**Approved Goods and Services**").

WHEREAS, Licensor also has permitted and has agreed to permit Licensee to use solely in connection with the Approved Goods and Services, those domain names and social media handles as are approved by Licensor in writing (the "**Approved Domain Names**");

WHEREAS, the Parties wish to set forth the terms of the above-referenced licenses herein, and enter into this Agreement for such purpose;

WHEREAS, Licensee is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, and is subject to the requirements of Florida law applicable to community development districts, including Chapter 190, Florida Statutes, Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), and other applicable provisions of Florida law governing special districts (collectively, "**Applicable CDD Law**"); and

WHEREAS, the District has made and continues to make substantial investments in infrastructure improvements, including signage, building identification, and related fixed

improvements bearing the Marks ("**Existing Infrastructure**"), which serve the public purposes of the District; and

NOW, THEREFORE, in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are included in and are a part of this Agreement.

2. **Grant.** Licensor hereby confirms that it has granted and does hereby grant to Licensee, a revocable, non-transferable, non-exclusive, royalty-free license to use the Marks and Approved Domain Names in the Territory, solely in connection with the Approved Goods and Services. Licensee acknowledges Licensor's ownership of the Marks and Domain Names, including the Approved Domain Names, and agrees that its use of the Approved Domain Names and Marks has inured and shall inure to Licensor's benefit. Licensee acknowledges and agrees that it has not sublicensed and does not have the right to sublicense the use of any of the Approved Domain Names or Marks to any person or entity. Licensee agrees to direct any requests for any such sublicense directly to Licensor for Licensor's consideration.

3. **Term.** The term of the license granted herein shall commence (or has commenced) upon the date Licensee first used any of the Marks with the Approved Goods and Services or the date set forth above of this Agreement, whichever date is earlier, and shall continue until terminated in accordance with Section 11 of this Agreement.

4. **Restrictions On Use/Guidelines on Use.**

   a. Licensee agrees to use the Approved Domain Names and Marks only with the Approved Goods and Services and only in accordance with the design, description and/or appearance of the Approved Domain Names and Marks as shown on **Schedule A** or as directed by Licensor from time to time. Licensee may not change or modify the Approved Domain Names and Marks, nor create any design variation thereof, nor join any of the Approved Domain Names and Marks with any other words, unless Licensor approves such change, modification or variation, and in each such case, the resulting mark shall be deemed one of the Marks and covered by the terms of this Agreement. At any time, Licensor may further restrict use of the Approved Domain Names and Marks by Licensee, whether in the Territory or with specific services or goods, on written notice to such Licensee.

   b. Licensee agrees to use the Marks as trademarks are customarily used, namely as a brand (adjective) for the Approved Goods and Services. Licensee agrees not to use the Marks to designate a geographic place or as a noun. Uses such as "E Town community" or "E Town event" or "E Town fitness center" (depending on the nature of the event or opportunity being referenced) would be appropriate uses of the E Town mark as a brand for the applicable services or goods. Licensee agrees

to abide by any additional guidelines provided by Licensor from time to time in connection with the use of the Approved Domain Names and Marks.

c. Licensee agrees not to make statements about the E Town community or its amenities, events, available homes or plots, or builders that are not factually accurate and complete and approved by Licensor.

5. **Licensee Covenants.** Licensee acknowledges that Licensor is the owner of all rights in the Approved Domain Names and Marks and, except as otherwise expressly permitted by this Agreement, Licensee agrees that it shall not at any time do or suffer to be done any act or thing that will in any way impair the rights of Licensor in and to the same. Licensee hereby grants to Licensor any rights that it may hold in the Marks and Approved Domain Names, or any mark that contains the term E Town (or E-Town or variations/derivations thereof), and any logos or designs that have been or are used therewith, in each case together with the goodwill symbolized thereby. Upon request, Licensee shall transfer any registration that it holds in any of the Approved Domain Names to Licensor or any domain name or social media handle confusingly similar to the Marks. If Licensor allows Licensee to hold or secure any of the Approved Domain Names, Licensee shall hold the registration therefor in trust for Licensor and relinquish control thereof to Licensor upon request. Nothing in this Agreement grants, nor shall Licensee acquire hereby, any right, title or interest in or to the Approved Domain Names or Marks or any goodwill associated therewith, other than those license rights expressly granted hereunder. Licensee shall affix to all materials that contain or bear one or more of the Marks such legends and notices as Licensor may reasonably require from time to time.

6. **Quality Standards and Control.**

a. Approval of Marketing Materials. Upon Licensor's request, Licensee shall provide sample copies of materials and signage in which it proposes to use the Marks to Licensor for Licensor's review, comment and approval of those portions of the materials that relate to the use of the Marks by Licensee. If Licensor does not notify Licensee within three (3) business days of receipt of such materials that, for reasons stated, it objects to such proposed use, Licensee shall be entitled to use such materials in the manner provided to Licensor for its review, comment and approval, provided that the materials comply in all respects with the criteria set out in Sections 4 and 5 herein, until Licensor notifies Licensee otherwise. Licensor and Licensee may establish templates setting forth approved uses of the Marks, and Licensee shall be entitled to use such templates, without change, until notice from Licensor otherwise. At any time, Licensor may require Licensee to cease or modify use of any of the Marks, and Licensee shall promptly comply.

b. Approval of Goods and Services. Licensee shall ensure that the Approved Goods and Services offered by Licensee under any of the Marks are of a first-class quality consistent with the high quality goods and services provided by Licensor and, in any case, in accordance with all applicable laws. Licensor may inspect the Approved Goods and Services being offered by Licensee under any of the Marks

at any time, and Licensee shall promptly correct any aspects that Licensor views inconsistent with the foregoing standards or Licensor's expectation of high quality in all respects.

c. Infringers. Licensee shall promptly notify Licensor upon becoming aware of any infringement or dilution of the Marks and shall cooperate fully with Licensor to stop such infringement or dilution, if Licensor chooses to take action. Licensee shall use the Approved Domain Names only in connection with and to point to, such websites as have been approved by Licensor from time to time, and, provided further that, such websites are used by Licensee for the Approved Goods and Services.

7. **Limitation of Liability.** Licensor does not assume any liability to Licensee, or third parties, for Licensee's operations, goods or services. As a local unit of special-purpose government, the District is prohibited under Florida law from indemnifying private parties. To the extent permitted by Applicable CDD Law and without waiving sovereign immunity or any other immunity or defense available to the District under Florida law, the District agrees to be responsible for the acts and omissions of the District and its officers, employees, and agents in connection with this Agreement. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or any limitation of liability afforded to the District under Section 768.28, Florida Statutes, or other applicable law. Licensor's sole remedy against the District for any claims arising from the District's breach of this Agreement or the District's use of the Marks shall be limited to injunctive relief and termination of this Agreement in accordance with Section 11.

8. **Change in the Marks**. Licensor may request that Licensee modify or substitute another domain name or mark for one of the Approved Domain Names and Marks under license hereunder. With respect to Existing Infrastructure bearing the Marks, any such modification or substitution shall be at the Licensor's expense. With respect to digital assets, marketing materials, and other non-permanent uses of the Marks, such modification and substitution shall be implemented within six months or such longer period to which both Licensor and Licensee agree, unless Licensor notifies Licensee that the modification or substitution must be carried out within a shorter period due to legal, risk reduction or related concerns and provides reasonable documentation of such concerns. Once the transition has been implemented, the original Approved Domain Name or Mark shall not be further used by Licensee except as permitted under Section 11(d). The modified or substituted domain name or mark shall constitute one of the Approved Domain Names and Marks and be in all respects governed by this Agreement.

9. **Designs and Logos.** Any designs or logos that Licensee uses with any of the Approved Domain Names and Marks shall be approved by Licensor. With respect to any such designs or logos developed other than by Licensor, Licensee shall secure an assignment of all rights therein to Licensor. Such Licensee agrees that Licensor shall own all rights, including, without limitation, copyright, in such designs and logos and such designs and logos shall constitute one of the Approved Domain Names and Marks, and all use thereof shall inure to the benefit of Licensor.

10. **District Status and Authority.** The Parties acknowledge that the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and that this Agreement is entered into in furtherance of the District's public purposes. The District's obligations under this Agreement are subject to and limited by Applicable CDD Law, including any limitations on the District's authority to expend public funds, pledge public credit, or indemnify private parties. Licensor acknowledges that the District is governed by a Board of Supervisors and operates in accordance with Florida's Government-in-the-Sunshine Law (Section 286.011, Florida Statutes), public records requirements (Chapter 119, Florida Statutes), and other applicable provisions of Florida law governing special districts. Nothing in this Agreement shall require the District to take any action that would violate Applicable CDD Law or any other provision of Florida law.

11. **Termination.**

a. **Termination by Licensor for Cause.** Licensor may terminate this Agreement upon written notice to Licensee if: (i) Licensee materially breaches this Agreement and fails to cure such breach within ninety (90) days after receiving written notice specifying the breach in reasonable detail; (ii) in the sole discretion of the Licensor, Licensee uses the Marks in a manner that materially damages the goodwill associated with the Marks, and such use continues for thirty (30) days after receiving written notice specifying the objectionable use; or (iii) Licensee ceases to exist as a legal entity (other than by merger, consolidation, or reorganization into a successor governmental entity that assumes the District's obligations under this Agreement). For purposes of this Section, a material breach shall not include minor or technical violations that do not cause material harm to Licensor or the Marks. Any costs relating to the removal of the Marks and the repair or refacing to Existing Infrastructure relating to the removal of the Marks ("Removal Costs") shall be the responsibility of the Licensee in the event of termination by the Licensor pursuant to this Section.

b. **Termination by Licensor Without Cause.** Licensor may terminate this Agreement without cause upon providing Licensee with not less than six (6) months' prior written notice. Such notice period is intended to provide the District adequate time to budget for, plan, and implement any necessary changes to Existing Infrastructure and other uses of the Marks. If Licensor provides notice of termination without cause, the Parties shall meet and confer within sixty (60) days of such notice to discuss a transition plan that accounts for the District's infrastructure investments and operational needs. Licensor agrees to bear all Removal Costs in the event of termination without cause.

c. **Effect of Termination on Non-Infrastructure Uses.** Upon the termination of this Agreement and/or the license rights granted herein, Licensee shall, within six (6) months following the effective date of termination (or such longer period as the Parties may agree), discontinue all use of the Approved Domain Names and Marks on websites, social media, marketing materials, promotional items, and other non-

permanent uses. Licensee agrees not to use any of the Approved Domain Names nor any of the Marks, nor any marks or domain names or social media handles confusingly similar thereto, after the applicable wind-down period, except as expressly permitted under Section 11(d).

d. **Reliance Protection.** Licensor agrees that it will not terminate this Agreement, other than for cause pursuant to Section 11(a), at any time when doing so would cause the District to forfeit, lose the benefit of, or be required to reimburse any grant funds, bond proceeds, or other financing obtained by the District in reliance on the license granted herein, unless Licensor agrees to compensate the District for such forfeiture, loss, or reimbursement obligation.

e. Survival. Upon any termination of this Agreement or the license rights granted herein, the provisions of Sections 3 (Term), 5 (Licensee Covenants), 7 (Limitation of Liability), 9 (Designs and Logos), 10 (District Status and Authority), 11(d) (Reliance Protection), and 12 through 21 shall survive such termination.

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14. **Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the Parties' respective successors and permitted assigns. Licensee shall not assign or transfer this Agreement without the prior written consent of Licensor; provided, however, that the District may assign this Agreement without Licensor's consent to any successor governmental entity resulting from a merger, consolidation, or boundary amendment affecting the District pursuant to Chapter 190, Florida Statutes. Licensor may assign this Agreement in connection with the transfer of its ownership rights in the Marks, provided that any such assignee agrees in writing to be bound by the terms of this Agreement, including the provisions of Section 11 regarding termination.

15. **Headings.** The headings contained in this Agreement are for purposes of convenience only and shall not affect the meaning or interpretation of this Agreement.

16. **Notices.** All notices, requests, demands and other communications made in connection with this Agreement shall be in writing and shall be deemed to have been duly given: (a) if delivered personally, when received; or (b) if sent by a generally recognized overnight courier service, when received; or (c) if transmitted by email marked in the subject line as URGENT, when receipt is confirmed, provided that a copy is also sent by U.S. mail, postage prepaid, in each case addressed as follows:

If to Licensor, to:

E-Town Development, Inc.
4314 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: Joe Muhl
Email: joemuhl@parcgroup.net
With a copy to Rick Ray at rray@parcgroup.net

If to Licensee, to:

Coastal Ridge Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, FL 32092

Attn: Jim Oliver
Email: joliver@gmsnf.com
With a copy to Katie Buchanan at Katie.Buchanan@KutakRock.com

17. **Entire Agreement.** This Agreement constitutes the entire agreement between Licensee and Licensor with respect to the subject matter hereof and supersedes all prior agreements and understandings between Licensor and Licensee.

18. **No Waiver.** No failure by a Party to object to a breach or failure to comply with any provision of this Agreement by another Party shall be construed as, or constitute, a continuing waiver of such breach or failure to comply, or a waiver of a future breach or failure to comply with such provision or any other provision of this Agreement.

19. **Severability.** Each provision of this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

20. **Governing Law/Venue.** This Agreement shall be governed by the laws of the State of Florida applicable to agreements entered into and to be performed therein regardless of the conflicts of laws principles that may apply. To the extent any provision of this Agreement conflicts with Applicable CDD Law or other mandatory provisions of Florida law applicable to the District, such Florida law shall control. The Parties each agree that any dispute among or between any of them shall only be brought in the state or federal courts located in Duval County, Florida having subject matter jurisdiction thereof, and each Party waives any objection thereto based on inconvenient forum or lack of personal jurisdiction; provided, however, that nothing in this Section shall be construed to waive the District's sovereign immunity or any other immunity available to the District under Florida law.

21. **Counterparts.** This Agreement may be executed in one or more counterparts, either in original or facsimile form, each of which shall constitute an original and all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, these Parties have signed this Agreement effective as of the date set forth above.

Licensor:

E-Town Development, Inc.

By:_____
Name: _____
Title: _____

Licensee:

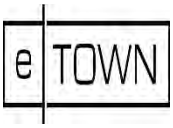
Coastal Ridge Community Development District

By:_____
Name: _____
Title: _____

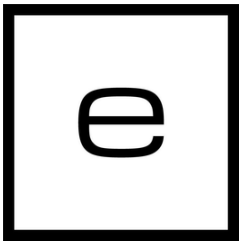
SCHEDULE A

Marks

eTown







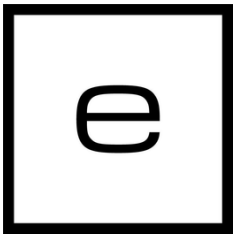
SCHEDULE B

Registrations and Applications

eTown Reg. No. 6598111 for hats, shirts

eTown Reg. No. 6153691 for leasing of real estate; real estate management services

eTown Reg. No. 6175605 for real estate development; real estate site selection



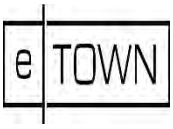
Serial No. 97882106 for hats and shirts



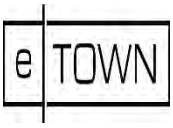
Reg. No. 6175608 for leasing of real estate; real estate management services



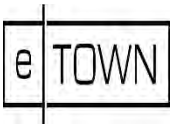
Reg. No. 6175609 for real estate development; real estate site selection



Reg. No. 6563149 for hats and shirts



Reg. No. 6175606for leasing of real estate; real estate management



Reg. No. 6175607 for real estate development; real estate site selection

SCHEDULE C

Retail sale or distribution of hats and shirts bearing the marks in Schedule A.

Providing and promoting entertainment, cultural, wellness, community and sporting events within the EverRange residential community located at 12858 Ever Range Parkway Jacksonville, Fl 32256, using the marks included in Schedule A.

Providing information and events to promote interest in the eTown residential community.

TENTH ORDER OF BUSINESS

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

District Rules, Policies and Fees

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

4911-3569-0438.3

INDEX

GENERAL DEFINITIONS 1
COASTAL RIDGE ANNUAL USER FEE 2
VIZPIN APP ACCESS 2
GUESTS 2
RENTER'S PRIVILEGES 3
GENERAL PROVISIONS 3
PETS 5
AMENITY FACILITY OPERATIONS 5
GENERAL SWIMMING POOL RULES 7
PLAYGROUND POLICIES 9
DOG PARK POLICIES 10
FISHING AND LAKE POLICY 12
INFORMATION CENTER 12
RENTAL POLICIES 14
PARKING AND PARKING ENFORCEMENT POLICY 18
RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES 20

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GENERAL DEFINITIONS

“VIZpin App” – shall mean the app access issued to 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 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).

"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).

COASTAL RIDGE ANNUAL USER FEE

The Annual User Fee for any Non-Resident User is identified in **Exhibit A** attached hereto. This payment must be paid in full at the time of completion of the Non-Resident User application and the corresponding agreement. This fee will permit the use of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. The fee is not pro-rated and must be paid in full. The amenity year runs October 1-September 30. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the Amenity Facilities by such Non-Resident User. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities; such increase may not exceed ten percent (10%) per year. The use of the Amenity Facilities is not available for commercial purposes.

VIZpin APP ACCESS

(1) Residents and Guests can use their VIZpin app to gain access to the Amenity Facilities. Upon arrival at the clubhouse or other Amenity Facility, Residents and Guests will use virtual keys in order to unlock the doors. Under no circumstance should a 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 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 be reported immediately to the District.Resident

GUESTS

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

(2) No more than five (5) persons per lot (**not** per Resident) are permitted as Guests to the Amenity Facilities at one time unless the Resident has reserved a room at the Amenity and has paid the required usage fee. In the event the 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 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 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 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) 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 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. Any event serving alcohol must be reviewed and approved by the Amenity Manager in accordance with the Alcohol Requirements set forth herein.

(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 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, 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 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 any day, at any time due to inclement weather, power outage, or other emergency. Upon declaring the Amenity Facilities closed, Residents and their Guests must immediately leave the premises. Any Resident who does not adhere to the direction of the Amenity Manager or his/her designees is in violation of these Policies. 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 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 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).

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 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 SUPERVISORS, OFFICERS, CONTRACTORS, AGENTS, AND EMPLOYEES SHALL NOT BE LIABLE

FOR ANY INJURY, LOSS, OR DAMAGE ARISING FROM THE USE OF THE AMENITY FACILITIES.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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

(3) Any 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 omission of the District or their respective operators, supervisors, employees, contractors or agents. Any 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 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 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. 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) 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) 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 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 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) Residents and Guests using the Playground do so at their own risk. There will be no attendant or District staff supervision of the Playground.

All children under the age of **thirteen** (13) are permitted to use the Playground and must be accompanied by an adult who is 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) 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 any claim or liability against the District resulting from such use. 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 Dog Park, other Amenity Facilities, or Parking privileges. The District reserves the right to seek reimbursement for damages.

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

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

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

PICKLE BALL COURT POLICIES

All 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 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) 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 from __:00 AM until __:00 PM daily. Residents are limited to a maximum of 2 Guests per day per lot and Guests must be accompanied by a Resident.
4) Courts are available on a first-come, first-served basis. Play is limited to 1 hour if others are waiting.
5) Residents may be asked to show their VIZpin app for identification while on the courts.
6) Children 12 and younger must be directly supervised by a Resident at least 18 years of age or older.
7) Proper athletic closed-toed shoes and attire are required. Shirts must remain on at all times.
8) Courts are for pickleball use only. No other sports, bikes, scooters, skateboards, rollerblades, or similar equipment is permitted.
9) No pets or animals are allowed on the courts.
10) No food or glass bottles are permitted on the courts. Non-alcoholic beverages are allowed in non-breakable containers.
11) Alcoholic beverages are not allowed, except for events specifically authorized by the District.
12) No chairs other than those provided by the District are permitted on the pickle ball courts.
13) No vaping, smoking, or roughhousing is permitted on the courts.
14) No amplified music or sound devices are permitted.
15) No coaching or organized programming is permitted unless provided by Coastal Ridge CDD staff.
16) Violations, including obscene, undesired, or unacceptable behavior on District owned property, may result in suspension or termination per Coastal Ridge CDD policies.
17) Practice good sportsmanship: Make fair line calls, retrieve stray balls promptly, and avoid distracting players on adjacent courts.

18) Be respectful of other players and nearby residents. Keep noise in mind and report issues to the community manager.

FISHING AND LAKE POLICY

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. 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 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 Resident and Guest use only. 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).
3. No swimming.
4. No boating, rafts, kayaking or entering the water.
5. No diving or wading.

INFORMATION CENTER

(1) The Information Center is a District resource designed to provide visitors with information about the District, including its amenities, operations, facilities, and community builders. The Information Center is not intended for use as a social gathering space, lounge, or general meeting area.

(2) Appropriate attire is required. Wet or damp swimwear, bathing suits, and bare feet are not permitted in the Information Center. Attire should be appropriate for a professional, informational environment.

(3) Visitors are welcome to use the Information Center for its intended purpose and are expected to conduct themselves in a respectful and courteous manner while on the premises.

RENTAL POLICIES

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 over 10 persons is considered a "Private Event," and space must be reserved. (Events that are open to the general public are not subject to these Facility Rental Policies.) Reservations may not be made more than four (4) months prior to the event. Persons interested in doing so should fill out the Reservation Form on the resident portal to determine availability for the anticipated date and time of the event.

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

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

BACK PATIO AND COVERED PATIO RENTAL POLICIES:

1. Only 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. 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 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 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) 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 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.

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:

Residents renting the Amenity Facilities are solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agree 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
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 any property or furniture belonging to the District or its contractors without proper authorization. Each Resident shall be liable for any property damage at the Amenity Facilities and all other District-maintained property, or at any activity or function operated, organized, arranged, or sponsored by the District or its contractors, caused by him or her, his or her Guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Resident and each Guest, as a condition of invitation to the premises of the 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 the premises of the Amenity Facilities, whether in lockers or elsewhere.

