COASTAL RIDGE
Community Development District

NOVEMBER 3, 2026

AGENDA

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

October 27, 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, November 3, 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 October 6, 2026 Meeting

IV. Discussion of Policies Related to Signage on District Property

V. Consideration of Deeds for Rustic Ridge and Ever Range Phase 2

VI. Staff Reports
   A. District Counsel

   B. District Engineer – Approval of Requisition Summary

   C. District Manager

   D. General Manager

VII. Financial Reports
   A. Financial Statements as of September 30, 2026

   B. Approval of Check Register

   C. Developer Funding Request #1

   D. Construction Funding Request #13

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – December 1, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

X. 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, October 6, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Vice Chairman
Chris Price	Supervisor
David Ray	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan *by phone*	District Counsel
Eddie Erickson *by phone*	District Engineer
Rick Foster	PARC Group
Dana Harden	Vesta Property Services
Marcy Pollicino	Vesta Property Services

The following is a summary of the discussions and actions taken at the October 6, 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 September 1, 2026 Meeting**

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

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the September 1, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification and Consideration of Change Order Nos. 9 and 10**

Mr. Foster went over change order number nine related to a change in the size of the swale and height of the pool gates, noting there is no change to the budget overall.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, change order number nine was ratified.

Next, Mr. Foster went over change order number ten for DEP permitting, adding rock to the swale previously mentioned, installation of French drains, and installation of a sanitary napkin dispenser in the women's restroom.

On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, change order number ten was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2027-01, Accepting Dedication of Phase 1 Common Areas**

Ms. Buchanan informed the Board that the land is being dedicated at no cost to the District.

Mr. Rudolph stated that the common areas have been stabilized and irrigation has been installed. They are being maintained by the District's landscaping vendor.

On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, Resolution 2027-01, accepting dedication of Phase 1 common areas, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Conveyances Relating to Phase 1 Reuse Delivery Station**

Ms. Buchanan stated that there were improvements made to the reuse delivery station and the intention is to have the improvements eligible to be paid from the bond proceeds, which would require them to be conveyed to the CDD. The improvements would then be conveyed to the utility authority. This was previously authorized by a motion which allowed for real estate

conveyances between board meetings if necessary to move forward with the project, but they are subject to review by the District Engineer and District Counsel.

Mr. Rudolph added that it saves a tremendous amount of money when bulk reuse can be purchased from JEA.

> On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, the conveyance of the Phase 1 reuse delivery station was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement**

Ms. Buchanan reminded the Board that at the last meeting the Board approved a resolution authorizing a boundary amendment to add two parcels. The funding agreement obligates the landowner to fund the boundary amendment process.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the boundary amendment funding agreement was approved.

EIGHTH ORDER OF BUSINESS **Consideration of EverRange Trademark License Agreement**

Ms. Buchanan stated that there are logos for both EverRange and eTown throughout the community and those logos have been trademarked. The developer is required to protect those trademarks, which means there needs to be a governing document with any entities wishing to use the logos. The developer could revoke the District's use of the trademarks if the District uses them improperly. The developer would be obligated to pay for removal of the trademarks if the Developer chooses to terminate the license agreements without cause.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the EverRange trademark license agreement was approved.

NINTH ORDER OF BUSINESS **Consideration of eTown Trademark License Agreement**

This item was discussed above.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the eTown trademark license agreement was approved.

TENTH ORDER OF BUSINESS **Discussion of Amenity Facility Policies Updates**

A redline version of the policies was included in the agenda package for the Board's review.

Mr. Rudolph noted that the policies still list hours for the pickleball courts and recommended setting the maximum hours at 7:00 a.m. to 10:00 p.m., which could be reduced later if needed.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, adjusting the pickleball court hours to 7:00 a.m. to 10:00 p.m. was approved.

On MOTION by Mr. Ray seconded by Mr. Price, with all in favor, the amenity facility policy revisions were approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Authorizing Resolution for the Florida PRIME Account**

Mr. Oliver stated that the Florida PRIME account can be used to generate higher interest yields than what the general fund account would receive. The current rate is 4.03%.

On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the authorizing resolution for the Florida PRIME account was approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Buchanan reported that she is working on the boundary amendment petition, which is expected to be filed within the month. It will likely take a couple of months to get on the City's schedule.

B. District Engineer – Approval of Requisition Summary

A requisition summary including requisition numbers 118 through 121 was presented to the Board for their review.

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

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

Mr. Oliver stated that the goals and objectives set for fiscal year 2026 have been met.

D. General Manager – Report

A copy of the General Manager's report was included in the agenda package for the Board's review.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

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

Mr. Ray stated that he would like to see any reserves amortized on a monthly basis.

B. Approval of Check Register

A copy of the check register totaling $540,384.75 was included in the agenda package for the Board's review.

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

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

Copies of construction funding request numbers nine through twelve were presented to the Board for their review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, construction funding request numbers nine through twelve were ratified.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS	**Next Scheduled Meeting – November 3, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**
SIXTEENTH ORDER OF BUSINESS	**Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

District Rules, Policies and Fees

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

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GENERAL DEFINITIONS

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

"Common Area" – shall mean all real property (including improvements thereto) now or hereafter owned by the District for common use.