Each Resident, by virtue of his or her use of the District's facilities, agrees to defend, indemnify, and hold harmless the District and its respective officers, supervisors, agents, contractors, representatives, 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. Should any person bound by these Policies bring suit against the District or its affiliates, the Amenity Facilities 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 operator, officers, employees, representatives, contractors or agents, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

Nothing contained in these Policies shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other applicable statutes or common law.

PARKING AND PARKING ENFORCEMENT POLICY

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** 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.

Designated Parking Areas

The District hereby adopts the following parking rules:

1. Parking in the Designated Parking Areas (as depicted in Exhibit B) is limited to the Vehicles of District Residents and guests only and limited while enjoying the District's facilities. No overnight parking is allowed between the hours of 12 a.m. to 6 a.m.
2. Parking in the Designated Parking Areas shall be on a first come/first serve basis.
3. No Vessels, recreational vehicles, box trucks, trailers or other Commercial Vehicles are permitted in the Designated Parking Areas.

Establishment of Tow Away Zones

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

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 or Vessel 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 Vessels in accordance with Florida law and with the policies set forth herein.

Parking at Own Risk

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 – *Designated Tow Away Zones*

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 or other access device;

    c. Exhibits unsatisfactory behavior, deportment or appearance;

    d. Fails to pay amounts owed to the District in a proper and timely manner;

    e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);

    f. Treats the District's supervisors, staff, amenity facilities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;

    g. Damages or destroys District property; or

    h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenity facilities management, contractors, or other representatives, or other residents or Guests.

    i. Engages in criminal activity or in activity that results in law enforcement involvement

4. **Authority of Amenity Manager.** The Amenity Manager or his or her designee has the ability to remove any person from one or all Amenity Facilities if any of the above- referenced behaviors are exhibited or actions committed. The Amenity Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenity Facilities for a period not to exceed thirty (30) days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenity Facilities for a period greater than thirty (30) days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of $1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

OTHER DISTRICT FEES:

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

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

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

ELEVENTH ORDER OF BUSINESS

Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)

WHEREAS, Coastal Ridge Community Development District ("Participant") is (check one or more, as applicable)

[X] a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

[□] a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

[□] a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

[□] a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is Secretary, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

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State Board of Administration (SBA) of Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the _____ Day of _____, 20 _____.

PARTICIPANT NAME: Coastal Ridge Community Development District

BY: Signature _____

Printed Name _____

Title _____

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____

Printed Name _____

Title _____

SEAL:

TWELFTH ORDER OF BUSINESS

B.

Coastal Ridge CDD
CDD Requisition Summary - October 6, 2026 Meeting
2025 Acquisition and Construction Account
Approved & Processed

Requisition Number	Payee	Reference	Requisiton Amount
118	CT Construction Svc	Acquisition Package - Ever Range Monument Improvments & Work Products	Pending
119	Sun State Nursery & Landscaping	Acquisition Package - Rustic Ridge Road Improvements & Work Products	Pending
120	Sun State Nursery & Landscaping	Acquisition Package - Ever Range Parkway Phase 1 Improvements & Work Products	Pending
121	Computer Point	Outdoor Access Points	$ 4,396.54
N/A	ETM - August 2026	Coastal Ridge - Engineering General Services	$ 641.25
122	Carlton Construction	EverRange Amenity Center	$ 67,236.12
123	Office Images	Furniture / Artwork	$ 7,451.44
			$ -
			$ 79,725.35

C.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes □ No □

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes □ No □

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Coastal Ridge Community Development District

District Manager:_____ Date:_____
Print Name:_____
Coastal Ridge Community Development District

D.

COMMUNITY MANAGER REPORT 10/6/26
SUBMITTED BY MARCY POLLICINO

THE GROVE UPDATE:

N/A

EVENTS UPDATE:

N/A

ACTION ITEMS UPDATE

N/A

LANDSCAPE REPORT

1. Phase 1 & 2 Rustic Ridge, mowing all St Augustine and Bahia, roadways and Phase 1 & 2 ponds.
2. Edged curblines and walkways.
3. The Grove: mow, edge and blow.
4. Blow all roadways and sidewalks.
5. Sprayed Herbicide on small bed and crack weeds.
6. Pruned hanging frowns at The Grove.
7. Trimmed shrubs as needed.
8. Picked up trash.
9. Fertilize and pesticide all St Augustine turf.
10. Hand pulled weeds at The Grove.
11. Treat weeds in St Augustine turf.
12. Mow and weeded Sagebrush.

THIRTEENTH ORDER OF BUSINESS

A.

Coastal Ridge

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

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

Coastal Ridge

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Funds	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 218,533	$ -	$ -	$ 218,533
Custody - US Bank	558,583	-	-	558,583
Due from Developer	6,093	-	-	6,093
Due from General Fund	-	-	-	-
Due from Capital Projects	-	-	-	-
Investments:				
Series 2025				
Reserve	-	$ 2,159,375	-	2,159,375
Revenue	-	214,788	-	214,788
Interest	-	197	-	197
Sinking	-	78	-	78
Construction		-	$ 3,033,030	3,033,030
COI	-	-	-	-
Prepaid Expenses	56,074	-	-	56,074
Total Assets	**$ 839,283**	**$ 2,374,438**	**$ 3,033,030**	**$ 6,246,750**
Liabilities:				
Accounts Payable	$ 7,622	$ -	$ -	$ 7,622
Accrued Expenses	-	-	-	-
FICA Payable	15	-	-	15
Federal Withholding Payable	-	-	-	-
Deferred Revenue				
Retainage Payable	-	-	770,798	770,798
Due to Debt Service 2025	-	-	-	-
Due to General Fund	-	-	1,779	1,779
Due to Developer	255	-	-	255
Total Liabilities	**$ 7,892**	**$ -**	**$ 772,576**	**$ 780,468**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 56,074	$ -	$ -	$ 56,074
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,374,438	-	2,374,438
Capital Project	-	-	2,260,453	2,260,453
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	775,317	-	-	775,317
Total Fund Balances	**$ 831,391**	**$ 2,374,438**	**$ 2,260,453**	**$ 5,466,282**
Total Liabilities & Fund Balance	$ 839,283	$ 2,374,438	$ 3,033,030	$ 6,246,750

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Direct	$ 1,231,684	$ 1,231,684	$ 1,231,684	$ -
Developer Contributions	-	-	13,697	13,697
Interest	-	-	6,814	6,814
Total Revenues	**$ 1,231,684**	**$ 1,231,684**	**$ 1,252,194**	**$ 20,511**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 6,800	$ 4,200
FICA Expense	918	842	520	321
Engineering	9,500	8,708	4,165	4,543
Annual Audit	5,100	5,100	5,100	-
Attorney	13,000	11,917	11,995	(78)
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	41,250	41,250	-
Information Technology	1,500	1,375	1,375	-
Website Administration	1,500	1,375	1,375	-
Website Creation/ADA Compliance	960	880	-	880
Dissemination Agent	3,000	2,750	2,750	-
Trustee Fees	4,500	2,404	2,404	-
Telephone	500	458	88	371
Postage	1,500	1,500	1,919	(419)
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	2,500	2,701	(201)
Legal Advertising	5,000	4,583	2,580	2,004
Other Current Charges	500	500	2,607	(2,107)
Office Supplies	600	550	34	516
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 123,163**	**$ 112,827**	**$ 100,338**	**$ 12,490**
Operations & Maintenance:				
Ground Maintenance				
Landscape Maintenance	$ 477,228	$ 437,459	$ 194,234	$ 243,225
Landscape Contingency	15,000	13,750	-	13,750
Lake Maintenance	6,000	5,500	5,350	150
Pump Maintenance	4,500	4,125	-	4,125
Water & Sewer	42,500	38,958	1,548	37,410
JEA Reuse Station - Bulk Pond Refill	14,500	13,292	-	13,292
Irrigation Repairs	12,500	11,458	-	11,458
Pest Control	2,400	2,200	-	2,200
Environmental Permit/Monitoring	20,000	18,333	-	18,333
Other Repairs and Maintenance	5,000	4,583	-	4,583
Monument Sign Pressure Washing	2,500	2,292	-	2,292
Street Sign Maintenance & Replacement	6,800	6,233	-	6,233
Total Ground Maintenance	**$ 608,928**	**$ 558,184**	**$ 201,132**	**$ 357,052**

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Amenity Expenditures				
Insurance	$ 67,815	$ 62,164	$ 11,875	$ 50,289
Amenity Manager	70,000	64,167	64,231	(64)
Pool Maintenance	11,189	10,257	2,704	7,553
Pool Chemicals	18,863	17,291	3,590	13,701
Facility Attendant	50,000	45,833	3,376	42,457
Janitorial Services	14,673	13,450	1,544	11,906
Refuse	3,300	3,025	-	3,025
Security and Gate Maintenance	20,000	18,333	-	18,333
Security Patrol	10,000	9,167	-	9,167
Fire Alarm Monitoring	-	-	300	(300)
Facility Maintenance	5,000	4,583	4,446	137
Staff Apparel	-	-	1,970	(1,970)
Electric	28,050	25,713	13,268	12,444
Cable and Internet	11,220	10,285	750	9,535
Licenses and Permits	1,100	1,008	-	1,008
Repairs & Maintenance	15,000	13,750	-	13,750
Special Events	38,500	1,533	1,533	-
Holiday Decorations	1,650	-	-	-
Reserve for Amenities	25,000	22,917	13,500	9,417
Mobile Application	9,900	9,900	13,050	(3,150)
Other Current Charges	1,500	1,375	-	1,375
Total Amenity Expenditures	**$ 402,760**	**$ 334,750**	**$ 136,137**	**$ 198,614**
Operational Reserve Funding				
Operational Reserve Funding	$ 96,833	88,764	$ -	$ (88,764)
Total Operational Reserve Funding	**$ 96,833**	**$ 88,764**	**$ -**	**$ (88,764)**
Total Expenditures	**$ 1,231,684**	**$ 1,094,525**	**$ 437,607**	**$ 479,391**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 814,587	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 814,587**	
Fund Balance - Beginning	$ -		$ 16,803	
Fund Balance - Ending	$ -		$ 831,391	

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
Developer Contribution	-	-	-	13,697	-	-	-	-	-	-	-	-	13,697
Interest	-	-	-	-	-	-	1,149	1,143	1,272	1,596	1,654	-	6,814
Total Revenues	**$ 269,979**	**$ -**	**$ -**	**$ 283,675**	**$ -**	**$ -**	**$ 237,467**	**$ 186,573**	**$ 1,272**	**$ 271,574**	**$ 1,654**	**$ -**	**$ 1,252,194**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ 600	$ -	$ 800	$ 600	$ 600	$ 800	$ 800	$ 800	$ 1,000	$ -	$ 6,800
FICA Expense	-	61	46	-	61	46	46	61	61	61	77	-	520
Engineering	-	-	-	-	-	-	-	-	2,813	711	641	-	4,165
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	3,750	-	41,250
Information Technology	125	125	125	125	125	125	125	125	125	125	125	-	1,375
Website Administration	125	125	125	125	125	125	125	125	125	125	125	-	1,375
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Trustee Fees	-	-	938	-	-	-	-	-	1,467	-	-	-	2,404
Telephone	-	11	-	3	11	-	5	5	22	17	15	-	88
Postage	184	12	200	17	5	102	260	35	310	409	384	-	1,919
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	213	208	272	370	127	85	108	168	288	146	716	-	2,701
Legal Advertising	214	97	97	100	100	100	100	118	1,278	377	-	-	2,580
Other Current Charges	61	-	-	-	-	-	46	-	-	-	2,500	-	2,607
Office Supplies	0	0	0	0	0	0	0	0	1	1	31	-	34
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**	**$ 9,613**	**$ -**	**$ 100,338**
Operations & Maintenance													
Grounds Maintenance													
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 16,392.00	$ 16,392.00	$ 16,392.00	$ 31,973.25	$ 31,973.25	$ 40,555.75	$ 40,555.75	$ -	$ 194,234
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	1,000	1,000	1,350	1,000	1,000	-	5,350
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
JEA Reuse Station - Bulk Pond Refill	-	-	-	-	-	-	-	-	-	-	1,548	-	1,548
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**	**$ 43,104**	**$ -**	**$ 201,132**

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	11,456	-	64,231
Pool Maintenance	-	-	-	-	-	-	-	-	-	2,163	541	-	2,704
Pool Chemicals	-	-	-	-	-	-	-	-	-	2,704	886	-	3,590
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	-	3,779	-	4,446
Staff Apparel	-	-	-	-	-	-	-	-	-	1,022	948	-	1,970
Electric	-	-	-	10	136	734	1,041	1,825	2,075	3,965	3,484	-	13,268
Cable and Internet	-	-	-	-	-	-	-	-	250	250	250	-	750
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	1,300	233	-	1,533
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for Amenities	-	-	-	9,000	-	-	-	-	-	-	4,500	-	13,500
Mobile Application	-	-	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	-	13,050
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	**$ -**	**$ -**	**$ 6,450**	**$ 15,460**	**$ 6,586**	**$ 7,184**	**$ 7,491**	**$ 8,275**	**$ 27,936**	**$ 29,230**	**$ 27,526**	**$ -**	**$ 136,137**
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**	**$ 77,559**	**$ 80,243**	**$ -**	**$ 437,607**
Excess (Deficiency) of Revenues over Expenditures	$ 252,152	$ (6,285)	$ (13,254)	$ 262,638	$ (29,995)	$ (30,564)	$ 203,983	$ 131,762	$ (71,275)	$ 194,016	$ (78,590)	$ -	$ 814,587
Net Change in Fund Balance	**$ 252,152**	**$ (6,285)**	**$ (13,254)**	**$ 262,638**	**$ (29,995)**	**$ (30,564)**	**$ 203,983**	**$ 131,762**	**$ (71,275)**	**$ 194,016**	**$ (78,590)**	**$ -**	**$ 814,587**

Coastal Ridge

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Direct Bill	$ 2,159,277	$ 1,396,254	$ 1,396,254	$ -
Interest Income	-	-	81,713	81,713
Total Revenues	**$ 2,159,277**	**$ 1,396,254**	**$ 1,477,966**	**$ 81,713**
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		$ (517,447)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 163,864**	**$ -**	**$ (517,447)**	**$ -**
Fund Balance - Beginning	$ 707,338		$ 2,891,884	
Fund Balance - Ending	$ 871,202		$ 2,374,438	

Coastal Ridge

Community Development District

Capital Project Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

		Actual
		Thru 08/31/26
Revenues:		
Interest Income	$	381,694
Developer Contributions		2,274,051
Total Revenues	**$**	**2,655,745**
Expenditures:		
Capital Outlay	$	18,237,886
Total Expenditures	**$**	**18,237,886**
Excess (Deficiency) of Revenues over Expenditures	$	(15,582,141)
Other Financing Sources/(Uses):		
Transfer In/(Out)		-
Total Other Financing Sources/(Uses)	$	-
Net Change in Fund Balance	**$**	**(15,582,141)**
Fund Balance - Beginning	$	17,842,595
Fund Balance - Ending	$	2,260,453

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 Various 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	Amenity Electric Work Various Invoices	20,752.00
12/29/25	50	Prime Recreational Solutions	Playground Equipment #INV-2044	219,144.75
12/29/25	51	Division 5 Steel	Amenity Center - Structural Steel Materials and Fabrications	149,549.00
12/29/25	52	Vallencourt Construction Co, Inc	Phase 1-Pay App #6 Ranger Station Phase 1 & US Widening	2,581,715.29
12/26/25	53	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #6 EverRange Phase 2 (Sta 523-651)	806,067.68
1/12/26	54	Manning Building Supplies	Everrange Amenity Ctr Invoices	38,222.80
1/12/26	55	Trane U.S. Inc	Amenity HVAC parts Inv #990340895 and #990297950	364.60
1/21/26	56	Carlton Construction Inc	EverRange Amenity Pay App #7	502,782.64
1/21/26	57	Trane U.S. Inc	Amenity HVAC parts Inv #990326469	217.33
1/21/26	58	Lamp Sales Unlimited	Invoice #310768 Ceiling Fans, Invoice #310769 Freight, Invoice #311402 Aluminum Pole	100,280.00
1/21/26	59	England Thims & Miller	Construction Project Invoice #223917	3,903.75
2/2/26	60	Lamp Sales Unlimited	Invoice #312947 Lighting Install	73,713.00
2/3/26	61	Vallencourt Construction Co, Inc	Phase 1-Pay App #7 Ranger Station Phase 1 & US Widening	312,752.26
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 08/31/26	**625,253.82**
Transfer from COI	**5,536.87**
Transfer from Debt Service	**-**
Outstanding Requisitions	**-**
Requisitons Paid thru 08/31/26	**(24,294,395.36)**

Remaining Project (Construction) Fund	**$ 3,033,029.64**

Coastal Ridge

Community Development District

Long Term Debt Report

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

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2025 DEBT ASSESSED	FY26 O&M ASSESSED	TOTAL ASSESSED
EVRDEV LLC	825	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BUILDER 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 BUILDER 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	9/3/26	$ 105,239.34	$ 105,239.34	$ -	$ -
9	8/21/26	9/17/26	$ 4,910.55	$ 4,910.55	$ -	$ -
10	9/2/26	9/24/26	$ 4,396.54	$ 4,396.54		$ -
11	9/16/26			$ 67,236.12		$ 67,236.12
Due from Developer			$ 2,425,990.43	$ 2,493,226.55	$ -	$ 67,236.12
Total Developer Contributions					$ -	

B.

Coastal Ridge

Community Development District

Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
8/3/26	115-120	$5,617.12	
8/10/26	121-128	35,556.57	
8/17/26	129-134	324,321.07	
8/24/26	135-137	169,285.16	
	Total General Fund Checks		**$534,779.92**
Autopayment			
8/7/26	IQ FIBER	$250.00	
8/10/26	IRS FICA TAX PAYMENT	122.40	
8/11/26	JEA	5,032.43	
8/20/26	IRS FICA TAX PAYMENT	200.00	
	Total Autopayments		**$5,604.83**
Total Paid Checks			**$540,384.75**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	#
8/03/26	00005	7/30/26	26-0435O	202607	310	51300-48000				*	198.00		
			NTC-AMENITY RULES/RATES										
									JACKSONVILLE DAILY RECORD			198.00	000115
8/03/26	00008	7/30/26	3780040	202605	310	51300-31500				*	3,026.50		
			MAY26 GENERAL COUNSEL										
									KUTAK ROCK LLP			3,026.50	000116
8/03/26	00018	7/15/26	378055B	202606	320	57200-46400				*	1,000.00		
			JUN26 LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			1,000.00	000117
8/03/26	00018	8/01/26	395683B	202608	320	57200-46400				*	1,000.00		
			AUG26 LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			1,000.00	000118
8/03/26	00028	7/27/26	BP640250	202607	330	53800-46600				*	331.97		
			AMENITY STAFF APPAREL										
									PROFORMA			331.97	000119
8/03/26	00028	7/31/26	BP640251	202607	330	53800-46600				*	60.65		
			AMENITY STAFF APPAREL										
									PROFORMA			60.65	000120
8/10/26	00032	8/07/26	POOLCLEA	202608	330	53800-50000				*	4,500.00		
			1-TIME ROBOTIC POOL CLEAN										
									CROWN POOLS INC			4,500.00	000121
8/10/26	00021	6/24/26	47273	202606	330	53800-34600				*	225.00		
			3RD QTR FIRE ALARM MON										
									DYNAMIC SECURITY PROFESSIONALS INC			225.00	000122
8/10/26	00022	7/14/26	227112	202606	310	51300-31100				*	2,812.50		
			JUN ENGINEERING SERVICES										
									ENGLAND THIMS & MILLER INC			2,812.50	000123
8/10/26	00001	8/01/26	20	202608	310	51300-34000				*	3,750.00		
			AUG MANAGEMENT FEES										
		8/01/26	20	202608	310	51300-35300				*	125.00		
			AUG WEBSITE ADMIN										
		8/01/26	20	202608	310	51300-35100				*	125.00		
			AUG INFORMATION TECH										
		8/01/26	20	202608	310	51300-31200				*	250.00		
			AUG DISSEMINATION SVCS										
		8/01/26	20	202608	310	51300-51000				*	30.63		
			OFFICE SUPPLIES										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	20 POSTAGE	202608	310-51300-42000			*	383.61		
		8/01/26	20 COPIES	202608	310-51300-42500			*	715.95		
		8/01/26	20 TELEPHONE	202608	310-51300-41000			*	14.67		
							GOVERNMENTAL MANAGEMENT SERVICES			5,394.86	000124
8/10/26	00001	8/06/26	21 FY26 ANN CONSTR ACCT FEE	202608	310-51300-49000			*	2,500.00		
							GOVERNMENTAL MANAGEMENT SERVICES			2,500.00	000125
8/10/26	00010	7/17/26	CFR#7 INV#17221 CTR ACCESS DEP	202607	300-13100-10100			*	3,677.15		
							OFFICE IMAGES INC			3,677.15	000126
8/10/26	00010	7/18/26	CFR #7 INV#17231 OFFICE FURN DEP	202607	300-13100-10100			*	3,774.31		
							OFFICE IMAGES INC			3,774.31	000127
8/10/26	00009	8/01/26	433741 AUG AMENITY MANAGEMENT	202608	330-53800-34100			*	11,456.00		
		8/01/26	433741 AUG FACILITY ATTENDANTS	202608	330-53800-35000			*	3,376.00		
		8/01/26	433741 JUL FACILITY ATTENDANTS	202608	330-53800-35000			*	3,376.00-		
		8/01/26	433741 AUG POOL CHEMICALS	202608	330-53800-46500			*	2,704.00		
		8/01/26	433741 JUL POOL CHEMICALS	202608	330-53800-46500			*	2,028.00-		
		8/01/26	433741 AUG JANITORIAL SERVICES	202608	330-53800-46200			*	1,544.00		
		8/01/26	433741 JUL JANITORIAL SERVICES	202608	330-53800-46200			*	1,544.00-		
		8/01/26	433741 AUG POOL MAINTENANCE	202608	330-53800-46400			*	2,163.00		
		8/01/26	433741 JUL POOL MAINTENANCE	202608	330-53800-46400			*	1,622.25-		
							VESTA PROPERTY SERVICES INC			12,672.75	000128
8/17/26	00024	7/14/26	CFR #6 REQ#112 /PAY APP#13	202608	300-13100-10100			*	281,604.07		
							CARLTON CONSTRUCTION INC			281,604.07	000129
8/17/26	00022	8/10/26	227480 JUL ENGINEERING SERVICES	202607	310-51300-31100			*	711.25		
							ENGLAND THIMS & MILLER INC			711.25	000130

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
8/17/26	00011	8/17/26	21860659	202608	330-53800-47300			*	1,450.00		
			PROFILE SYSTEM AUG26								
							PEOPLEVINE			1,450.00	000131
8/17/26	00015	8/05/26	18579	202608	320-57200-46200			*	16,392.00		
			PH1 AUG LANDSCAPING MAINT								
							SUN STATE NURSERY & LANDSCAPING LLC			16,392.00	000132
8/17/26	00015	8/05/26	18590	202608	320-57200-46200			*	17,658.75		
			PH2 AUG LANDSCAPING MAINT								
							SUN STATE NURSERY & LANDSCAPING LLC			17,658.75	000133
8/17/26	00015	8/05/26	18591	202608	320-57200-46200			*	6,505.00		
			A.C AUG LANDSCAPING MAINT								
							SUN STATE NURSERY & LANDSCAPING LLC			6,505.00	000134
8/24/26	00033	6/24/26	GPLAR155	202608	300-13100-10100			*	1,150.00		
			CUSTOM/FEES - TREE GRATES								
							GLOBAL PRO LOGISTICS INC			1,150.00	000135
8/24/26	00010	7/08/26	CFR #5	202608	300-13100-10100			*	163,553.16		
			INV#13051 AMENITY FURN								
							OFFICE IMAGES INC			163,553.16	000136
8/24/26	00010	7/24/26	17301	202608	300-13100-10100			*	4,582.00		
			ADD ON PORCH ITEMS /CFR#8								
							OFFICE IMAGES INC			4,582.00	000137

TOTAL FOR BANK A 534,779.92

TOTAL FOR REGISTER 534,779.92

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 30, 2026
Date

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

Serial # 26-04350D **PO/File #**

$198.00
Payment Due

Notice of Rulemaking Regarding Revised Amenity Rules and Rates

$198.00
Publication Fee

Coastal Ridge Community Development District

Amount Paid

Case Number

Publication Dates 7/30

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 # 26-04350D on your check or remittance advice.

RECEIVED
By Tara Lee at 12:46 pm, Jul 30, 2026

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

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

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

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

NOTICE OF RULEMAKING
REGARDING REVISED AMENITY RULES AND RATES OF THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed revised Amenity Rules and Rates (**"Proposed Rule"**). The Proposed Rule number is 2026-02. Prior notice of rule development relative to the Proposed Rule was published in the Jacksonville Daily Record on July 23, 2026.

A public hearing will be conducted by the Board of Supervisors (**"Board"**) of the Coastal Ridge Community Development District (the **"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. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose, and effect of the revised Proposed Rule is to provide for efficient and effective District operations and to ensure compliance with Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 190.011(5), 190.012, 190.035(2), 120.54, 120.69 and 120.81(2), *Florida Statutes*. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Non-Resident Annual User Fee	$4,500
Back Patio or Covered Patio Rental Fee	$100.00
Fee for Use of Pool During Rental	$100.00
Security Deposit for Rentals	$50.00
Fee for Returned Check (NSF)	$25.00

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services – North Florida, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email joliver@gmsnf.com (**"District Manager's Office"**).

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

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

Jim Oliver, District Manager
Coastal Ridge Community Development District
Jul. 30 00 (26-04350D)

KUTAK ROCK LLP

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

Federal ID 47-0597598

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

[redacted]

July 30, 2026

RECEIVED
By Tara Lee at 11:53 am, Aug 03, 2026

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

Invoice No. 3780040
58523-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/26	K. Buchanan	0.70	259.00	Confer with district manager regarding construction funding agreement and potential acquisitions for use of bond proceeds
05/04/26	J. Daly	0.40	78.00	Coordinate response to auditor letter
05/04/26	K. Haber	2.10	598.50	Review plats and official records regarding tracts to be conveyed to the district; prepare deeds conveying tracts to the district; identify tracts in need of drainage access and maintenance easements
05/05/26	K. Buchanan	0.70	259.00	Prepare for and attend board meeting
05/08/26	K. Haber	0.60	171.00	Review deeds of district tracts in county's official records
05/11/26	K. Buchanan	0.60	222.00	Review proposed amenity policies; confer with district manager
05/12/26	J. Daly	0.10	19.50	Review and revise rules of procedure

05/13/26	J. Daly	0.40	78.00	Draft resolution setting public hearing, notices of rulemaking and rule development, and resolution adopting revised rules of procedure; confer with staff regarding same
05/14/26	K. Buchanan	0.40	148.00	Review matters relating to conservation easement; confer with district manager
05/15/26	K. Buchanan	0.40	148.00	Review meeting minutes
05/18/26	K. Buchanan	0.30	111.00	Review matters relating to utility conveyance
05/20/26	K. Haber	0.20	57.00	Correspond with Oliver and Hogge regarding budget notices
05/26/26	K. Buchanan	1.90	703.00	Prepare for board meeting; confer with district manager; review funding matters; prepare property management agreement
05/27/26	K. Buchanan	0.40	148.00	Confer with Vesta representative regarding agreement; revise same

TOTAL HOURS	9.20	
TOTAL FOR SERVICES RENDERED		$3,026.50
TOTAL CURRENT AMOUNT DUE		$3,026.50

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

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

RETURN SERVICE REQUESTED

ADDRESSEE

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

18.1.5158 97272S11 72 72 001/001 1

COASTAL RIDGE CDD

475 WEST TOWN PLACE SUITE 114
ST AUGUSTINE FL 32092-3649

ACCOUNT NUMBER	DATE	BALANCE
734088	7/15/2026	$1,000.00

RECEIVED
JUL 21 2026

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

00000007340882001000000037805500000010000050

Please return this portion with your payment and notify us of any changes to your contact informat

3820318 0 0716 5158 10425 1/1 ZINT

Invoice Due Date 7/16/2026 **Invoice378055B** **PO #**

Date	Description	Quantity	Amount	Tax	Total
Ever Range Pkwy Jacksonville, FL 32256					
6/1/2026	Water Management - Monthly		$1000.00	$0.00	$1000.00

RECEIVED
By Tara Lee at 11:32 am, Aug 03, 2026

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

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $2000.00

This Invoice Total: $1000.00

To submit payment by ACH: Cogent Bank / Routing # 063114661 // Account # 4003010792

Customer Account #: 734088

Portal Registration #: 9A9D1C37

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

Customer Portal Link: www.lakedoctors.com/contact-us/

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

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
734088	8/1/2026	$1,000.00

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

00000007340882001000000039568300000010000058

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 9/15/2026 **Invoice 395683B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		$1000.00	$0.00	$1000.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 7:53 am, Aug 03, 2026

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

Credits $0.00
Adjustment $0.00
AMOUNT DUE

Total Account Balance including this invoice: $2000.00

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
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

Original Bill

Bill Number	BP64025045A
Bill Date	7/27/2026
Due Date	8/25/2026
Terms	Net 30
Sales Order	SP64025045
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

RECEIVED
By Tara Lee at 11:03 am, Jul 28, 2026

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
	Port Authority Women's Digi Heather Performance Polo. **Color:** *Light Grey: 2 - L*	2	2	0	35.0000	Each	-	$70.00
	Sport-Tek Women's Posi-UV Pro Long Sleeve **Color:** *TrueNavy: 2 - L*	2	2	0	25.0000	Each	-	$50.00
	Hanes Unisex EcoSmart Sweatshirt **Color:** *Navy: 1 - L*	1	1	0	36.0000	Each	-	$36.00
	OGIO Women's Fulcrum Full-Zip. **Color:** *Blacktop: 1 - L*	1	1	0	83.0000	Each	-	$83.00
	Custom Name Badge Size: 1.25" x 3" Artwork: EverRange Full Color Personalilzations Kalen Linda	2	2	0	20.0000	Each	-	$40.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$279.00	$52.97	-	$331.97	-	-	**$331.97 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!

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001333	BP64025045A	7/27/2026	$331.97 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

Original Bill

Bill Number	BP64025100A
Bill Date	7/31/2026
Due Date	8/29/2026
Terms	Net 30
Sales Order	SP64025100
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
	Port Authority Women's Digi Heather Performance Polo. **Color:** *Light Grey: 1 - L*	1	1	0	35.0000	Each	-	$35.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$35.00	$25.65	-	$60.65	-	-	**$60.65 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 10:06 am, Jul 31, 2026

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001333	BP64025100A	7/31/2026	$60.65 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

CROWN POOLS, INC.

3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #	904-858-4300

Invoice

Date	Invoice #
8/7/2026	POOLCLEANER

Terms	Due Date
Due upon receipt	8/7/2026

Bill To
COASTAL RIDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FL 32092

Ship To

Quantity	Description	Rate	Serviced	Amount
	MAYTRONICS 9999096X-USQ WAVE 100 POOL CLEANER	4,500.00		4,500.00
	Approved Marcy Pollicino 8/7/26			
			Total Invoice	$4,500.00

All Credit Card Payments will have a 3% processing fee added.	**Payment / Credits Applied**	$0.00
A $25.00 LATE FEE will automatically be added to account.over 60 days.	**Invoice Balance**	$4,500.00
	Job Total Balance	$4,500.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
6/24/2026	47273

Bill To	Location
Coastal Ridge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	Everrange Amenity Center 12858 Everrange Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 3rd Quarter	75.00	225.00

Subtotal	$225.00
Sales Tax (7.5%)	$0.00
Total	$225.00
Payments/Credits	$0.00
Balance Due	$225.00

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

July 14, 2026
Invoice No: 227112

Total This Invoice $2,812.50

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through July 04, 2026

Phase 01 Work Authorization #1 - General Services

Labor

		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	6/20/2026	9.00	165.00	1,485.00	Public Facilities Report
Wolterman, Sharlene	7/4/2026	2.50	165.00	412.50	Contractor Requisitions
Principal - Vice President					
Welch, Daniel	6/13/2026	2.00	305.00	610.00	Public Facilities Report
Welch, Daniel	6/20/2026	.50	305.00	152.50	
Welch, Daniel	6/27/2026	.50	305.00	152.50	
Totals		14.50		2,812.50	
Total Labor					**2,812.50**

Total this Phase **$2,812.50**

Total This Invoice **$2,812.50**

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

Invoice

Invoice #: 20
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		3,750.00	3,750.00
Website Administration - August 2026		125.00	125.00
Information Technology - August 2026		125.00	125.00
Dissemination Agent Services - August 2026		250.00	250.00
Office Supplies		30.63	30.63
Postage		383.61	383.61
Copies		715.95	715.95
Telephone		14.67	14.67

Total	$5,394.86
Payments/Credits	$0.00
Balance Due	$5,394.86

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

Invoice

Invoice #: 21
Invoice Date: 8/6/26
Due Date: 8/6/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
FY26 Annual Construction Accounting Fee - Series 2025		2,500.00	2,500.00

Total	$2,500.00
Payments/Credits	$0.00
Balance Due	$2,500.00

officeimages

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

officeimages

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

#	Quantity	Product	Product Description	Sell	Extended
9	1	WLLH3493	Modern Botanical Illustration in Earth Tones Modern Art, By wall26, 60"W x 30"W	$254.53	$254.53
			Tag: ART.04 , *		
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	$158.43	$316.86
			Tag: ART.05 , *		
11	2	07086	Bradano Arch Mirror, Brass, 24"W x 36"H	$401.30	$802.60
			Tag: MIRR.01		
12	2	7817814	Bird of ParadiseBird of ParadiseGreenFaux6 Feet	$414.55	$829.10
			Tag: PLANT.06A		
13	2	3364462	Fluted PlantersLargeWhiteCeramic15 in	$196.42	$392.84
			Tag: PLANT.06B		
14	1	1145949	Monstera Plant 3.5ftMonstera3.5 Feet	$226.03	$226.03
			Tag: PLANT.07A		
15	1	5573018	Radius Planter11.75 x 10.5Black	$102.86	$102.86
			Tag: PLANT.07B		
16	1	FREIGHT	LULU & GEORGIA FREIGHT	$335.00	$335.00
			Tag: FREIGHT & SURCHARGES		
17	1	FREIGHT	CRATE & BARREL FREIGHT	$40.00	$40.00
			Tag: FREIGHT & SURCHARGES		
18	1	FREIGHT	WEST ELM FREIGHT	$325.00	$325.00
			Tag: FREIGHT & SURCHARGES		
19	1	FREIGHT	UTTERMOST FREIGHT	$90.00	$90.00
			Tag: FREIGHT & SURCHARGES		

Email us at furniture@officeimagesinc.com

officeimages

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

#	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.

WIRE TRANSFER INSTRUCTIONS:

[redacted]

Email us at furniture@officeimagesinc.com

officeimages

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

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	$903.61	$1,807.22
			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		
			Tag: CDD OFFICE		
2	1	6023Y/E3.A134	Torsa, Enhanced Synchro Cntrl, Multi-Adjustable Arms	$556.18	$556.18
			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		
			Tag: CDD OFFICE		
3	1	WW2436WSSVDL	WAVEWORKS,24DX36W,SURFACE,RECT,VERT GRAIN,HPL	$161.37	$161.37
			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		
			Tag: CDD OFFICE		
4	1	WW4272WSCEDL L7	WAVEWORKS,42DX72W,SURFACE,EXT CORNER,LEFT,HPL	$726.62	$726.62
			M, VAD, X, X, STD, AD — MAIN, SOFTENED,ALMOND, NO GROMMET, NO WIRE MANAGER, STANDARD LAMINATE, ALMOND		
			Tag: CDD OFFICE		

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

officeimages

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

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

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

officeimages

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

#	Quantity	Product	Product Description	Sell	Extended
12	1	WW2436LFF2L	WAVEWORKS,24DX36W,LATERAL FILE,TWO DRAWER,HPL VAD, 100_462, KS1B, STD, AD, AD, AD — SOFTENED,ALMOND, SIGNATURE,CINDER, SPECIFY 1 BLACK CORE SEPARATE, STANDARD LAMINATE, ALMOND, ALMOND, ALMOND **Tag:** CDD OFFICE	$933.11	$933.11
13	3	NCCB004	CASEGOODS,LOCK CORE WITH KEY,BLACK,NO 004 **Tag:** CDD OFFICE , NCCB004	$14.13	$42.39
14	1	EVOLVE2-FM	Evolve Series Dual Monitor Arm w/DC & GM, Fixed + Motion Arms BLK Black **Tag:** CDD OFFICE	$479.08	$479.08
15	1	NETTA-48	Mesh Wire Management Channel, 48W BLK Black **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

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

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 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

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:

[redacted]

(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

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

Vesta

Invoice

Invoice # 433741
Date 08/01/2026

Terms

Due Date 08/31/2026

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 August	1	11,456.00	11,456.00
Facility attendants August	1	3,376.00	3,376.00
Facility attendants July credit	1	(3,376.00)	(3,376.00)
Pool chemicals August	1	2,704.00	2,704.00
Pool chemicals July credit	1	(2,028.00)	(2,028.00)
Janitorial Services August	1	1,544.00	1,544.00
Janitorial services July credit	1	(1,544.00)	(1,544.00)
Pool maintenance August	1	2,163.00	2,163.00
Pool maintenance July credit	1	(1,622.25)	(1,622.25)

Total 12,672.75

RECEIVED
By Tara Lee at 10:42 am, Aug 07, 2026

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Coastal Ridge

Community Development District

Construction Funding Request #6
July 14, 2026

Req.	PAYEE	
112	**Carlton Construction Inc** EverRange Amenity Pay App #13	281,604.07
	Total Funding Request	**$ 281,604.07**

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

Signature: Signed by: Maurice Rudolph 6408F2B0B9CD478... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E7410418... Secretary/Asst. Secretary

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99F6F

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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

(A) Requisition Number: **# 112 CFR#5**

(B) Name of Payee: **Carlton Construction Inc.**
4615 U.S. Highway 17
Suite 1
Fleming Island, FL 32003

Wire Instructions:
Synovus Bank

[redacted]

(C) **Amount Payable: $281,604.07**

Carlton Construction Pay Application #13

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

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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
Jackonville FL 32256

APPLICATION NO: 13
PERIOD TO: 06/30/2026
PROJECT NOS:
CONTRACT DATE: 05/07/2025

Distribution to:
- [X] OWNER
- [ ] ARCHITECT
- [X] CONTRACTOR
- [ ] CONSULTANT

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM		12,209,201.77
2. Net change by Change Orders		-2,418,787.08
3. CONTRACT SUM TO DATE (Line 1+2)		9,790,414.69
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)		8,910,859.20
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	398,590.35	
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)		398,590.35
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,512,268.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		8,230,664.78
8. CURRENT PAYMENT DUE		281,604.07
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,278,145.84

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

CONTRACTOR'S CERTIFICATION OF WORK

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

CONTRACTOR: [signature] Date: 7/7/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 7th day of July , 26

Notary Public: [signature]

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336813
My Commission Expires 11/30/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....$ 281,604.07

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

ARCHITECT:
By: [signature] Date: 07/10/2026

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00	400.00	726,838.00	726,838.00			726,838.00	100.00		
Performance Bond	90,693.49	-2,137.15	88,556.34	84,725.00			84,725.00	95.67	3,831.34	
Liability Insurance	125,544.78	1,945.05	127,489.83	116,784.61	10,705.22		127,489.83	100.00		
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	24,262.00	2,318.50		26,580.50	81.79	5,919.50	1,329.03
Permits	11,315.00	3,534.05	14,849.05	14,849.05			14,849.05	100.00		742.45
Sitework	1,368,730.00	-167,865.57	1,200,864.43	1,140,883.95	55,548.70		1,196,432.65	99.63	4,431.78	59,821.65
Beacon Crossing	85,000.00		85,000.00	53,944.74			53,944.74	63.46	31,055.26	2,697.24
Landscape & Irrigation	557,654.00	54,006.04	611,660.04	507,114.30	100,686.41		607,800.71	99.37	3,859.33	30,390.04
Surveying & Layout	45,740.00	5,680.00	51,420.00	51,420.00	2,497.50		53,917.50	104.86	-2,497.50	2,695.88
Hardscapes	849,978.00	-146,540.56	703,437.44	499,835.36	6,425.90		506,261.26	71.97	197,176.18	25,313.06
Site Furnishings	53,445.00	-42,730.32	10,714.68	10,714.68			10,714.68	100.00		535.74
Pool & Splash Pad	1,716,419.00	-347,120.01	1,369,298.99	1,353,367.17			1,353,367.17	98.84	15,931.82	67,668.36
Shade Structures	577,187.00	-341,222.25	235,964.75	232,001.16	4,300.20		236,301.36	100.14	-336.61	11,815.07
Pickleball Courts	285,900.00	-52,773.60	233,126.40	212,058.30	19,268.10		231,326.40	99.23	1,800.00	11,566.32
Playground	232,595.00	-121,226.50	111,368.50	90,233.42	4,179.55		94,412.97	84.78	16,955.53	4,720.65
Welcome Ctr & Lakeside Pav.	3,386,019.00	-527,790.25	2,858,228.75	2,520,922.36	40,119.14		2,561,041.50	89.60	297,187.25	128,052.07
Site & Hardscape Plumbing	63,200.00		63,200.00	55,400.00			55,400.00	87.66	7,800.00	2,770.00
Site & Hardscape Electrical	500,000.00	-140,062.00	359,938.00	316,428.00	23,210.00		339,638.00	94.36	20,300.00	16,981.90
FF&E	684,650.00	-379,281.19	305,368.81	20,223.79	18,620.00		38,843.79	12.72	266,525.02	1,942.19
Final Clean	19,600.00		19,600.00	3,056.78	7,982.68		11,039.46	56.32	8,560.54	551.97
Contractor Contingency	250,000.00	-248,943.95	1,056.05						1,056.05	
Contractor Fee	571,093.50	8,841.13	579,934.63	579,934.63			579,934.63	100.00		28,996.73
Totals:	**12,209,201.77**	**-2,418,787.08**	**9,790,414.69**	**8,614,997.30**	**295,861.90**		**8,910,859.20**	**91.02**	**879,555.49**	**398,590.35**

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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
6/8/2026	2172378

Always Refer To Above Number

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:43270D	35:37169	5/30/2026	DUE UPON RECEIPT

Please Pay This Amount: $2,318.50

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

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Vallencourt Construction Co., Inc.
Project Name: EverRange Amenity
Payment Request No: 7 **Subcontract No:** SC-7500
Period: 5/31 , 2025 TO 6/30 , 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 927,517.97 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (8,766.73) (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 918,751.24 (3)	
4. Work Completed Previous Application	$ 863,816.75 (4)		
5. **Work Completed This Application**	**$ 54,934.49** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 918,751.24 (6)	
7. Total Prior Retainage	$ 43,190.84 (7)		
8. Amount retained w/This Application	$ 2,746.72 (8)		
9. Total Retainage to Date (7 + 8)		$ 45,937.56 (9)	
10. Work Completed, Minus Retainage (6 - 9)		$ 872,813.68 (10)	
11. Less Previous Payments Received	$ 820,625.91 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 52,187.77** (12)	

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

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

Dated on 6/30/2026

Vallencourt Construction Co., Inc.
Company Name

Signature

Hunter Pruitt, PM
Printed Name and Title

State of Florida County of Clay

The foregoing instrument was acknowledged before me this 30th date of June, 2026 by Hunter Pruitt (name) as PM (title) for Vallencourt Const. Co. Inc. (company name)

☑ Personally Known

☐ Produced ID _____

Notary Nancy K. Glasscock

My Commission Expires: 2/8/2027

Notary Seal:

Notary Public State of Florida
Nancy L. Glasscock
My Commission HH 511352
Expires 2/8/2027

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

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

APPLICATION NUMBER: 7
APPLICATION DATE: 06/30/26
PERIOD FROM: 05/31/26
TO: 06/30/26
RETAINAGE %: 5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Construction Site Work	$ 33,741.76	$ 33,741.76			$ 33,741.76	100%	$ -	$ 1,687.09
2	Erosion Control	$ 41,569.00	$ 41,569.00			$ 41,569.00	100%	$ -	$ 2,078.45
3	Site Grading	$ 119,986.27	$ 119,986.27			$ 119,986.27	100%	$ -	$ 5,999.31
4	Asphalt Paving	$ 355,877.24	$ 355,877.24			$ 355,877.24	100%	$ -	$ 17,793.86
5	Drainage Systems	$ 169,336.52	$ 169,336.52			$ 169,336.52	100%	$ -	$ 8,466.83
6	Sanitary Sewer	$ 57,833.35	$ 57,833.35			$ 57,833.35	100%	$ -	$ 2,891.67
7	Water Distribution	$ 149,173.83	$ 149,173.83			$ 149,173.83	100%	$ -	$ 7,458.69
			$ -			$ -	#DIV/0!	$ -	$ -
CO-01	CE #003	$ 9,000.00	$ 9,000.00			$ 9,000.00	100%	$ -	$ 450.00
CO-02	CE #008	$ (40,131.20)	$ (40,131.20)			$ (40,131.20)	100%	$ -	$ (2,006.56)
CO-03	CE #008	$ (77,837.66)	$ (77,837.66)			$ (77,837.66)	100%	$ -	$ (3,891.88)
CO-04	CE #008	$ (45,125.00)	$ (45,125.00)			$ (45,125.00)	100%	$ -	$ (2,256.25)
CO-05	CE #049	$ (2,450.00)	$ (2,450.00)			$ (2,450.00)	100%	$ -	$ (122.50)
CO-06	CE #	$ 82,423.80	$ 82,423.80			$ 82,423.80	100%	$ -	$ 4,121.19
CO-07	Strip/Regrade Pond & Misc T&M	$ 10,418.84	$ 10,418.84			$ 10,418.84	100%	$ -	$ 520.94
CO-08	Add FDC to BFP	$ 3,315.63	$ -	$ 3,315.63		$ 3,315.63	100%	$ -	$ 165.78
CO-09	ODP Reconciliation (C&M/American	$ 51,618.86	$ -	$ 51,618.86		$ 51,618.86	100%	$ -	$ 2,580.94
			$ -			$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 918,751.24	$ 863,816.75	$ 54,934.49	$ -	$ 918,751.24	100%	$ -	$ 45,937.56

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

FERGUSON
11553 PHILIPS HWY
JACKSONVILLE, FL 32256-0000

Please contact with Questions: 904-398-0660

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

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

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

MASTER ACCOUNT NUMBER: 327932

SHIP TO:

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

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

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
1334	1334	FL2DUV	EVERRANGE	SMS	EVERRANGE	06/02/26	IO 430576,

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
8	8	MUL040246	6 PVC SWR SW COUP	14.865	EA	118.92
20	20	PSP3034U20	6 X 20 FT PVC W3034 SLD PIPE	576.166	C	115.23
			INVOICE SUB-TOTAL			**234.15**
			TAX	Duval		**17.56**

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Remit to Change: Please make note of the updated remit to address above.

Payments sent to PO Box 100286 Atlanta, GA will be returned as of 5/29/26.

Instead of paying by check, consider going to Ferguson.com/billpay to learn about our free, secure, and convenient online payment platform. You can view copies of invoices, pay online, and enroll in our new auto-pay solution.

TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	$251.71

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sun State Nursery & Landscaping, Inc
Project Name: EverRange Amenity
Payment Request No: 6 **Subcontract No:** SC-7507
Period: 6/1 2026 TO 6/30 2026

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 23-Jun 2026

Sun State Nursery & Landscaping, Inc
Company Name

Signature

Sheri Horne - Senior Accountant
Printed Name and Title

State of Florida County of Duval

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

X Personally Known

☐ Produced ID _____

Notary _____

My Commission Expires March 19, 2028

Notary Seal:

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

SWORN STATEMENT

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

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

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Sun State Nursery & Landscaping, Inc.
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 7
APPLICATION DATE:
PERIOD FROM:
TO:
RETAINAGE %: 5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Landscape	$ 449,339.13	$ 400,187.45	$ 49,151.68		$ 449,339.13	100%	$ -	$ 22,466.96
2	Plant upsize per Architect	$ 2,331.00	$ 2,331.00	$ -		$ 2,331.00	100%	$ -	$ 116.55
3	Palm Grates & Gravel	$ 15,280.00	$ 15,280.00	$ -		$ 15,280.00	100%	$ -	$ 764.00
4	Pickleball Court Rock	$ 9,092.72	$ 9,092.72	$ -		$ 9,092.72	100%	$ (0.00)	$ 454.64
5	CO #1	$ 2,668.00	$ 2,668.00	$ -		$ 2,668.00	100%	$ -	$ 133.40
6	CO #2	$ 1,246.98	$ 1,246.98	$ -		$ 1,246.98	100%	$ -	$ 62.35
7	Irrigation	$ 85,400.87	$ 85,400.87	$ -		$ 85,400.87	100%	$ -	$ 4,270.04
8	CO #3	$ 51,534.73		$ 51,534.73		$ 51,534.73	100%	$ -	$ 2,576.74
9						$ -	#DIV/0!	$ -	$ -
10						$ -	#DIV/0!	$ -	$ -
11						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 616,893.43	$ 516,207.02	$ 100,686.41	$ -	$ 616,893.43		$ (0.00)	$ 30,844.67

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Temp irrigation at pool to install palms	$ 2,668.00	Y
2	Add 1 Ligustrum around splash pad	$ 1,246.98	Y
3	Various Landscape & Irrigation Changes	$ 51,534.73	Y

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Surveying & Layout

SAM™

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

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

For Professional Services Rendered Through 5/30/2026

PO-7500

		Current Billings
5444101 - Survey Services		2,497.50
Rate Labor	2,497.50	

Current Billings	2,497.50
Amount Due This Bill	2,497.50

Total Fee :	55,000.00
To Date Billings :	53,917.50
Total Remaining :	1,082.50

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenity Invoice: **201325269**

5444101 - Survey Services

Labor

Rate Labor

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

Total Project: 1025100221 - Carlton Construction - 202416 - EverRange Amenity **2,497.50**

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Carlton Construction Inc.
Project Name: EverRange Amenity - Site Furnishings
Payment Request No: 2 **Subcontract No:** SC-Int
Period: 6/1 2026 TO 6/30 2026

Hardscapes

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 14,957.68	(1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ -	(2)		
3. Adjusted Contract Amount (1 +/- 2)			$ 14,957.68	(3)
4. Work Completed Previous Application	$ 11,099.68	(4)		
5. **Work Completed This Application**	**$ 3,858.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 14,957.68	(6)
7. Total Prior Retainage	$ -	(7)		
8. Amount retained w/This Application	$ -	(8)		
9. Total Retainage to Date (7 + 8)			$ -	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 14,957.68	(10)
11. Less Previous Payments Received	$ 11,099.68	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 3,858.00**	(12)

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

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

Dated on _____ 2026

Carlton Construction Inc.
Company Name

_____
Signature

_____
Printed Name and Title

State of _____ County of _____

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

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Carlton Construction Inc.
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 2
APPLICATION DATE: 06/25/26
PERIOD FROM: 06/01/26
TO: 06/30/26
RETAINAGE %: 0%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Site Furnishings	$ 10,714.68	$ 10,714.68			$ 10,714.68	100%	$ -	$ -
2	Site Concrete (Hardscapes)	$ 4,243.00	$ 385.00	$ 3,858.00		$ 4,243.00	100%	$ -	$ -
3						$ -	#DIV/0!	$ -	$ -
4						$ -	#DIV/0!	$ -	$ -
5						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 14,957.68	$ 11,099.68	$ 3,858.00	$ -	$ 14,957.68		$ -	$ -

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F 11 - Rdscapes

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

INVOICE

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

BILL TO:

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

AMOUNT DUE: $73.35

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
BORAL	Cody Taylor	Lisa Meeker	

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

MERCHANDISE	68.24
OTHER	
FREIGHT	0.00
TAX	5.11
TOTAL	73.35

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Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Manning Supplies

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

INVOICE

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

BILL TO:

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

AMOUNT DUE:	**$513.51**

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
BORAL	Cody Taylor	Lisa Meeker	

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

MERCHANDISE	477.68
OTHER	
FREIGHT	0.00
TAX	35.83
TOTAL	513.51

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Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

INVOICE

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

BILL TO:

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

AMOUNT DUE: $31.04

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
HARDIE	Cody Taylor	Ben Gyurls	

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

MERCHANDISE	28.88
OTHER	
FREIGHT	0.00
TAX	2.16
TOTAL	31.04

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Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Soutehrn Waterproofing Inc
Project Name: EverRange Amenity
Payment Request No: 5 **Subcontract No:** SC-7524
Period: 6/1 , 2025 TO 6/30 , 2025

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 1-Jun , 2025

Soutehrn Waterproofing Inc
Company Name

Signature

Greg Winkles
Printed Name and Title

State of Florida County of Duval

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

☑ Personally Known
☐ Produced ID _____

Notary _____ Notary Seal:

LOUIS STEFANELL
Notary Public - State of Florida
Commission # HH 357398
My Comm. Expires Mar 26, 2027
Bonded through National Notary Assn.

My Commission Expires:

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

Name	Address	Amt Remaining Unpaid
NONE		

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Soutehrn Waterproofing Inc
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 5
APPLICATION DATE: 07/02/26
PERIOD FROM: 06/01/26
TO: 06/30/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Waterproofing	$ 48,125.00	$ 48,125.00			$ 48,125.00	100%	$ -	$ 2,406.25
2	Pool Coping Expnasion Joints	$ 2,400.00	$ 2,400.00			$ 2,400.00	100%	$ -	$ 120.00
3	CO #1 Caulk Sidewalk Exp. Joints	$ 1,950.00		$ 1,950.00		$ 1,950.00	100%	$ -	$ 97.50
4						$ -	#DIV/0!	$ -	$ -
5						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 52,475.00	$ 50,525.00	$ 1,950.00	$ -	$ 52,475.00		$ -	$ 2,623.75

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 6.3 , 2026

Prime Recreational Solutions LLC
Company Name

Signature

William
Printed Name and Title

State of Florida County of Clay

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

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Prime Recreational Solutions LLC
JOB NAME: EverRange Amenity

APPLICATION NUMBER:
APPLICATION DATE: 06/25/26
PERIOD FROM: 06/01/26
TO: 06/30/26
RETAINAGE %: 5%

CONTINUATION SHEET

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

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on June 19, 2026

The Nidy Sports Construction Company
Company Name

Signature

Zach Stevenson, President
Printed Name and Title

State of Florida County of Seminole

The foregoing instrument was acknowledged before me this 19 date of June, 20 26 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Inc (company name)

☑ Personally Known
☐ Produced ID _____

Notary _____

Notary Seal:

CASANDRA L. PRYOR
MY COMMISSION # HH 497332
EXPIRES: March 17, 2028

My Commission Expires: 3/17/28

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

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

CONTINUATION SHEET

APPLICATION NUMBER: 7
APPLICATION DATE: 06/20/26
PERIOD FROM: 06/01/26
TO: 06/30/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Mobilization	$ 7,000.00	$ 7,000.00			$ 7,000.00	100%	$ -	$ 350.00
2	Laser Grade & Compact	$ 3,800.00	$ 3,800.00			$ 3,800.00	100%	$ -	$ 190.00
3	Furnish & Install Limerock	$ 62,000.00	$ 62,000.00			$ 62,000.00	100%	$ -	$ 3,100.00
4	Pave Courts	$ 44,200.00	$ 44,200.00			$ 44,200.00	100%	$ -	$ 2,210.00
5	Install Net Post	$ 15,500.00	$ 15,500.00			$ 15,500.00	100%	$ -	$ 775.00
6	Apply Court Coating	$ 28,700.00	$ 28,700.00			$ 28,700.00	100%	$ -	$ 1,435.00
7	Install Fencing	$ 66,000.00	$ 66,000.00			$ 66,000.00	100%	$ -	$ 3,300.00
8	Install Windscreen	$ 6,800.00	$ 6,800.00			$ 6,800.00	100%	$ -	$ 340.00
9	Acoustiblock	$ 40,400.00		$ 40,400.00		$ 40,400.00	100%	$ -	$ 2,020.00
10	CO#1	$ (14,814.30)	$ (14,814.30)			$ (14,814.30)	100%	$ -	$ (740.72)
11	CO#2	$ (21,127.40)	$ (21,127.40)			$ (21,127.40)	100%	$ -	$ (1,056.37)
12	CO#3	$ (25,038.73)		-25038.73		$ (25,038.73)	100%	$ -	$ (1,251.94)
13	CO#4	$ 14,000.00	$ 14,000.00			$ 14,000.00	100%	$ -	$ 700.00
14	CO#5	$ 9,975.00				$ -	0%	$ 9,975.00	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 237,394.57	$ 212,058.30	$ 15,361.27	$ -	$ 227,419.57		$ 9,975.00	$ 11,370.98

CHANGE ORDERS:

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 7/10, 2026

The Nidy Sports Construction Company
Company Name

Signature

Zach Stevenson, President
Printed Name and Title

State of Florida County of Seminole

The foregoing instrument was acknowledged before me this 10 date of July, 2026 by Zach Stevenson (name) as President (title) for The Nidy Sports Construction Company (company name)

☐ Personally Known

☐ Produced ID

Notary

Notary Seal:

CASANDRA L. PRYOR
MY COMMISSION # HH 497332
EXPIRES: March 17, 2028

My Commission Expires: 3/17/28

SWORN STATEMENT

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

Name	Address	Amt Remaining Unpaid

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

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

CONTINUATION SHEET

APPLICATION NUMBER: 8
APPLICATION DATE: 06/20/26
PERIOD FROM: 06/01/26
TO: 06/30/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Mobilization	$ 7,000.00	$ 7,000.00			$ 7,000.00	100%	$ -	$ 350.00
2	Laser Grade & Compact	$ 3,800.00	$ 3,800.00			$ 3,800.00	100%	$ -	$ 190.00
3	Furnish & Install Limerock	$ 62,000.00	$ 62,000.00			$ 62,000.00	100%	$ -	$ 3,100.00
4	Pave Courts	$ 44,200.00	$ 44,200.00			$ 44,200.00	100%	$ -	$ 2,210.00
5	Install Net Post	$ 15,500.00	$ 15,500.00			$ 15,500.00	100%	$ -	$ 775.00
6	Apply Court Coating	$ 28,700.00	$ 28,700.00			$ 28,700.00	100%	$ -	$ 1,435.00
7	Install Fencing	$ 66,000.00	$ 66,000.00			$ 66,000.00	100%	$ -	$ 3,300.00
8	Install Windscreen	$ 6,800.00	$ 6,800.00			$ 6,800.00	100%	$ -	$ 340.00
9	Acoustiblock	$ 40,400.00	$ 40,400.00			$ 40,400.00	100%	$ -	$ 2,020.00
10	CO#1	$ (14,814.30)	$ (14,814.30)			$ (14,814.30)	100%	$ -	$ (740.72)
11	CO#2	$ (21,127.40)	$ (21,127.40)			$ (21,127.40)	100%	$ -	$ (1,056.37)
12	CO#3	$ (25,038.73)	$ (25,038.73)			$ (25,038.73)	100%	$ -	$ (1,251.94)
13	CO#4	$ 14,000.00	$ 14,000.00			$ 14,000.00	100%	$ -	$ 700.00
14	CO#5	$ 9,975.00		$ 9,975.00		$ 9,975.00	100%	$ -	$ 498.75
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 237,394.57	$ 227,419.57	$ 9,975.00	$ -	$ 237,394.57		$ -	$ 11,869.73

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F Courts

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on _____, 2026

The Nidy Sports Construction Company
Company Name

_____
Signature

_____
Printed Name and Title

State of _____ County of _____

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

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CARLTON

SCHEDULE OF VALUES

APPLICATION NUMBER: 9
APPLICATION DATE: 07.05.26
PERIOD FROM: 07.01.26
TO: 07.07.26
RETAINAGE %: 5%

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

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Pickleball Court Construction	$ 234,000.00	$ 234,000.00			$ 234,000.00	100%	$ -	$ 11,700.00
2	Black Acoustiblock	$ 40,400.00	$ 40,400.00			$ 40,400.00	100%	$ -	$ 2,020.00
3	CO #01	$ (14,814.30)	$ (14,814.30)			$ (14,814.30)	100%	$ -	$ (740.72)
4	CO #02	$ (21,127.40)	$ (21,127.40)			$ (21,127.40)	100%	$ -	$ (1,056.37)
5	CO #03	$ (25,038.73)	$ (25,038.73)			$ (25,038.73)	100%	$ -	$ (1,251.94)
6	CO #04	$ 14,000.00	$ 14,000.00			$ 14,000.00	100%	$ -	$ 700.00
7	CO #05	$ 9,975.00	$ 9,975.00			$ 9,975.00	100%	$ -	$ 498.75
8	CP #06	$ (6,068.17)		$ (6,068.17)		$ (6,068.17)	100%	$ -	$ (303.41)
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 231,326.40	$ 237,394.57	$ (6,068.17)	$ -	$ 231,326.40		$ -	$ 11,566.32

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Preferred Mat'ls ODP	$ (14,814.30)	y
2	Cemex ODP	$ (21,127.40)	y
3	Acoustiblock ODP	$ (25,038.73)	y
4	FR1 #9 and 2.5" post	$ 14,000.00	y
5	Padding (20) Poles	$ 9,975.00	y
6	Cemex and Acoustiblok ODP cahneg	$ (6,068.17)	

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F TT + Excessive

PLEASE REMIT TO: NOTE: New REMIT TO Address

ECS FLORIDA, LLC
PO BOX 604375
CHARLOTTE, NC 28260-4375

Invoice Date	Invoice Number
5/11/2026	2163602 REV

Always Refer To Above Number

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

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

Please Pay This Amount: $372.25

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

REVISED INVOICE

Invoice Total - Please Remit => **$372.25**

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

PLEASE REMIT PAYMENT TO
Manning Building Supplies
PO Box 931899
Atlanta Georgia 31193-1899

US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

INVOICE

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

BILL TO:

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

AMOUNT DUE: $1,184.35

SHIP TO:

Carlton Construction, Inc.
12858 EVER RANGE PKWY
JACKSONVILLE, Florida, 32256

For billing questions, contact 904-720-6273 or credit@mbs-corp.com

Customer P.O. #	Sales Rep	Taken By	Contact
SYP/HGA	Cody Taylor	Ben Gyuris	

Quantity	U/M	Description	Price U/M	Price	Amount
6.00	ea	1071 - HGAM10KTA HURRICANE TIE (10 PIECES PER BOX)	ea	149.00	894.00
18.00	ea	863 - 2X6X12' 2 SYP	ea	8.94	160.92
8.00	ea	843 - 2X4X12' 2 SYP	ea	5.85	46.80

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

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

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Trimwork - 362.50

Welcome Ctr & Parkside - 8,796.51

CARLTON CONSTRUCTION

License: CGC 1508883

T&M Invoice

Invoice#: 15679

Invoice Date: 06/30/2026

Final Clean - 2,507.18

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

Project: EverRange Amenity
12858 Ever Range Parkway
Jackonville FL 32256

Terms: 30DY

Record#	Trans#	Date	Description	Cost Amount
202416 EverRange Amenity				
SubJob Main Job - Self Perform				
1875.000 Final Clean				
217462	0521444	06/05/2026	Home Depot Credit Service	147.57
217853	Chloe L Gates	06/01/2026	8.00 hrs @ 50.00	400.00
217854	Chloe L Gates	06/02/2026	8.00 hrs @ 50.00	400.00
217855	Chloe L Gates	06/03/2026	8.00 hrs @ 50.00	400.00
218444	3520351	06/12/2026	Home Depot Credit Service	70.13
218819	Weston B Crews	06/17/2026	5.00 hrs @	75.00
218916	Travis W Antienowicz	06/18/2026	1.50 hrs @ 50.00	175.00
218919	Travis W Antienowicz	06/19/2026	3.50 hrs @ 50.00	400.00
218948	Chloe L Gates	06/18/2026	8.00 hrs @ 50.00	300.00
218949	Chloe L Gates	06/19/2026	6.00 hrs @ 50.00	
219096	4523425	06/01/2026	Home Depot Credit Service	139.48
			Cost Code Subtotal:	**2,507.18**
2720.000 Drainage System				
218917	Travis W Antienowicz	06/18/2026	6.25 hrs @ 50.00	312.50
218920	Travis W Antienowicz	06/19/2026	1.00 hrs @ 50.00	50.00
			Cost Code Subtotal:	**362.50**

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Time & Materials Invoice

Continued...

Invoice#: 15679

Date: 06/30/2026

Record#	Trans#	Date	Description	Cost Amount
6100.000 Rough Framing				
218539	2022 Chevy Duramax Med. Duty 6	06/18/2026	@	77.44
218555	Timothy L Guess	06/18/2026	4.00 hrs @ 90.00	360.00
218921	Travis W Antienowicz	06/19/2026	2.00 hrs @ 50.00	100.00
218957	Joseph Forte	06/18/2026	8.00 hrs @ 50.00	400.00
218958	Joseph Forte	06/18/2026	1.00 hrs @ 75.00	75.00
218959	Joseph Forte	06/19/2026	8.00 hrs @ 50.00	400.00
218960	Joseph Forte	06/19/2026	2.00 hrs @ 75.00	150.00
218965	Cabe Siebenaler	06/18/2026	8.00 hrs @ 50.00	400.00
218966	Cabe Siebenaler	06/18/2026	1.00 hrs @ 75.00	75.00
218967	Cabe Siebenaler	06/19/2026	8.00 hrs @ 50.00	400.00
218968	Cabe Siebenaler	06/19/2026	2.00 hrs @ 75.00 Home	150.00
218990	6542455	06/19/2026	Depot Credit Service Home	94.11
218991	7024485	06/18/2026	Depot Credit Service	212.44
			Cost Code Subtotal:	**2,893.99**
6160.000 Hardie Lap Siding				
217829	Travis W Antienowicz	06/01/2026	8.00 hrs @ 50.00	400.00
217830	Travis W Antienowicz	06/02/2026	8.00 hrs @ 50.00	400.00
218020	2022 Chevy Duramax Med. Duty 6	06/12/2026	@	58.08
218023	2016 Ford F-350	06/10/2026	@	114.64
218024	2016 Ford F-350	06/11/2026	@	57.32
218035	Timothy L Guess	06/12/2026	3.00 hrs @ 90.00	270.00
218310	Nathaniel D Helmuth	06/10/2026	8.00 hrs @ 50.00	400.00
218311	Nathaniel D Helmuth	06/11/2026	4.00 hrs @ 50.00	200.00
218420	Cabe Siebenaler	06/08/2026	8.00 hrs @ 50.00	400.00
218422	Cabe Siebenaler	06/10/2026	8.00 hrs @ 50.00	400.00
218423	Cabe Siebenaler	06/11/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**3,100.04**
7620.000 Flashing				
218025	2016 Ford F-350	06/11/2026	@	57.32
218302	Weston B Crews	06/12/2026	8.00 hrs @	
218312	Nathaniel D Helmuth	06/11/2026	4.00 hrs @ 50.00	200.00
218391	Riley P Steele	06/12/2026	8.00 hrs @ 50.00	400.00
218421	Cabe Siebenaler	06/09/2026	8.00 hrs @ 50.00	400.00
218535	7510139	06/18/2026	Home Depot Credit Service	28.66
218753	Benjamin Carlton	06/15/2026	8.00 hrs @	
218755	Benjamin Carlton	06/16/2026	2.00 hrs @	
218924	Riley P Steele	06/16/2026	8.00 hrs @ 50.00	400.00
218999	UT35268	06/10/2026	Beacon Building Products/	645.73
			Cost Code Subtotal:	**2,131.71**

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Time & Materials Invoice

Continued...

Invoice#: 15679

Date: 06/30/2026

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr & Lakeside

THE HOME DEPOT

How doers get more done.

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

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

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

SUBTOTAL	14.60
TAX + PIF	1.03
TOTAL	$15.63

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 15.63
AUTH CODE 019352/7544566 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

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

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

1324 05/19/26 10:05 AM

1324 54 29741 05/19/2026 5743

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	05/19/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Antique & Modern Cabinets, Inc.
Project Name: EverRange Amenity
Payment Request No: 2 **Subcontract No:** SC-7525
Period: 6/1, 2026 TO 6/30, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 56,520.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 1,430.00 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 57,950.00	(3)
4. Work Completed Previous Application	$ 57,950.00 (4)		
5. **Work Completed This Application**	$ **(2,820.00)** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 55,130.00	(6)
7. Total Prior Retainage	$ 2,897.50 (7)		
8. Amount retained w/This Application	$ (141.00) (8)		
9. Total Retainage to Date (7 + 8)		$ 2,756.50	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 52,373.50	(10)
11. Less Previous Payments Received	$ 55,052.50 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		$ **(2,679.00)**	(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 June 25, 2026

Antique & Modern Cabinets, Inc.
Company Name

B.P.P
Signature

Ben Patterson, President
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 25th date of June, 2026 by Ben Patterson (name) as President (title) for Antique + Modern Cabinets, Inc. (company name)

☑ Personally Known

☐ Produced ID _____

Notary Seal:

Notary Andrew J. Stewart

ANDREW J. STEWART
Notary Public
State of Florida
Comm# HH450359
Expires 10/3/2027

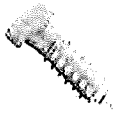
My Commission Expires: 10/03/2027

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr 2 Lakeside Pav



Conquest 3/4" x 2-1/2" Lag Bolt for Wood, Hex Head - Hot Dip Galvanized | Qty. 100 (Carton) × 2 **$595.98**

Ships in 1-2 Business Days

Subtotal	**$595.98**
Shipping	**$62.46**
Taxes	**$49.39**
Total	**$707.83**

Customer information

Shipping address
Anthony Cantu
Carlton Construction
4615 US Highway 17
Suite 1
Fleming Island FL 32003
United States

Billing address
Anthony Cantu
Carlton Construction
4615 US Highway 17
suit 1
Fleming Island FL 32003
United States

Shipping method
2 Business Day Expedited

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Income Ctr & Lakeside Pkwy

4,200

Subcontract No

127,150.00 (1)

(2)

127,150.00 (3)

4,200.00 (5)

(7)

(8)

6,567.50

6,567.50

the said lot, site and the materials supplied to date as shown above
under terms of the Contract (and all authorized changes thereto)
in connection with the above referenced project

suppliers, contractors, and subcontractors owed on or in connection
full payment amount due through the end of the prior Period
Period have complied with all Federal, State and Local Laws,
ordination laws and Workers' Compensation laws in relation to
full power and authority to execute this instrument on behalf

& Rail Of Fl

Printed Name and Title

FL Duval

2nd day of July 2026 by

(title) for

Superior Fence and Rail

Personally Known

Produced ID

Notary Seal

Brittany Ann Strickland

July 2, 2026

BRITTANY ANN STRICKLAND
Notary Public-State of Florida
Commission # HH 286642
My Commission Expires
July 12, 2026

SWORN STATEMENT

SUPPLIERS, CONTRACTORS, SUBCONTRACTORS AND OTHERS ON THE

Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr & Lakeside Pkwy



How doers get more done.

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

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

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

SUBTOTAL	74.70
TAX + PIF	5.25
TOTAL	$79.95

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

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

PRO XTRA MEMBER STATEMENT

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

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

Get the CREDIT LINE your business needs 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 09:04 AM

1324 52 15991 06/09/2026 9306

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/09/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr 1 Takeover PW

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Elcome Ctr & Parkside PW

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on June 19, 2026

Ace Door & Window Co.
Company Name

Signature

Gary Hale CEO
Printed Name and Title

State of FL County of Duval

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

☒ Personally Known
☐ Produced ID _____

Notary Sonya J. Welsh

My Commission Expires 11/13/27

Notary Seal:

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

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

Name	Address	Amt Remaining Unpaid

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Ace Door & Wibndow Co.
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 6
APPLICATION DATE: 06/19/26
PERIOD FROM: 07/31/25
TO: 06/30/26
RETAINAGE %: 5%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Storefront	$ 108,245.00	$ 108,245.00			$ 108,245.00	100%	$ -	$ 5,412.25
2	Doors & hardware	$ 57,843.00	$ 57,843.00			$ 57,843.00	100%	$ -	$ 2,892.15
3	CO #01 ODP Aldora Glass	$ (12,046.86)	$ (12,046.86)	$ -		$ (12,046.86)	100%	$ -	$ (602.34)
4	CO#02- Additional Hardware	$ 5,629.00	$ 5,000.00	$ 629.00		$ 5,629.00	100%	$ -	$ 281.45
5	CO #03 - Mirror Tint & Door Stops	$ 1,325.00	$ -	$ 1,325.00		$ 1,325.00	100%	$ -	$ 66.25
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 160,995.14	$ 159,041.14	$ 1,954.00	$ -	$ 160,995.14		$ -	$ 8,049.76

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr Lakeside

How doers get more done.

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

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

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

SUBTOTAL	10.96
TAX + PIF	0.77
TOTAL	$11.73

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

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

PRO XTRA MEMBER STATEMENT

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

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

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

1324 05/26/26 06:36 AM

1324 52 72984 05/26/2026 5734

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	05/26/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome ... Receive RW

KirbyCo Builders, Inc.

INVOICE

July 2, 2026

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

Project: EverRange Amenity, 202416

Contract # SC-7514
CO# 002

RE: Acoustical Ceiling at Storage Room W-10

Anthony,

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

Total due this Period: $ 1,000.00

Sincerely,
KirbyCo Builders, Inc.

Ben Mowczan

P.O. Box 23038 Jacksonville, FL 32241-3038 Tel: 904-281-5050 Fax: 904-281-5040

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr & Roadside Rev

33.65



How doers get more done.

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

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

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

SUBTOTAL	49.33
SALES TAX	3.70
TOTAL	$53.03

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 53.03
AUTH CODE 015649/0522777 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

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

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

6369 06/15/26 08:30 PM

6369 52 22963 06/15/2026 7595

RETURN POLICY DEFINITIONS

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Income Apr & Lakeside Pav

SHERWIN-WILLIAMS.

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

Visit www.sherwin-williams.com
Store 702101
(904) 724-4037
Fax: (904) 724-4075

CHARGE INVOICE
No. 42949111100626

JOB 1 CARLTON CONSTRUCTION & DEVELOP

ACCOUNT: **4208-7242-6**

PAGE 1 OF 1
PO#
ORDER: OE0267594A702101
DATE: 06/24/2026
TIME: 05:34 PM
2-4416
E03/11110

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

TERMS: NET PAYMENT DUE ON JULY 20th

Purchases are subject to Sherwin-Williams Terms and Conditions of Sale located at Sherwin-williams.com/terms-and-conditions

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

Thank You
receipt required for refund

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

MERCHANDISE RECEIVED IN GOOD ORDER BY:

BRANSON

STORE HOURS
SUNDAY: 10:00 AM - 4:00 PM
MONDAY - FRIDAY: 6:00 AM - 6:00 PM
SATURDAY: 8:00 AM - 5:00 PM

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome An & Lakeside

21.33

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
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RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/30/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome Ctr & Lakeside

FASTSIGNS
Make Your Statement

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

INVOICE
I532-32964

fastsigns.com/532

Completed Date: 6/5/2026
Payment Terms: Balance due on completion
Payment Due Date: 6/5/2026

Created Date: 4/28/2026

DESCRIPTION: Monument Sign Badge

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

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

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

Salesperson: House West Jacksonville - 173601

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Max Metal ID**	1	$25.00	$25.00	$25.00
1.1	**Max Metal 3mm -** **Part Qty:** 1 **Width:** 5.00" **Height:** 3.00" **Sides:** 1 **Text:** Carlton Construction Permit S-25-292252.000				
2	**Graphic Design**	1	$25.00	$25.00	$25.00
2.1	**Graphic Design Fee-Basic Design and Layout -** **Part Qty:** 1				

Subtotal:	$50.00
Taxable Amount:	$50.00
Taxes:	$3.75
Grand Total:	$53.75
Amount Paid:	$0.00
BALANCE DUE:	$53.75

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

How doers get more done.

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

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

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

SUBTOTAL 130.45
TAX + PIF 9.17
TOTAL $139.62
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 139.62
AUTH CODE 003511/2511788 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

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

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 06/03/26 09:10 AM
1324 51 24565 06/03/2026 0870

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

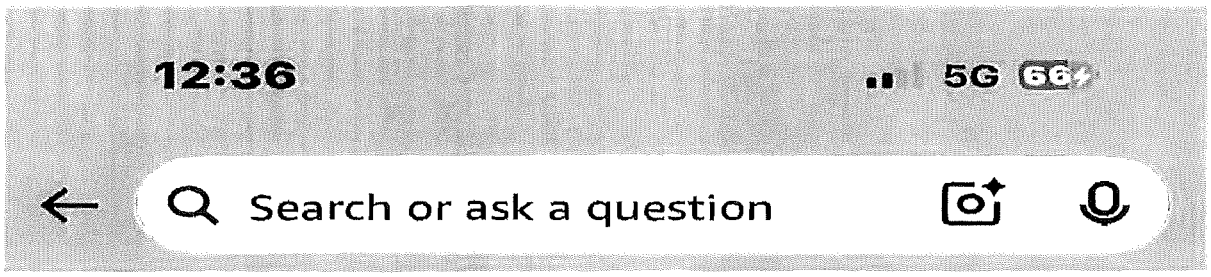
RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/03/2027

Welcome Ctr & Lakeside Pav

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Welcome ltr & Declaration Pkg



Order Summary

Save

Order placed May 18, 2026 Order # 114-8303848-3137067

Ship to
Morgan Briscoe
3529 HAVENWOOD RD
MIDDLEBURG, FL
32068-3331
United States

Payment method
American Express ending in 1771
View related transactions

Order Summary

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.75
Grand Total:	**$10.74**

Arriving Wednesday



T&R Large Fire Riser Room Sign - 1 Pack - 14 x 10 Inches Rust Free .040 Aluminum Reflective - UV Protected, Waterproof, Weatherproof and Fade Resistant - 6 Pre-drilled Holes
Sold by: T&R Tech
Supplied by: Other
$9.99

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Veranda at Lakeside Park

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 7 July , 2026

Holman, Inc.
Company Name

Signature

Christopher Cambaron, Senior PM
Printed Name and Title

State of Florida County of Duval

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

☑ Personally Known
☐ Produced ID _____

Notary _____

Notary Seal:

KRYSTAL LEANDRY
Notary Public - State of Florida
Commission # HH 801308
My Comm. Expires May 26, 2030
Bonded through National Notary Assn.

My Commission Expires: May 26, 2030

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 2-Jul 2026

KAD Electric Co., Inc
Company Name

Lisa Dease
Signature

Lisa Dease-President
Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this 19 date of June 2026, by Lisa Dease (name) as President (title) for KAD Electric Company, Inc. (company name)

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Commerical Specialties, LLC

JOB NAME: Everrange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 12
APPLICATION DATE: 07/02/26
PERIOD FROM:
TO: 06/30/26
RETAINAGE %: 10%

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Permits & Temp Power	$ 18,000.00	$ 18,000.00			$ 18,000.00	100%	$ -	$ 1,800.00
2	Slab	$ 22,000.00	$ 22,000.00			$ 22,000.00	100%	$ -	$ 2,200.00
3	Pool	$ 35,000.00	$ 35,000.00			$ 35,000.00	100%	$ -	$ 3,500.00
4	Underground	$ 200,000.00	$ 200,000.00			$ 200,000.00	100%	$ -	$ 20,000.00
5	Rough-in Buildings	$ 190,000.00	$ 190,000.00			$ 190,000.00	100%	$ -	$ 19,000.00
6	Service	$ 70,000.00	$ 70,000.00			$ 70,000.00	100%	$ -	$ 7,000.00
7	Gear	$ 40,000.00	$ 40,000.00			$ 40,000.00	100%	$ -	$ 4,000.00
8	Lighting	$ 350,000.00	$ 350,000.00			$ 350,000.00	100%	$ -	$ 35,000.00
9	Trim out	$ 31,000.00	$ 31,000.00			$ 31,000.00	100%	$ -	$ 3,100.00
10	Fire alarm	$ 20,000.00	$ 20,000.00			$ 20,000.00	100%	$ -	$ 2,000.00
11	CO1-Owner Direct Purchase	$ (359,892.00)	$ (359,892.00)			$ (359,892.00)	100%	$ -	$ (35,989.20)
12	CO2-Owner Direct Purchase-CES	$ (31,729.78)	$ (31,729.78)			$ (31,729.78)	100%	$ -	$ (3,172.98)
13	CO3-Light fixt. Cost escalation	$ 142,490.00	$ 142,490.00			$ 142,490.00	100%	$ -	$ 14,249.00
14	CO4-Misc. Electrical changes	$ 32,928.00	$ 32,928.00			$ 32,928.00	100%	$ -	$ 3,292.80
15	CO5-Lobby Fixtures + CO6	$ 10,135.00	$ 10,135.00			$ 10,135.00	100%	$ -	$ 1,013.50
16	CO 7 & CO 8	$ 10,932.66		$ 10,932.66		$ 10,932.66	100%	$ -	$ 1,093.27
	TOTAL WORK	$ 780,863.88	$ 769,931.22	$ 10,932.66	$ -	$ 780,863.88		$ -	$ 78,086.39

CHANGE ORDERS :

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

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

Site Electrical
23,210.00

STATEMENT OF CONTRACT AMOUNT:

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

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

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

Dated on 19-Jun 2026

KAD Electric Co., Inc
Company Name

Lisa Dease
Signature

Lisa Dease-President
Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this 19 date of June 2026, by Lisa Dease (name) as President (title) for KAD Electric Company, Inc. (company name)

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Commerical Specialties, LLC
JOB NAME: Everrange Amenity

APPLICATION NUMBER: 11
APPLICATION DATE: 06/19/26
PERIOD FROM:
TO: 06/30/26
RETAINAGE %: 10%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Permits & Temp Power	$ 18,000.00	$ 18,000.00			$ 18,000.00	100%	$ -	$ 1,800.00
2	Slab	$ 22,000.00	$ 22,000.00			$ 22,000.00	100%	$ -	$ 2,200.00
3	Pool	$ 35,000.00	$ 35,000.00			$ 35,000.00	100%	$ -	$ 3,500.00
4	Underground	$ 200,000.00	$ 200,000.00			$ 200,000.00	100%	$ -	$ 20,000.00
5	Rough-in Buildings	$ 190,000.00	$ 190,000.00			$ 190,000.00	100%	$ -	$ 19,000.00
6	Service	$ 70,000.00	$ 70,000.00			$ 70,000.00	100%	$ -	$ 7,000.00
7	Gear	$ 40,000.00	$ 40,000.00			$ 40,000.00	100%	$ -	$ 4,000.00
8	Lighting	$ 350,000.00	$ 350,000.00			$ 350,000.00	100%	$ -	$ 35,000.00
9	Trim out	$ 31,000.00	$ 10,000.00	$ 21,000.00		$ 31,000.00	100%	$ -	$ 3,100.00
10	Fire alarm	$ 20,000.00	$ 16,000.00	$ 4,000.00		$ 20,000.00	100%	$ -	$ 2,000.00
11	CO1-Owner Direct Purchase	$ (359,892.00)	$ (359,892.00)			$ (359,892.00)	100%	$ -	$ (35,989.20)
12	CO2-Owner Direct Purchase-CES	$ (31,729.78)	$ (31,729.78)			$ (31,729.78)	100%	$ -	$ (3,172.98)
13	CO3-Light fixt. Cost escalation	$ 142,490.00	$ 142,490.00			$ 142,490.00	100%	$ -	$ 14,249.00
14	CO4-Misc. Electrical changes	$ 32,928.00	$ 32,928.00			$ 32,928.00	100%	$ -	$ 3,292.80
15	CO5-Lobby Fixtures	$ 285.00		$ 285.00		$ 285.00	100%	$ -	$ 28.50
16	CO6-Misc electrical changes	$ 9,850.00		$ 9,850.00		$ 9,850.00	100%	$ -	$ 985.00
	TOTAL WORK	$ 769,931.22	$ 734,796.22	$ 35,135.00	$ -	$ 769,931.22		$ -	$ 76,993.12

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Owner Direct Purchase-Lamp Sales	$ (359,892.00)	Y
2	Owner Direct Purchase-CES	$ (31,729.78)	Y
3	Light Fixt. Cost Escalation & CO 4 misc changes	$ 175,418.00	Y
5	Lobby Fixtures	$ 285.00	Y
6	Misc electrical changes	$ 9,850.00	Y

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

Invoice #: 13054
Invoice Date: 6/26/2026
Payment Terms: Net 30
Due Date: 7/26/2026

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

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

Customer P.O.:

External Memo: EverRange Installation

#	Quantity	Product	Product Description	Sell	Extended
1	1	INSTALL (OS)	Receive, Deliver and Install Furniture for the Welcome Center and Lakeside Pavilion. Regular Business Hours. 2 separate trips. Quote 106817	$37,240.00	$37,240.00

Tag: 106817

Subtotal	$37,240.00
Tax	$0.00
Total	$37,240.00
Less Deposit Applied	$17,689.00
Pay This Amount	$19,551.00

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 64.15

How doers get more done.

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

1324 00052 12485 06/08/26 06:37 AM
SALE CASHIER ERNEST

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
3@19.98 59.94

SUBTOTAL	59.94
TAX + PIF	4.21
TOTAL	$64.15

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 64.15
AUTH CODE 008255/7524754 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/07: $23,821.77

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 06/08/26 06:37 AM

1324 52 12485 06/08/2026 8892

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/08/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 13,88

How doers get more done.

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

1324 00051 43797 06/08/26 08:30 AM
SALE SELF CHECKOUT

071736001227 FLOOR SCRUB <A> 12.97
LIBMAN NO KNEES FLOOR SCRUB

SUBTOTAL	12.97
TAX + PIF	0.91
TOTAL	$13.88

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 13.88
AUTH CODE 008377/7512959 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/07: $23,881.71

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 06/08/26 08:30 AM

1324 51 43797 06/08/2026 1768

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

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/08/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean $85.54

THE HOME DEPOT

How doers get more done.

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

1324 00051 47517 06/09/26 08:29 AM
SALE SELF CHECKOUT

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
4@19.98 79.92

SUBTOTAL	79.92
TAX + PIF	5.62
TOTAL	$85.54

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 85.54
AUTH CODE 009081/6513211 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/08: $24,269.21

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 06/09/26 08:29 AM

1324 51 47517 06/09/2026 2183

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. 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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 893.80

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

INVOICE

Invoice Number: 1512428136
Invoice Date: 5/31/2026
Invoice Amount: $893.80
Amount Paid: _____

TERMS: NET CASH SEVEN (7) DAYS PAST DUE 31ST 18% INTEREST 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
5/27/2026	HIGGINBOTHAM, JERMEL ***	388089	9.00	$24.36	0.00	$0.00	$219.24
5/27/2026	SETTLES, KEYMIGGIO ***	388089	9.00	$24.36	0.00	$0.00	$219.24
5/28/2026	HIGGINBOTHAM, JERMEL ***	385182	9.00	$24.36	0.00	$0.00	$219.24
5/28/2026	SETTLES, KEYMIGGIO ***	385182	9.00	$24.36	0.00	$0.00	$219.24
5/31/2026	*** Billable Transportation		0.00	$0.00	0.00	$0.00	$10.00
	ACA Benefits Surcharge		36.00	$0.19	0.00	$0.00	$6.84
	Premier PPE Surcharge		36.00	$0.00	0.00	$0.00	$0.00

Total Due: $893.80

Effective June 1st, a 3% processing fee will be applied to all credit card payments. To avoid this fee, we encourage payments via ACH or e-check, which remain free of charge. We appreciate your continued partnerships as we work together Constructing Lives®. If you have any questions or would like assistance setting up ACH, please contact Sissy DiRoberto @770-645-6134 x 302, sdiroberto@staffzone.com.

Invoice Number: 1512428136
Invoice Date: 5/31/2026
Invoice Amount: $893.80

THANK YOU FOR USING STAFF ZONE

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

How doers get more done.

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

1324 00020 35285 06/08/26 10:58 AM
SALE CASHIER DOUGLAS

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
7@10.99 76.93
RSN: 6 10.000% STD DISC -7.69
MAX REFUND VALUE $69.24/7
026156917450 HDX HND SRYR <A> 8.97
HDX 56 OZ HANDHELD SPRAYER
841688007840 2G BLEACH&D <A> 28.97
2 GAL. BLEACH & DECK SPRAYER

SUBTOTAL 107.18
TAX + PIF 7.54
TOTAL $114.72
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 114.72
AUTH CODE 008758/7202835 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/07: $24,072.25

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 06/08/26 10:58 AM

1324 20 35285 06/08/2026 4874

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

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 06/08/2027

Final Clean 114.72

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 111.18

How doers get more done.

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

1324 00054 65778 06/10/26 10:47 AM
SALE SELF CHECKOUT

850062934023 BLK NTRL 10P <A> 3.98
HDX BLACK NITRILE DISP GLOVE 10PK
093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
5@19.98 99.90

SUBTOTAL	103.88
TAX + PIF	7.30
TOTAL	$111.18

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 111.18
AUTH CODE 010686/5541552 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/09: $24,761.80

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 06/10/26 10:47 AM

1324 54 65778 06/10/2026 9491

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	06/10/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 55.80

THE HOME DEPOT

How doers get more done.

1575 BRANAN FIELD ROAD
MIDDLEBURG, FL 32068 (904)5899516

6935 00052 20017 06/10/26 03:57 PM
SALE SELF CHECKOUT

071798782683 HDXMICRO48 <A>
HDX 48PK MICROFIBER CLOTHS
2@18.98 37.96
019800085216 WINDEX 32 OZ <A> 5.98
WINDEX GLASS SPY 32OZ
885911513760 DW A ADAPTOR <A> 7.97
DEWALT ARBOR ADAPTOR

SUBTOTAL	51.91
SALES TAX	3.89
TOTAL	$55.80

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 55.80
AUTH CODE 010713/5522532 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/09: $24,865.68

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 06/10/26 03:57 PM

6935 52 20017 06/10/2026 9242

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/10/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 128.87

THE HOME DEPOT

How doers get more done.

9021 SOUTHSIDE BLVD.
JACKSONVILLE, FL 32256(904)464-0046

0226 00052 26444 06/11/26 09:58 AM
SALE SELF CHECKOUT

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
6@19.98 119.88

SUBTOTAL	119.88
SALES TAX	8.99
TOTAL	$128.87

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 128.87
AUTH CODE 011138/4521520 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/10: $25,033.37

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

0226 06/11/26 09:58 AM

0226 52 26444 06/11/2026 4176

RETURN POLICY DEFINITIONS

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 334.87

PACESETTER PERSONNEL SERVICES

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

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

Invoice # 168204JAX
For Week Ending 6/7/2026
Total Due: $334.87

Payment Due Upon Receipt

This invoice includes wages and taxes already paid.

PO: GENERAL LABOR

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

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

BILLING SUMMARY: 14945 PHILIPS HWY JAX

Regular Hours	Overtime Hours	Total Hours	Amount Due
14	0	14	$334.87

PPS

1-855-CALL-PPS • PPS.COM

GENERAL & SKILLED LABOR • INDUSTRIAL STAFFING • PAYROLL SERVICES

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

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

PACESETTER PERSONNEL SERVICES

Account #	Week Ending Date	Invoice #	Please Pay this Amount
144092	6/7/2026	168204JAX	$334.87

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

Amount Enclosed $

CARLTON CONSTRUCTION
4615 US HWY 17
FLEMING ISLAND, FL 32003

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

PACESETTER PERSONNEL SERVICES

Customer:	CARLTON CONSTRUCTION	Invoice:	168204JAX
Attention:	ACCOUNTS PAYABLE	Week Ending:	6/7/2026
Address:	4615 US HWY 17 FLEMING ISLAND, FL 32003	Office:	JACKSONVILLE
		Phone:	(904) 354-0404
		Territory:	748
Account #:	144092	PO:	GENERAL LABOR

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

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

Billing Detail For: 14945 PHILIPS HWY JAX

EMPLOYEE	TICKET #	WORK DATE	HOURS	BILL RATE	BILL TOTAL
DUCKWORTH, QWILES	6484066	Tuesday, June 2, 2026	7.00	23.80	166.60
GRAHAM, DARIUS A	6484067	Tuesday, June 2, 2026	7.00	23.80	166.60

(2)	Overtime Hours:	0.00	Regular Hours:	14.00	SUB TOTAL: $333.20
				ACA Compliance 0.50%	$1.67
				PAY THIS AMOUNT:	$334.87

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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

INVOICE

Final Clean 771.05

Invoice Number: 1512428305
Invoice Date: 6/14/2026
Invoice Amount: $771.05
Amount Paid: _____

TERMS NET CASH SEVEN (7) DAYS PAST DUE 1ST, 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
6/9/2026	BROWN, DARIUS A	385720	7.50	$24.36	0.00	$0.00	$182.70
6/9/2026	SAMUELS, TRAVONE	385720	7.50	$24.36	0.00	$0.00	$182.70
6/10/2026	BROWN, DARIUS A	385792	8.00	$24.36	0.00	$0.00	$194.88
6/10/2026	BOONE, JAMES	385792	8.00	$24.36	0.00	$0.00	$194.88
6/14/2026	Billable Transportation		0.00	$0.00	0.00	$0.00	$10.00
	ACA Benefits Surcharge		31.00	$0.19	0.00	$0.00	$5.89
	Premier PPE Surcharge		31.00	$0.00	0.00	$0.00	$0.00

Total Due: $771.05

Effective June 1st, a 3% processing fee will be applied to all credit card payments. To avoid this fee, we encourage payments via ACH or e-check, which remain free of charge. We appreciate your continued partnerships as we work together Constructing Lives®. If you have any questions, or would like assistance setting up ACH, please contact Sissy DiRoberto @770-645-6134 x 302. sdiroberto@staffzone.com.

Invoice Number: 1512428305
Invoice Date: 6/14/2026
Invoice Amount: $771.05

THANK YOU FOR USING STAFF ZONE

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 19,38

THE HOME DEPOT

How doers get more done.

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

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

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

SUBTOTAL	49.33
SALES TAX	3.70
TOTAL	$53.03

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 53.03
AUTH CODE 015649/0522777 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

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

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

6369 06/15/26 08:30 PM

6369 52 22963 06/15/2026 7595

RETURN POLICY DEFINITIONS

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 32.08

THE HOME DEPOT

How doers get more done.

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

1324 00051 76201 06/17/26 09:26 AM
SALE SELF CHECKOUT

073257005357 HUSKY 50CT <A> 29.97
HUSKY 42G CONTRACTOR BAGS 50CT

SUBTOTAL	29.97
TAX + PIF	2.11
TOTAL	$32.08

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 32.08
AUTH CODE 017781/8514969 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/16: $26,194.86

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 06/17/26 09:26 AM

1324 51 76201 06/17/2026 6904

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

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	06/17/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Klean 1150

INVOICE

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

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

Keen On Klean Solutions

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

Invoice details
Invoice no.: 10691
Terms: Due on receipt
Invoice date: 06/17/2026
Due date: 06/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/17/2026	**Final Cleaning**	Final Cleaning & Windows In/Out (Lakeside Pavillion)- 202416 - EverRange Amenity 12858 Ever Range Parkway Jacksonville, Florida 32256	1	$1,150.00	$1,150.00

Total **$1,150.00**

Overdue 06/17/2026

Scan to pay

Note to customer

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 1600

INVOICE

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

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

Keen On Klean Solutions

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

Invoice details
Invoice no.: 10687
Terms: Due on receipt
Invoice date: 06/17/2026
Due date: 06/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/17/2026	**Change Order - Final Cleaning**	(CHANGE ORDER) Extra Cleaning & Windows In/Out ((WELCOME CENTER BLDG))- 202416 - EverRange Amenity 12858 Ever Range Parkway Jacksonville, Florida 32256	1	$1,600.00	$1,600.00

Total **$1,600.00**

Scan to pay

Overdue 06/17/2026

VISA DISCOVER AMEX BANK PayPal venmo

Note to customer

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F



Final Clean 58.56

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

1335 ST JOHNS PKWY
ST JOHNS, FL 32259
(904) 209-3025
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 884247 Dimitri
Date: 06/30/2026 12:03 PM Drawer: 3
Invoice #: 6586-229749 6586WS143

SCP J70-5 54.99 T
BRIGHTENER
MANUFACTURER'S DEFECT WARRANTY

1 Item

Sub-Total 54.99
Sales Tax 3.57
Total 58.56

AX 1946 58.56

AX XXXXXXXXXXX1946 Auth CD: 806310
REF# 814339911915

Chip Indicator: Y
AID: A0000000025010801
AMERICAN EXPRESS
TVR: 0000008000
TSI: E800
IAD: 06660103A02002

Warranty/Garantia

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final

Clean 15.96

1335 ST JOHNS PKWY
ST JOHNS, FL 32259
(904) 209-3025
www.oreillyauto.com

Store hours:
Mon-Sat: 07:30 AM-09:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 884247 Dimitri
Date: 06/29/2026 10:07 AM Drawer: 3
Invoice #: 6586-229639 6586WS143

SCP J70-1 14.99 T
BRIGHTENER
MANUFACTURER'S DEFECT WARRANTY

1 Item

Sub-Total	14.99
Sales Tax	0.97
Total	15.96
AX 1946	15.96

AX XXXXXXXXXXXX1946 Auth CD: 880327
REF# 803645472108

Chip Indicator: Y
AID: A0000000025010801
CHASE VISA AMERICAN EXPRESS
TVR: 0000008000
TSI: E800
IAD: 06660103A00002

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Final Clean 25.66

THE HOME DEPOT

How doers get more done.

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

1324 00052 77488 06/29/26 01:16 PM
SALE SELF CHECKOUT

875750002303 TRUFUEL50:1G <A> 23.97
TRUFUEL 50:1 110 OZ

SUBTOTAL	23.97
TAX + PIF	1.69
TOTAL	$25.66

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 25.66
AUTH CODE 029893/6523535 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/28: $29,314.79

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 06/29/26 01:16 PM

1324 52 77488 06/29/2026 6523

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. 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	06/29/2027

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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.

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: $ 281,604.07
Through Date: 6/30/2026
Owner: Coastal Ridge Community Development District

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

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

Company Name: Carlton Construction, Inc.
Signature:
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: 7/7/26

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 7th day of July, 2026, Anthony Cantu, who being duly sworn on oath says that he/she is Project Manager of Carlton Construction, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature:
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

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

August 10, 2026
Invoice No: 227480

Total This Invoice $711.25

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through August 01, 2026

Phase 01 Work Authorization #1 - General Services

Labor

		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	7/11/2026	1.50	165.00	247.50	
Wolterman, Sharlene	7/18/2026	.50	165.00	82.50	
Principal - Vice President					
Welch, Daniel	7/11/2026	1.25	305.00	381.25	
Totals		3.25		711.25	
Total Labor					**711.25**

Total this Phase **$711.25**

Total This Invoice **$711.25**

Outstanding Invoices

Number	Date	Balance	
227112	7/14/2026	2,812.50	Paid Aug 10th; check #123
Total		**2,812.50**	

RECEIVED
By Tara Lee at 9:50 am, Aug 17, 2026

PEOPLEVINE

Invoice #: 21860659
Invoiced On: August 17, 2026

Invoiced By:
Peoplevine
208 N Green Street 409
Chicago, IL 60607

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

Item	Qty	Price	Total
Club Membership Licensing Plan - Monthly for 8/17/2026 through 9/16/2026	1	$1,450.00	$1,450.00

Approved for payment.
Marcy Pollicino
8/17/26

Sub Total:	$1,450.00
Total Charge:	**$1,450.00**

An invoice was generated and is due upon receipt. Please pay online at portal.peoplevine.com/account/billing/transactions/21860659

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

RECEIVED
By Tara Lee at 9:54 am, Aug 17, 2026

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

Maintenance Invoice

Invoice#: 18579

Date: 08/05/2026

Billed To: Coastal Ridge Community Development

For: Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
August 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 12:18 pm, Aug 06, 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#: 18590

Date: 08/05/2026

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
August Landscape Maintenance	1.00	17,658.75	17,658.75	

RECEIVED
By Tara Lee at 12:18 pm, Aug 06, 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#: 18591

Date: 08/05/2026

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
August Landscape Maintenance	1.00	6,505.00	6,505.00	

RECEIVED
By Tara Lee at 12:18 pm, Aug 06, 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!!

GLOBAL PRO LOGISTICS, INC.
3424 CARSON ST. SUITE #570
TORRANCE, CA 90503
TEL: 310-878-7367
EMAIL: carlos-lax@shipgpl.net

INVOICE

INVOICE No. : GPLAR15589

Bill To : COASTAL RIDGE CDD
475 WEST TOWN PLACE, SUITE 114,
ST. AUGUSTINE, FL 32092

INVOICE DATE	Jun-24-2026
TERMS	0 days
DUE DATE	Jun-24-2026
OUR FILING NO.	AI1342
Your Ref. No.	26064080
Attention To	

MASTER B/L NO.	:	006-53294080	NO. OF PKGS	:	1 CRATE
HOUSE B/L NO.	:	26064080	KGS / LBS(Gross)	:	540.000 / 1190.000
FLT NO	:	DL7037T	KGS / LBS(Chargeable)	:	540.000 / 1190.000
POL / ETD	:	SINGAPORE, SINGAPORE / 06-25-2026	CNTR. NO.	:	
POD / ETA	:	JACKSONVILLE,FL / 06-25-2026	INCOTERMS	:	
F.DEST. / ETA	:	JACKSONVILLE,FL / 06-25-2026	SHIPPER	:	JONITE PTE LTD
COMMODITY	:	JONITE ARCHITECTURAL PRODUCTS	CONSIGNEE	:	BELLA ROCK 3 LLC
Carrier BKG. No.	:		NOTIFY	:	SAME AS CONSIGNEE

DESCRIPTION OF CHARGES	UNIT	RATE	QTY	AMOUNT
HANDLING CHRG	AWB	85.000	1	85.00
ISC - AIR IMPORT	AWB	100.000	1	100.00
COURIER MESSENGER FEE	AWB	25.000	1	25.00
CUSTOMS CLEARANCE FEE	AWB	150.000	1	150.00
DUTIES	AWB	1,150.600	1	1,150.60

TOTAL DUE		1,510.60
PAID AMOUNT		0.00
PLEASE PAY THIS AMOUNT	USD	1,510.60

MEMO	CIF SHIPPING TERMS INVOICE.
REMARK	*TO INSURE PROPER CREDIT, PLEASE SHOW THE INVOICE NUMBER ON YOUR PAYMENT* *PAY TO THE ORDER OF GLOBAL PRO LOGISTICS INC.* 3424 CARSON STREET, STE #570, TORRANCE, CA 90503 ACH AND WIRE PAYMENTS TO BE PAID TO THE FOLLOWING ACCOUNT: BANK NAME: CITY NATIONAL BANK BANK ADDR: 3424 W. CARSON ST. TORRANCE, CA 90503 ROUTING#: 122016066 **ACCOUNT#: 014482563 SWIFT:CINAUS6L BENEFICIARY: GLOBAL PRO LOGISTICS INC.** ALL COLLECTIONS FEES WILL BE ADDED ONTO THE ACCOUNT OF THE CUSTOMER

Carlos Ramirez

GLOBAL PRO LOGISTICS, INC. — PREPARED BY

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

Coastal Ridge

Community Development District

Construction Funding Request #5
July 8, 2026

Req.	PAYEE	
110	**Office Images Inc.** Invoice #13051 Amenity Furniture	163,553.16
	Total Funding Request	**$ 163,553.16**

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

Signature: Signed by: Maurice Rudolph 0190F2D0B90D478... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E7418418... Secretary/Asst. Secretary

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION

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

(A) Requisition Number: # **110 CFR#5**

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

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

Invoice # 13051 - $ 163,553.16

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

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

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

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

COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officer

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

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

Daniel Welch, PE
Consulting Engineer

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

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

Approved to pay 7.7.26 B. Cash

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

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

Customer P.O.:

External Memo: EverRange Furniture

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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1524 San Marco Blvd
Jacksonville FL 32207
United States
904-398-9761

Invoice

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

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

Docusign Envelope ID: F10F1F94-EB63-8CC5-8303-92EAEF99FF6F

officeimages

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

Invoice

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

Subtotal	$327,106.33
Tax	$0.00
Total	$327,106.33
Less Deposit Applied	$163,553.17
Pay This Amount	$163,553.16

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

WIRE TRANSFER INSTRUCTIONS:

[redacted]

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

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
[redacted]					

(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.

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

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

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

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

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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.

WIRE TRANSFER INSTRUCTIONS:

Beneficiary Name	Beneficiary Address	Ameris Bank	Account	Routing	Remit Info
[redacted]					

Email us at furniture@officeimagesinc.com

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

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.

C.

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

Coastal Ridge

Community Development District

Construction Funding Request #9
August 21, 2026

Req.	PAYEE		
116	**Calrton Construction Inc** EverRange Amenity Rust Deposit Removal	$	3,399.95
117	**Coastal Ridge CDD paid Global Pro Logistics Inc** Tree Grates Customs and Delivery fees Inv #GPLAR15589	$	1,510.60
	Total Funding Request	**$**	**4,910.55**

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 9190F2D0B9CD4F8... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E74164F8... Secretary/Asst. Secretary

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

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: **# 116**

(B) Name of Payee: **Carlton Construction Inc.**
4615 U.S. Highway 17
Suite 1
Fleming Island, FL 32003

Wire Instructions:

Synovus Bank

ABA Routing Number: 061100606

Checking Account Number: 1015330010

Carlton Construction, Inc

(C) **Amount Payable: $3,399.95**

Carlton Construction Invoice #15763 - $3,399.95

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

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

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

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

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

John, Secretary

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

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

CARLTON CONSTRUCTION

License: CGC 1508883

4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003
904-284-8321

Invoice

Invoice#: 15763

Date: 07/31/2026

Billed To: Coastal Ridge CDD
475 W. Town Place, Suite 114

Project: EverRange Community Rust Deposit Removal
475 W. Town Place, Suite 114
St. Augustine FL 32092

Due Date: 08/31/2026 **Terms:** 30DY **Customer PO#:**

Description	Amount
EverRange Community Rust Deposit Removal	2,956.48
Mark-up @ 15%	443.47

Notes:

Labor - 2,100 (42hrs @ $50)
Material - 856.48

Non-Taxable Amount:	3,399.95
Taxable Amount:	0.00
Sales Tax:	0.00
Payments/Credits	0.00
Amount Due	**3,399.95**

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

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: **#117 CFR #**

(B) Name of Payee: **Global Pro Logistics, Inc.**
3424 Carson Street
Suite 570
Torrance, CA 90503

(C) **Amount Payable: $1,510.60**

Invoice # GPLAR15589 - $1,510.60

(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.

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

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COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officer

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

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Daniel Welch, PE
Consulting Engineer

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

GLOBAL PRO LOGISTICS, INC.
3424 CARSON ST. SUITE #570
TORRANCE, CA 90503
TEL: 310-878-7367
EMAIL: carlos-lax@shipgpl.net

INVOICE

INVOICE No. : GPLAR15589

Bill To : COASTAL RIDGE CDD
475 WEST TOWN PLACE, SUITE 114,
ST. AUGUSTINE, FL 32092

INVOICE DATE	Jun-24-2026
TERMS	0 days
DUE DATE	Jun-24-2026
OUR FILING NO.	AI1342
Your Ref. No.	26064080
Attention To	

MASTER B/L NO.	:	006-53294080	NO. OF PKGS	:	1 CRATE
HOUSE B/L NO.	:	26064080	KGS / LBS(Gross)	:	540.000 / 1190.000
FLT NO	:	DL7037T	KGS / LBS(Chargeable)	:	540.000 / 1190.000
POL / ETD	:	SINGAPORE, SINGAPORE / 06-25-2026	CNTR. NO.	:	
POD / ETA	:	JACKSONVILLE,FL / 06-25-2026	INCOTERMS	:	
F.DEST. / ETA	:	JACKSONVILLE,FL / 06-25-2026	SHIPPER	:	JONITE PTE LTD
COMMODITY	:	JONITE ARCHITECTURAL PRODUCTS	CONSIGNEE	:	BELLA ROCK 3 LLC
Carrier BKG. No.	:		NOTIFY	:	SAME AS CONSIGNEE

DESCRIPTION OF CHARGES	UNIT	RATE	QTY	AMOUNT
HANDLING CHRG	AWB	85.000	1	85.00
ISC - AIR IMPORT	AWB	100.000	1	100.00
COURIER MESSENGER FEE	AWB	25.000	1	25.00
CUSTOMS CLEARANCE FEE	AWB	150.000	1	150.00
DUTIES	AWB	1,150.600	1	1,150.60

TOTAL DUE		**1,510.60**
PAID AMOUNT		**0.00**
PLEASE PAY THIS AMOUNT	**USD**	**1,510.60**

MEMO	CIF SHIPPING TERMS INVOICE.
REMARK	*TO INSURE PROPER CREDIT, PLEASE SHOW THE INVOICE NUMBER ON YOUR PAYMENT* *PAY TO THE ORDER OF GLOBAL PRO LOGISTICS INC.* 3424 CARSON STREET, STE #570, TORRANCE, CA 90503 ACH AND WIRE PAYMENTS TO BE PAID TO THE FOLLOWING ACCOUNT: BANK NAME: CITY NATIONAL BANK BANK ADDR: 3424 W. CARSON ST. TORRANCE, CA 90503 ROUTING#: 122016066 **ACCOUNT#: 014482563 SWIFT:CINAUS6L BENEFICIARY: GLOBAL PRO LOGISTICS INC.** ALL COLLECTIONS FEES WILL BE ADDED ONTO THE ACCOUNT OF THE CUSTOMER

Carlos Ramirez

GLOBAL PRO LOGISTICS, INC. **PREPARED BY**

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Coastal Ridge

Community Development District

Construction Funding Request 10

September 2, 2026

Req.	PAYEE		
121	**Computer Point**		
	Invoice #9880165 Outdoor Access Point Project	$	4,396.54
	Total Funding Request	**$**	**4,396.54**

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 D1BA3E5E7A10418... Secretary/Asst. Secretary

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

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: **# 121**

(B) Name of Payee: **Computer Point**
4800 Spring Park Road
Suite 7
Jacksonville, FL 32207

(C) **Amount Payable: $ 4,396.54**

Invoice# 9880165 - $ 4,396.54

(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.

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Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

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COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officer

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

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Daniel Welch, PE
Consulting Engineer

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Computer Point
4800 Spring Park Rd.
Suite 7
Jacksonville, FL 32207
(904) 724-1935

Invoice

computer point

Date	Invoice
08/25/2026	9880165
Account	
Coastal Ridge CDD	

Bill To:
Coastal Ridge CDD Attn: Jim Oliver 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092 United States

Ship To
Coastal Ridge CDD Attn: Rick Foster 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092 United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	08/25/2026		
Thank you for your business!			

Service Request Number	1166744
Service Request Summary	Outdoor Access Point project
Resolution	Thu 8/13/2026/4:45 PM UTC-04/ Phillip Caballero (time)- Reset the Welcome Staff WiFi password. Sent the WiFi network information to Joe and Rick per request. Thu 8/13/2026/4:10 PM UTC-04/ Phillip Caballero (time)- Emailed Joe and Rick with a status update. Thu 8/13/2026/1:25 PM UTC-04/ Phillip Caballero (time)- Traveled from EverRange Welcome Center. Thu 8/13/2026/10:00 AM UTC-04/ Phillip Caballero (time)- Work done onsite: Connected my laptop to the CDD network side and loaded the static IP address information into their firewall. The internet was not working. Checked the Welcome center firewall DHCP address and external IP and it was 20x.x.x.x vs the 66.33.x.x that IQ fiber provided. Called IQ fiber and they verified the Static addresses were not loaded yet. They loaded the addresses and I was able to attach 66.33.79.95 to the Welcome Center firewall but 66.33.79.96 was not working properly on the CDD firewall. Worked with one of our engineers to test and trouble shoot. We are waiting for the changes to update on the IQ fiber side for now. Performed additional trouble shooting with one of our engineers and determined one of the network cables is bad. Removed and replaced the cable and verified the CDD network is working properly. Walked around the pool deck area and dock park entrance to test the WiFi speeds. Most areas are over 300Mbps down. Thu 8/13/2026/9:45 AM UTC-04/ Phillip Caballero (time)- Traveled to EverRange Welcome Center. Wed 8/12/2026/9:15 AM UTC-04/ Phillip Caballero (time)- Met with engineering about the Static IPs. Emailed Rick to schedule our onsite visit for tomorrow morning. Received and picked some of the products that are sorted in their POs now. Wed 8/12/2026/8:55 AM UTC-04/ Phillip Caballero (time)- Replied to Rick's email. We received an email from IQ fiber. Here are the static IPs. Identifier: JAX.2405.244IP Address: 66.33.79.95, 66.33.79.9 6Gateway: 66.33.79.1 Netmask: 255.255.255.0 Wed 8/12/2026/8:30 AM UTC-04/ Phillip Caballero (time)- Emailed Rick asking if he received an update from IQ fiber. Mon 8/10/2026/8:00 AM UTC-04/ Phillip Caballero (time)- Followed up with our resources that have been involved with the IQ fiber request. Emailed Joe and Rick with an update. Thu 8/6/2026/10:00 AM UTC-04/ Phillip Caballero (time)- Added the time notes and expense details to this ticket.

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Emailed Rick and Joe with an update and to request an update on the IQ Fiber static IP request.

Wed 8/5/2026/4:00 PM UTC-04/ Phillip Caballero (time)-
Traveled from EverRange.

Wed 8/5/2026/3:30 PM UTC-04/ Mike Dunn (time)-
Traveled from EverRange

Wed 8/5/2026/10:00 AM UTC-04/ Bill Hiers (time)-
nsite Setup & Configuration Summary
Collaborators: Mike, Phillip
Scope: Deployed a new SonicWall firewall to facilitate a network split between Parc Group and the CDD.
Core Changes & Implementation:
Switch Configuration: Created VLAN 200 (Internet) on the Netgear switch. Assigned ports 23, 24, and 25 as untagged with PVID set to 200, stripping all other VLAN tags from those ports.
WAN Sharing: Connected the IQFiber ONT to port 23 and linked the WAN interfaces of both SonicWall firewalls to ports 24 and 25. This setup successfully shares the ISP feed to run both firewalls in parallel.
CDD SonicWall Baseline Deployment: Completed the baseline setup on the new CDD SonicWall, including a dedicated Guest zone configured for internet-only access.
Wireless Network (UniFi): Adopted UniFi access points into the controller and provisioned two distinct SSIDs (Default Staff and Guest).
Pending / Next Steps:
IP Allocation Issue: IQFiber is currently providing only a single public IP address. Mike is engaging IQFiber support to acquire additional static IPs needed for dual-firewall operations.

Wed 8/5/2026/9:00 AM UTC-04/ Mike Dunn (time)-
Onsite Visit - Outdoor Access Point Project

- Cable Run: Helped fish cable through conduit for the outdoor UniFi wireless access point.
- Surge Protection: Installed surge protection on the jumper between the MDF and IDF.
- Firewall Setup: Unboxed and set up the SonicWall, then worked with Bill to configure two separate SonicWall appliances for two separate networks - one for the Welcome staff and one for the CDD.
- AP Adoption: Worked with Bill to adopt and configure (2) Ubiquiti U7 Pro Outdoor WAPs.
- Wireless Config: Worked with Bill to configure the requested SSIDs for both the Welcome staff and CDD staff.
- ISP Coordination: Worked with Rick Foster to order static IPs from IQ Fiber that we need to get the configuration in place.
- Labeling: Labeled all the network equipment in the MDF.
- Cable Management: Cleaned up and applied cable management throughout the install.

Wed 8/5/2026/9:00 AM UTC-04/ Phillip Caballero (time)-
Status Update
Continued the wireless network installation and cabling project, including running new cable to an exterior access point location and installing a second outdoor access point near the pavilion closet.
Coordinated with the client team on network naming, segregation, and configuration details.
Work is complete pending a Static IP order from the internet provider.

Work Performed
Met with Joe to review and finalize the naming for the new WiFi networks.
Inspected the ceiling area to trace how the exterior cable run was installed and confirmed that conduit runs all the way from the main equipment room to the outdoor access point location.
Ran a new network cable, along with a pull string for future use, out to the exterior access point box.
Terminated both ends of the cable and tested all connections to confirm they were wired correctly.
Mounted the outdoor access point mounting plate to the exterior box.
Installed weatherproof connectors on the access point and the exterior box to protect the connection from the elements.
Installed two surge protectors in the main equipment room: one to protect the outdoor access point and one to protect the connection running to the secondary equipment closet.
Coordinated with Mike and Bill on the new WiFi network setup, including guest network access, how the Welcome Center and CDD networks will be kept separate from each other, labeling of hardware, and firewall settings.
Installed the second outdoor access point near the pavilion closet using the same process as the first.

Next Steps
Waiting on IQ Fiber to process the order for the static IP addresses needed to complete the configuration.
Work will resume once the static IPs are assigned.

Wed 8/5/2026/8:15 AM UTC-04/ Mike Dunn (time)-
Travel Onsite

Wed 8/5/2026/8:00 AM UTC-04/ Phillip Caballero (time)-
Traveled to EverRange.

Mon 8/3/2026/2:40 PM UTC-04/ Phillip Caballero (time)-

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Emailed Rick and Joe to follow up about the onsite install.

Tue 7/28/2026/1:37 PM UTC-04/ Phillip Caballero (time)-
Coordinated with our help desk manager about an available resource.
Emailed Rick and Joe to schedule the install.

Tue 7/28/2026/10:00 AM UTC-04/ Phillip Caballero (time)-
Worked on receiving the products.
We need to adjust the POs.
Connected the Sonicwall and scheduled a resource for the initial setup.

Service	Work Type	Staff	Hours	Rate	Amount
Billable Service					
Project Manager	Discussion	Phillip Caballero	2.25	0.00	0.00
Technician	Discussion	Phillip Caballero	0.75	0.00	0.00
Technician	Onsite Service - (Preferred Rate)	Bill Hiers	3.00	125.00	375.00
Technician	Onsite Service - (Preferred Rate)	Mike Dunn	5.50	125.00	687.50
Technician	Onsite Service - (Preferred Rate)	Phillip Caballero	9.25	125.00	1,156.25
Non-Billable Service					
Technician	Travel	Mike Dunn	1.25	100.00	0.00
Technician	Travel	Phillip Caballero	3.25	100.00	0.00
				Total Service:	**2,218.75**

Expenses	Price
Billable Expenses	
Supplies/Parts	25.00
Total Expenses:	**25.00**

Products/Other Charges	Quantity	Price	Amount
Billable Products/Other Charges			
All-weather IP67 WiFi 7 AP with 6 spatial streams, extended-range AFC 6 GHz support, integrated directional super antenna, and articulation mounting bracket. Serial Number(s): 9041b21a5fc0, 9041b21a614c	2.00	372.00	744.00
ESD protection for outdoor high-speed networks - Protects outdoor Ethernet devices - (2) Passive, surge-protected RJ45 connections - Compatible with 2.5 GbE networks	3.00	19.50	58.50
APC Back-UPS 600VA 7-outlet Uninterruptible Power Supply (UPS) with USB Charging Port Conveniently located USB ports allows you to charge and power your mobile devices during power outages Serial Number(s): 0B2525L16597	1.00	109.00	109.00
UPS Mount - Uninterrupted Power Supply Wall Mount | 5H x 4.3W x 8.75L - Designed to Mount your UPS Unit, Uninterruptible Power Supply Unit, Battery Backup, Surge Protector, battery back-UPS - to wall, desk, table,	1.00	53.32	53.32
SonicWall TZ280 appliance with 1yr of Advanced Protection: Advanced Protection Security Suite (APSS) includes - capture advanced threat protection, gateway anti-virus, anti-spyware, intrusion prevention, application firewall service, content filtering services, comprehensive anti-spam, 24x7 support with firmware updates and cloud management with 7-day alerting, advanced reporting & analytics. Serial Number(s): 18C241E1DC5C	1.00	1,155.00	1,155.00
CAT6 - 7" High Performance Cat6, 24 AWG, UL Listed, RJ45 Ethernet Patch Cable - Snagless flexible and durable Cat6 cable with high bandwidth of up to 550 MHz	2.00	9.99	19.98
CAT6 - 10' High Performance Cat6, 24 AWG, UL Listed, RJ45 Ethernet Patch Cable - Snagless flexible and durable Cat6 cable with high bandwidth of up to 550 MHz	1.00	12.99	12.99
		Total Products/Other Charges:	**2,152.79**

Make checks payable to Computer Point	**Invoice Subtotal:**	4,396.54

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Please see time details on the following page(s)	**Sales Tax:**	0.00
	Invoice Total:	**4,396.54**
	Payments:	0.00
	Credits:	0.00
	Balance Due:	**4,396.54**

Due according to date shown above.

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

Invoice Time Detail

Invoice Number: 9880165
Company: Coastal Ridge CDD

Date: 7/28/2026 Charge To: Coastal Ridge CDD / Outdoor Access Point project

Staff	Notes	Hours	Rate	Ext Amt
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Worked on receiving the products. We need to adjust the POs. Connected the Sonicwall and scheduled a resource for the initial setup.	0.75	0.00	$0.00 USD

Date: 8/5/2026 Charge To: Coastal Ridge CDD / Outdoor Access Point project

Staff	Notes	Hours	Rate	Ext Amt
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Traveled to EverRange.	1.00	100.00	$0.00 USD
Dunn, Mike	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Travel Onsite	0.75	100.00	$0.00 USD
Dunn, Mike	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Onsite Visit - Outdoor Access Point Project - Cable Run: Helped fish cable through conduit for the outdoor UniFi wireless access point. - Surge Protection: Installed surge protection on the jumper between the MDF and IDF. - Firewall Setup: Unboxed and set up the SonicWall, then worked with Bill to configure two separate SonicWall appliances for two separate networks - one for the Welcome staff and one for the CDD. - AP Adoption: Worked with Bill to adopt and configure (2) Ubiquiti U7 Pro Outdoor WAPs. - Wireless Config: Worked with Bill to configure the requested SSIDs for both the Welcome staff and CDD staff. - ISP Coordination: Worked with Rick Foster to order static IPs from IQ Fiber that we need to get the configuration in place. - Labeling: Labeled all the network equipment in the MDF. - Cable Management: Cleaned up and applied cable management throughout the install.	5.50	125.00	$687.50 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project	6.00	125.00	$750.00 USD

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

	Contact: Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Status Update Continued the wireless network installation and cabling project, including running new cable to an exterior access point location and installing a second outdoor access point near the pavilion closet. Coordinated with the client team on network naming, segregation, and configuration details. Work is complete pending a Static IP order from the internet provider. Work Performed Met with Joe to review and finalize the naming for the new WiFi networks. Inspected the ceiling area to trace how the exterior cable run was installed and confirmed that conduit runs all the way from the main equipment room to the outdoor access point location. Ran a new network cable, along with a pull string for future use, out to the exterior access point box. Terminated both ends of the cable and tested all connections to confirm they were wired correctly. Mounted the outdoor access point mounting plate to the exterior box. Installed weatherproof connectors on the access point and the exterior box to protect the connection from the elements. Installed two surge protectors in the main equipment room: one to protect the outdoor access point and one to protect the connection running to the secondary equipment closet. Coordinated with Mike and Bill on the new WiFi network setup, including guest network access, how the Welcome Center and CDD networks will be kept separate from each other, labeling of hardware, and firewall settings. Installed the second outdoor access point near the pavilion closet using the same process as the first. Next Steps Waiting on IQ Fiber to process the order for the static IP addresses needed to complete the configuration. Work will resume once the static IPs are assigned.			
Hiers, Bill	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 nsite Setup & Configuration Summary Collaborators: Mike, Phillip Scope: Deployed a new SonicWall firewall to facilitate a network split between Parc Group and the CDD. Core Changes & Implementation: Switch Configuration: Created VLAN 200 (Internet) on the Netgear switch. Assigned ports 23, 24, and 25 as untagged with PVID set to 200, stripping all other VLAN tags from those ports. WAN Sharing: Connected the IQFiber ONT to port 23 and linked the WAN interfaces of both SonicWall firewalls to ports 24 and 25. This setup successfully shares the ISP feed to run both firewalls in parallel. CDD SonicWall Baseline Deployment: Completed the baseline setup on the new CDD SonicWall, including a dedicated Guest zone configured for internet-only access.	3.00	125.00	$375.00 USD

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

	Wireless Network (UniFi): Adopted UniFi access points into the controller and provisioned two distinct SSIDs (Default Staff and Guest). Pending / Next Steps: IP Allocation Issue: IQFiber is currently providing only a single public IP address. Mike is engaging IQFiber support to acquire additional static IPs needed for dual-firewall operations.			
Dunn, Mike	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Traveled from EverRange	0.50	100.00	$0.00 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Traveled from EverRange.	1.00	100.00	$0.00 USD

Date: 8/6/2026 Charge To: Coastal Ridge CDD / Outdoor Access Point project

Staff	Notes	Hours	Rate	Ext Amt
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Added the time notes and expense details to this ticket. Emailed Rick and Joe with an update and to request an update on the IQ Fiber static IP request.	0.75	0.00	$0.00 USD

Date: 8/12/2026 Charge To: Coastal Ridge CDD / Outdoor Access Point project

Staff	Notes	Hours	Rate	Ext Amt
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Emailed Rick asking if he received an update from IQ fiber.	0.25	0.00	$0.00 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Replied to Rick's email. We received an email from IQ fiber. Here are the static IPs. Identifier: JAX.2405.244IP Address: 66.33.79.95, 66.33.79.9 6Gateway: 66.33.79.1 Netmask: 255.255.255.0	0.25	0.00	$0.00 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Met with engineering about the 5tatic IPs. Emailed Rick to schedule our onsite visit	1.00	0.00	$0.00 USD

Docusign Envelope ID: EC2A82A0-F013-89D0-8068-D0B6B1E97A53

	for tomorrow morning. Received and picked some of the products that are sorted in their POs now.

Date: 8/13/2026 Charge To: Coastal Ridge CDD / Outdoor Access Point project

Staff	Notes	Hours	Rate	Ext Amt
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Traveled to EverRange Welcome Center.	0.25	100.00	$0.00 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Work done onsite: Connected my laptop to the CDD network side and loaded the static IP address information into their firewall. The internet was not working. Checked the Welcome center firewall DHCP address and external IP and it was 20x.x.x.x vs the 66.33.x.x that IQ fiber provided. Called IQ fiber and they verified the Static addresses were not loaded yet. They loaded the addresses and I was able to attach 66.33.79.95 to the Welcome Center firewall but 66.33.79.96 was not working properly on the CDD firewall. Worked with one of our engineers to test and trouble shoot. We are waiting for the changes to update on the IQ fiber side for now. Performed additional trouble shooting with one of our engineers and determined one of the network cables is bad. Removed and replaced the cable and verified the CDD network is working properly. Walked around the pool deck area and dock park entrance to test the WiFi speeds. Most areas are over 300Mbps down.	3.25	125.00	$406.25 USD
Caballero, Phillip	**Service Ticket:**1166744 **Summary:**Outdoor Access Point project **Contact:**Foster, Rick **Address:**Main, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL, 32092 Traveled from EverRange Welcome Center.	1.00	100.00	$0.00 USD

Inculded: 4.50

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Coastal Ridge

Community Development District

Construction Funding Request 11
September 16, 2026

Req.	PAYEE		
122	**Carlton Construction Inc** EverRange Amenity Pay App #15	$	67,236.12
	Total Funding Request	**$**	**67,236.12**

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 D1BA5E5E74A0418...
Secretary/Asst. Secretary

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

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: **# 122**

(B) Name of Payee: **Carlton Construction Inc.**
4615 U.S. Highway 17
Suite 1
Fleming Island, FL 32003

Wire Instructions:

Synovus Bank

ABA Routing Number: 061100606

Checking Account Number: 1015330010

Carlton Construction, Inc

(C) **Amount Payable: $67,236.12**

Carlton Construction Pay Application #15

(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.

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

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

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

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
Jackonville FL 32256

APPLICATION NO: 15
PERIOD TO: 08/31/2026
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)		9,087,589.15
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	407,426.84	
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)		407,426.84
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,680,162.31
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		8,612,926.19
8. CURRENT PAYMENT DUE		67,236.12
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,110,252.38

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: _____ Date: 9/8/26

State of: Florida County of: Clay

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

Notary Public: _____

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 336813
My Commission Expires: 11/30/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... $ 67,236.12

(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: _____ Date: 09/14/2026

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.

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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	29,072.00			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	-150,382.56	1,218,347.44	1,204,331.53	28.52		1,204,360.05	98.85	13,987.39	60,218.01
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	68,590.34	626,244.34	607,800.71	10,754.80		618,555.51	98.77	7,688.83	30,927.78
Surveying & Layout	45,740.00	8,177.50	53,917.50	53,917.50			53,917.50	100.00		2,695.88
Hardscapes	849,978.00	-154,683.51	695,294.49	535,915.37			535,915.37	77.08	159,379.12	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	-311,300.01	1,405,118.99	1,386,002.17	6,212.76		1,392,214.93	99.08	12,904.06	69,610.75
Shade Structures	577,187.00	-340,885.64	236,301.36	236,301.36			236,301.36	100.00		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	-524,109.25	2,861,909.75	2,586,061.82	46,328.78		2,632,390.60	91.98	229,519.15	131,619.53
Site & Hardscape Plumbing	63,200.00		63,200.00	56,500.00			56,500.00	89.40	6,700.00	2,825.00
Site & Hardscape Electrical	500,000.00	-140,062.00	359,938.00	342,529.00			342,529.00	95.16	17,409.00	17,126.45
FF&E	684,650.00	-448,494.40	236,155.60	38,843.79	200.00		39,043.79	16.53	197,111.81	1,952.19
Final Clean	19,600.00	2,953.74	22,553.74	15,303.74	7,250.00		22,553.74	100.00		1,127.69
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**	**9,016,814.29**	**70,774.86**		**9,087,589.15**	**92.82**	**702,825.54**	**407,426.84**

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

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.

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Sitework

THE HOME DEPOT

How doers get more done.

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

1324 00054 59623 07/29/26 09:55 AM
SALE SELF CHECKOUT

038753307565 PURPL PRIMER <A> 9.67
8OZ PURPLE PRIMER NSF/UPC
038753308760 PVC CEMENT <A> 16.98
16OZ PVC CEMENT HEAVY DUTY CLEAR

SUBTOTAL	26.65
TAX + PIF	1.87
TOTAL	$28.52

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 28.52
TA

AUTH CODE 029381/6542035
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 07/28: $33,475.72

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

1324 07/29/26 09:55 AM

1324 54 59623 07/29/2026 5900

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	07/29/2027

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sun State Nursery & Landscaping, Inc
Project Name: EverRange Amenity
Payment Request No: 6 **Subcontract No:** SC-7507
Period: 9/1 2026 TO 9/30 2026

Landscape & Irrigation

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 561,443.72 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 66,204.51 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 627,648.23	(3)
4. Work Completed Previous Application	$ 616,893.43 (4)		
5. **Work Completed This Application**	**$ 10,754.80** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 627,648.23	(6)
7. Total Prior Retainage	$ 30,844.67 (7)		
8. Amount retained w/This Application	$ 537.74 (8)		
9. Total Retainage to Date (7 + 8)		$ 31,382.41	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 596,265.82	(10)
11. Less Previous Payments Received	$ 586,048.76 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 10,217.06**	(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-Sep 2026

Sun State Nursery & Landscaping, Inc
Company Name

Signature

Sheri Horne - Senior Accountant
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 8th date of September, 2026 by Sheri Horne (name) as Senior Accountant (title) for Sun State Nursery & Landscaping, LLC (company name)

X Personally Known

☐ Produced ID _____

Notary Seal:

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

Notary

My Commission Expires: March 19, 2028

SWORN STATEMENT

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

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

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Sun State Nursery & Landscaping, Inc.
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 8
APPLICATION DATE:
PERIOD FROM:
TO:
RETAINAGE %: 5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Landscape	$ 449,339.13	$ 449,339.13	$ -		$ 449,339.13	100%	$ -	$ 22,466.96
2	Plant upsize per Architect	$ 2,331.00	$ 2,331.00	$ -		$ 2,331.00	100%	$ -	$ 116.55
3	Palm Grates & Gravel	$ 15,280.00	$ 15,280.00	$ -		$ 15,280.00	100%	$ -	$ 764.00
4	Pickleball Court Rock	$ 9,092.72	$ 9,092.72	$ -		$ 9,092.72	100%	$ (0.00)	$ 454.64
5	CO #1	$ 2,668.00	$ 2,668.00	$ -		$ 2,668.00	100%	$ -	$ 133.40
6	CO #2	$ 1,246.98	$ 1,246.98	$ -		$ 1,246.98	100%	$ -	$ 62.35
7	Irrigation	$ 85,400.87	$ 85,400.87	$ -		$ 85,400.87	100%	$ -	$ 4,270.04
8	CO #3	$ 51,534.73	$ 51,534.73	$ -		$ 51,534.73	100%	$ -	$ 2,576.74
9	CO #4	$ 10,754.80	$ -	$ 10,754.80		$ 10,754.80	100%	$ -	$ 537.74
10						$ -	#DIV/0!	$ -	$ -
11						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 627,648.23	$ 616,893.43	$ 10,754.80	$ -	$ 627,648.23		$ (0.00)	$ 31,382.41

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Temp irrigation at pool to install palms	$ 2,668.00	Y
2	Add 1 Ligustrum around splash pad	$ 1,246.98	Y
3	Various Landscape & Irrigation Changes	$ 51,534.73	Y
4	Pool backwash Sump	$ 10,754.80	Y

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Pool & Splash Pad

CROWN POOLS, INC.
3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #	904-858-4300

Invoice

Date	Invoice #
6/30/2026	Pool Op Per
Terms	**Due Date**
net 45	8/14/2026

Bill To	Ship To
THE GROVE AT EVERRANGE C/O CARLTON CONSTRUCTION 4615 US 17 #1 FLEMING ISLAND, FL 32003	THE GROVE AT EVERRANGE 12858 EVERRANGE PARKWAY JACKSONVILLE, FL 32256

Quantity	Description	Rate	Serviced	Amount
1	Pool Operting Permit Fee with Credit Card fee	204.86		204.86
			Total Invoice	$204.86

All Credit Card Payments will have a 3% processing fee added.	**Payment / Credits Applied** $0.00
A $25.00 LATE FEE will automatically be added to account.over 60 days.	**Invoice Balance** $204.86
	Job Total Balance $166,256.94

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

CROWN POOLS, INC.
3002 PHILIPS HWY
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone # 904-858-4300

Pool & Splash Pad

Invoice

Date	Invoice #
6/30/2026	IWF Op Per
Terms	Due Date
net 45	8/14/2026

Bill To

THE GROVE AT EVERRANGE
C/O CARLTON CONSTRUCTION
4615 US 17 #1
FLEMING ISLAND, FL 32003

Ship To

THE GROVE AT EVERRANGE
12858 EVERRANGE PARKWAY
JACKSONVILLE, FL 32256

Quantity	Description	Rate	Serviced	Amount
1	Splash Pad / IWF Operting Permit Fee with Credit Card fee	322.90		322.90
			Total Invoice	$322.90

All Credit Card Payments will have a 3% processing fee added.

A $25.00 LATE FEE will automatically be added to account.over 60 days.

Payment / Credits Applied	$0.00
Invoice Balance	$322.90

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

2 & Splash Pad

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Crown Pools Inc.
Project Name: EverRange Amenity
Payment Request No: 14
Period: 8/1 , 2026 TO 8/31 2026

Subcontract No: SC-7502

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 1,674,164.00	(1		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (333,937.01)	(2		
3. Adjusted Contract Amount (1 +/- 2)			$ 1,340,226.99	(3)
4. Work Completed Previous Application	$ 1,334,541.99	(4)		
5. **Work Completed This Application**	**$ 5,685.00**	(5)		
6. Value of Work Completed to Date (per attached Schedule of Values)			$ 1,340,226.99	(6)
7. Total Prior Retainage	$ 66,727.10	(7)		
8. Amount retained w/This Application	$ 284.25	(8)		
9. Total Retainage to Date (7 + 8)			$ 67,011.35	(9)
10. Work Completed, Minus Retainage (6 - 9)			$ 1,273,215.64	(10)
11. Less Previous Payments Received	$ 1,267,814.89	(11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**			**$ 5,400.75**	(12)

I hereby certify that the value of Work Completed to date, and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the Subcontractor and CARLTON CONSTRUCTION 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 19-Aug 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 19TH date of AUGUST, 2026
by BRAD CORREIA (name) as OWNER (title) for
CROWN POOLS INC (company name)

☒ Personally Known
☐ Produced ID

Notary TERI HOWARD

Notary Seal:

TERI ANN HOWARD
MY COMMISSION # HH 383639
EXPIRES: August 5, 2027

My Commission Expires: 8/5/2027 HH383639

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 14
APPLICATION DATE: 08/19/26
PERIOD FROM: 08/01/26
TO: 08/31/26
RETAINAGE %: 5%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
	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
14	CO #9 EXTEND BACKWASH LINE OUTSIDE OF EQUIPMENT AREA	$ 5,685.00		$ 5,685.00		$ 5,685.00	100%	$ -	$ 284.25

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Welcome Ctr & Lakeside Pav

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Advanced Awning & Design, LLC
Project Name: EverRange Amenity
Payment Request No: 1 **Subcontract No:** SC-7538
Period: 8/1, 2026 TO 8/31, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 45,145.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ - (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 45,145.00	(3)
4. Work Completed Previous Application	$ - (4)		
5. **Work Completed This Application**	$ **45,145.00** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 45,145.00	(6)
7. Total Prior Retainage	$ - (7)		
8. Amount retained w/This Application	$ 4,514.50 (8)		
9. Total Retainage to Date (7 + 8)		$ 4,514.50	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 40,630.50	(10)
11. Less Previous Payments Received	$ - (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 40,630.50**	(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 Sept 3, 2026

Advanced Awning & Design, LLC
Company Name

Jackie M. Smith
Signature

Jackie M. Smith / Managing Member
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 3rd date of September, 2026 by Jackie M. Smith (name) as ✓ Owner (title) for Advanced Awning Prime Recreational (company name)
Managing Member

☑ Personally Known
☐ Produced ID _____

Notary _____

My Commission Expires: _____

Notary Seal:

Notary Public State of Florida
Martin A. Prinzi
My Commission HH 452662
Expires 10/9/2027

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Advanced Awning & Design, LLC
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 1
APPLICATION DATE: 08/25/26
PERIOD FROM: 08/01/26
TO: 08/31/26
RETAINAGE %: 10%

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Aluminum Screen System	$ 45,145.00	$ -	$ 45,145.00	$ -	$ 45,145.00	100%	$ -	$ 4,514.50
2						$ -	#DIV/0!	$ -	$ -
3						$ -	#DIV/0!	$ -	$ -
4						$ -	#DIV/0!	$ -	$ -
5						$ -	#DIV/0!	$ -	$ -
6						$ -	#DIV/0!	$ -	$ -
7						$ -	#DIV/0!	$ -	$ -
8						$ -	#DIV/0!	$ -	$ -
9						$ -	#DIV/0!	$ -	$ -
10						$ -	#DIV/0!	$ -	$ -
11						$ -	#DIV/0!	$ -	$ -
12						$ -	#DIV/0!	$ -	$ -
13						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 45,145.00	$ -	$ 45,145.00	$ -	$ 45,145.00		$ -	$ 4,514.50

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1			
2			
3			
4			
5			
6			
7			

Welcome Ctr & Lakeside Pav

THE HOME DEPOT

How doers get more done.

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

1324 00052 13517 07/30/26 01:15 PM
SALE CASHIER DAYCIA

1006-240-747 F-150 1X4X8 <A>
1"X4'X8' R-5 NGX FOAMULAR 150
2@24.97 49.94

SUBTOTAL	49.94
TAX + PIF	3.51
TOTAL	$53.45

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 53.45
TA

AUTH CODE 030163/5520083
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
MESSER L BRANSON
Chip Read
AID A0000000049999084000305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 07/29: $33,522.34

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 07/30/26 01:15 PM

1324 52 13517 07/30/2026 0561

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 DE[illegible]
POLICY TD DAYS

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Welcome Ctr & Lakeside Pav - 550

FF&E - 200

CARLTON CONSTRUCTION

License: CGC 1508883

T&M Invoice

Invoice#: 15770

Invoice Date: 08/31/2026

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

Project: EverRange Amenity
12858 Ever Range Parkway
Jackonville FL 32256

Terms: 30DY

Record#	Trans#	Date	Description	Cost Amount
202416	**EverRange Amenity**			
SubJob	**Main Job - Self Perform**			
10210.000	**Aluminum wall louvers**			
222600	Nathaniel D Helmuth	07/27/2026	4.00 hrs @ 50.00	200.00
222685	Travis W Antienowicz	07/31/2026	2.00 hrs @ 75.00	150.00
222702	Riley P Steele	07/31/2026	4.00 hrs @ 50.00	200.00
			Cost Code Subtotal:	**550.00**
12600.000	**FF&E**			
222601	Nathaniel D Helmuth	07/27/2026	4.00 hrs @ 50.00	200.00
			Cost Code Subtotal:	**200.00**
			Main Job - Self Perform Subtotal:	**750.00**

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

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Janet's AmEx

Welcome Ctr & Lakeside Paw

Outlook

Order TR - 303121662 confirmed

From Total Restroom <support@totalrestroom.com>
Date Tue 2026-08-04 3:17 PM
To Janet Lott <janet@carltonconstruction.net>

Ever Range # 202416

cost code - 10800

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

Order TR - 303121662

Thank you for your purchase!

Hi Janet, we're getting your order ready to be shipped. We will notify you when it has been sent.

or Visit our store

Order summary

Bradley Elvari Series Napkin Disposal - Stainless, Surface Mounted - 4B2-110000-BR, Brushed Brass × 1	$382.84

Subtotal	**$382.84**
Shipping	**$0.00**
Florida State Tax	**$22.97**
Clay County Tax	**$5.74**

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Total **$411.55 USD**

Customer information

Shipping address

Janet Lott
4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003
United States

Billing address

Janet Lott
4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003
United States

Shipping method

Free Standard Ground

Payment method

Payment method

TotalRestroom.com

If you have any questions, contact us at
support@totalrestroom.com - or - 877.234.3520

8810 West 116th Circle Broomfield, CO 80021 - ©2020

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

3:41:28 PM JUL 29 2026

PAYMENT ON ACCOUNT
DUPLICATE

Welcome to Lakeside Par

FERGUSON WATERWORKS

FERGUSON ENTERPRISES, LLC #126
PO BOX 541079
ATLANTA, GA 30353-4079

PH: 904-268-2551

Customer Account Info:
CARLTON CONSTRUCTION
4615 US 17 SUITE 1
FLEMING ISLAND, FL 32003

PH: 904-284-8321
CustNo: 72915

Payment Ref. No: PA055990
Payment Date: 07/29/26
Payment Whse: 149
Writer: John Howard

Received as Payment on Account

Payment Amt

REF ORDER 2248854
PAID $168.78 BY American Express CC# XXXXXXXXXXXX1946 ON 07/29/26 $168.78

Total Amt
$168.78

Transaction Date	07/29/2026
Card Type	AX
Account Number	XXXXXXXXXXXX1946
Authorization Number	261838
Amount	$168.78

I agree to pay the total amount of this purchase. By signing below, I understand and authorize backordered products to be pre-authorized and charged to my credit card account upon shipment. If third party payer fails to pay for any reason, then I agree to pay any unpaid balance.

BRANSON MESSER

BUYER ACCEPTS SELLER'S TERMS AND CONDITIONS (TERMS) WHICH ARE INCORPORATED BY REFERENCE AND CAN BE FOUND ON THE WEB AT https://www.ferguson.com/content/website-info/terms-of-sale. SEE TERMS FOR INFORMATION ON RETURNS. SELLER MAY CONVERT CHECKS TO ELECTRONIC PAYMENTS.

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

Final Clean

DIRECT PRESSURE WASHING

EXTERIOR CLEANING • QUALITY SERVICE • LASTING RESULTS

INVOICE

#000025

Issue Date:
June 22, 2026

Due Date:
June 22, 2026

Direct pressure washing
2899 w fennel ct
Middleburg, FL 32068 United States

904-654-8367

directpressurewashing904@gmail.com

www.directpressurewashing.com

BILL TO:

Carlton construction

Barbara@carltonconstruction.net

DESCRIPTION	QTY	RATE	AMOUNT
EverRange Amenity Center *Pressure washing of dirt and organic growth*	1	$7,250.00	$7,250.00

SUBTOTAL $7,250.00

TOTAL DUE **$7,250.00**

MAKE CHECK PAYABLE TO:
Direct pressure washing

MAILING ADDRESS:
2899 w fennel ct
Middleburg, Florida 32068

CREDIT CARD PAYMENTS:
If paying with credit card
there is an extra 3.3% credit card fee.

PAY ONLINE
Scan the QR code to pay online
or visit the link below:
https://gosq.me/u/B8WktAEi

Thank you!

We appreciate your business!

THANK YOU!

Thank you so much for allowing us to take care of you and your power cleaning needs.



PROFESSIONAL & RELIABLE | QUALITY WORKMANSHIP | ENHANCING CURB APPEAL & VALUE

Docusign Envelope ID: CFC3CA5E-E3D5-84F2-8165-36F4C163C6D9

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: $ 67,236.12
Through Date: 8/31/2026
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:
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: 9/8/26

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 8th day of September, 2026, Anthony Cantu, who being duly sworn on oath says that he/she is Project Manager of Carlton Construction, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.

Signature: _____

Printed Name: 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

Docusign Envelope ID: EA517294-6B30-854C-804E-B6ABF58D2B71

Coastal Ridge

Community Development District

Construction Funding Request 12
September 28, 2026

Req.	PAYEE		
123	**Office Images - OES, LLC**		
	Invoice #13804 OFFICE EQUIPMENT BALANCE	$	3,774.30
	Invoice #13805-DECORATION BALANCE		3,677.14
	Total Funding Request	**$**	**7,451.44**

Please make ch**e**

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

Signature: Signed by: Maurice Rudolph 9190F2D0B9CD478... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E74104 18... Secretary/Asst. Secretary

Docusign Envelope ID: EA517294-6B30-854C-804E-B6ABF58D2B71

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

JO W, 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

Docusign Envelope ID: EA517294-6B30-854C-804E-B6ABF58D2B71

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

Invoice

Invoice #: 13804
Invoice Date: 9/21/2026
Payment Terms: Net 30
Due Date: 10/21/2026

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

Customer P.O.:

External Memo:

#	Quantity	Product	Product Description	Sell	Extended
1	2	2051.BMW	Clova, Guest, 4-Leg Wood Base 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 **Tag:** CDD OFFICE	$903.61	$1,807.22
2	1	6023Y/E3.A134	Torsa, Enhanced Synchro Cntrl, Multi-Adjustable Arms 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 **Tag:** CDD OFFICE	$556.18	$556.18
3	1	WW2436WSSVDL	WAVEWORKS,24DX36W,SURFACE,RECT,VERT GRAIN,HPL 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 **Tag:** CDD OFFICE	$161.37	$161.37
4	1	WW4272WSCEDL L7	WAVEWORKS,42DX72W,SURFACE,EXT CORNER,LEFT,HPL M, VAD, X, X, STD, AD — MAIN, SOFTENED,ALMOND, NO GROMMET, NO WIRE MANAGER, STANDARD LAMINATE, ALMOND **Tag:** CDD OFFICE	$726.62	$726.62

Docusign Envelope ID: EA517294-6B30-854C-804E-B6ABF58D2B71

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

Invoice

Invoice #: 13804
Invoice Date: 9/21/2026
Payment Terms: Net 30
Due Date: 10/21/2026

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

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#	Quantity	Product	Product Description	Sell	Extended
12	1	WW2436LFF2L	WAVEWORKS,24DX36W,LATERAL FILE,TWO DRAWER,HPL VAD, 100_462, KS1B, STD, AD, AD, AD — SOFTENED,ALMOND, SIGNATURE,CINDER, SPECIFY 1 BLACK CORE SEPARATE, STANDARD LAMINATE, ALMOND, ALMOND, ALMOND **Tag:** CDD OFFICE	$933.11	$933.11
13	3	NCCB004	CASEGOODS,LOCK CORE WITH KEY,BLACK,NO 004 **Tag:** CDD OFFICE , NCCB004	$14.13	$42.39
14	1	EVOLVE2-FM	Evolve Series Dual Monitor Arm w/DC & GM, Fixed + Motion Arms BLK Black **Tag:** CDD OFFICE	$479.08	$479.08
15	1	NETTA-48	Mesh Wire Management Channel, 48W BLK Black **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

Subtotal	$7,548.61
Tax	$0.00
Total	$7,548.61
Less Deposit Applied	$3,774.31
Pay This Amount	$3,774.30

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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

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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

Customer P.O.:

External Memo:

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

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#	Quantity	Product	Product Description	Sell	Extended
9	1	WLLH3493	Modern Botanical Illustration in Earth Tones Modern Art, By wall26, 60"W x 30"W **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 **Tag:** ART.05 , *	$158.43	$316.86
11	2	07086	Bradano Arch Mirror, Brass, 24”W x 36”H **Tag:** MIRR.01	$401.30	$802.60
12	2	7817814	Bird of ParadiseBird of ParadiseGreenFaux6 Feet **Tag:** PLANT.06A	$414.55	$829.10
13	2	3364462	Fluted PlantersLargeWhiteCeramic15 in **Tag:** PLANT.06B	$196.42	$392.84
14	1	1145949	Monstera Plant 3.5ftMonstera3.5 Feet **Tag:** PLANT.07A	$226.03	$226.03
15	1	5573018	Radius Planter11.75 x 10.5Black **Tag:** PLANT.07B	$102.86	$102.86
16	1	FREIGHT	LULU & GEORGIA FREIGHT **Tag:** FREIGHT & SURCHARGES	$335.00	$335.00
17	1	FREIGHT	CRATE & BARREL FREIGHT **Tag:** FREIGHT & SURCHARGES	$40.00	$40.00
18	1	FREIGHT	WEST ELM FREIGHT **Tag:** FREIGHT & SURCHARGES	$325.00	$325.00
19	1	FREIGHT	UTTERMOST FREIGHT **Tag:** FREIGHT & SURCHARGES	$90.00	$90.00

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#	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	$0.00
Total	$7,354.29
Less Deposit Applied	$3,677.15
Pay This Amount	$3,677.14

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