"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 (904) 590-9969 or the office of the District Manager (phone number (904) 940-5850).

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 7:00 AM until 8:00 PM daily. Residents are limited to a maximum of 2 Guests per day per lot and Guests must be accompanied by a Resident.
4) Courts are available on a first-come, first-served basis. Play is limited to 1 hour if others are waiting.
5) Residents may be asked to show their VIZpin 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 always remain on.
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 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.

COMMON AREA POLICIES

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The District owns and maintains various Common Areas throughout its boundaries including, but not limited to, stormwater ponds, landscape tracts, and other common areas. The Common Areas shall be used only for their intended purpose and as contemplated herein.

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(1) Common Areas may not be altered without the consent of the District.
(2) Nothing is to be stored or accumulated on Common Areas.
(3) No rubbish, debris, or unsightly materials will be permitted in the Common Areas.
(4) No commercial, political or other signs may be placed in Common Areas (including Amenity Facilities).

Any costs to the District in removing and disposing of any materials may be charged to the Resident at fault. Any misuse, unauthorized use, damage (whether intention or intentional) to the Common Areas or the failure to reimburse the District for costs incurred relating to the same shall be deemed a violation of these Policies and may result in suspension from the Amenity Facilities and/or termination of privileges for Residents.

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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

RENTAL 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.

EXHIBIT A

DISTRICT FEES:

1. Rental Fees: $100 (plus $50 security deposit)

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

3. Annual Non-Resident User Fee - $4,500 per household.

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

FIFTH ORDER OF BUSINESS

[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).: 167900-0600, 167900-0620, 167900-0630, 167900-0640, 167901-0040, 167901-0060, 167901-0070, 167901-0100, 167901-0150, and 167901-5470 (see Exhibit A)

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

SPECIAL WARRANTY DEED
WITH GRANT OF NON-EXCLUSIVE PERPETUAL EASEMENT

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 2, recorded in Plat Book 85, Pages 122 through 145, 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 2, recorded in Plat Book 85, Pages 122 through 146, of the Public Records of Duval County, Florida:

Tract "A" (Stormwater Management Facility) (Folio No. 167901-0200)

Tract "B" (Open Space) (Folio No. 167901-0210)

Tract "C" (Open Space) (Folio No. 167901-0220)

Tract "D" (Stormwater Management Facility) (Folio No. 167901-0230)

Tract "E" (Open Space) (Folio No. 167901-0240)

Tract "F" (Open Space) (Folio No. 167901-0250)

Tract "G" (Future Development Area) (Folio No. 167901-0060), as shown on the Plat, is expressly excluded from this conveyance and is retained by Grantor.

Tract "H" (Stormwater Management Facility) (Folio No. _____)

Tract "I" (Stormwater Management Facility) (Folio No. _____)

Tract "J" (Stormwater Management Facility) (Folio No. _____)

Tract "K" (Stormwater Management Facility/Exception Parcel) (Folio No. 167901-0300)

Tract "L" (Open Space/Future Development Area) (Folio No. 167901-0310), as shown on the Plat, is expressly excluded from this conveyance and is retained by Grantor.

Tract "M" (Stormwater Management Facility) (Folio No. 167901-0320)

Tract "N" (Open Space) (Folio No. 167901-0330)

Tract "O" (Open Space) (Folio No. 167901-0340)

Tract 1 (Conservation Area) (Folio No. 167901-0350)

Tract 2 (Conservation Area) (Folio No. 167901-0360)

Tract 3 (Conservation Area) (Folio No. 167901-0370)

Tract 4 (Conservation Area) (Folio No. (Folio No. _____)

Tract 5 (Conservation Area) (Folio No. 167901-0390)

Tract 6 (Conservation Area) (Folio No. 167901-0400) (each as more particularly described and delineated on the Plat)

Grant of Easements

Non-exclusive perpetual easement rights for ingress and egress over, upon, and across the following property:

That certain 10 foot JEA-E Utility Easement located within Tract "E"

The Drainage Easements located within Tract "A," Tract "D," Tract "H," Tract "I," Tract "J," Tract "K," and Tract "M"

The unobstructed Drainage Easement and 10 by 20 foot JEA-EE Easement located within Tract "D"

The Drainage Easement located within Tract “B”

The Drainage Easement, the 10 foot JEA-E Easements, the 2.5 foot Access Easement, and the 10 foot JEA-EE Easement, located within Tract “G”

The JEA Utility Easement located within Tract “L”

The 2.5 Access Easements located within Tract “B,” Tract “G,” and Tract “L,” and Ever Range Parkway, and 10 foot Utility Easement located within Tract “M”

The exclusive perpetual easement rights for ingress and egress over, upon, and across the 10 foot by 20 foot JEA-EE Utility Easement located within Tract “G”

As shown on the plat known as Ever Range Phase 2, recorded in Plat Book 85, Pages 122 through 146, of the Public Records of Duval County, Florida

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 "A," "D," "H," "I," and "M," 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, Tract 3, Tract 4, Tract 5, and Tract 6, 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 Plat Book 85, Page 122, and Official Records Book 20801, Page 1304, 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.

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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).: 167900-0600, 167900-0620, 167900-0630, 167900-0640, 167901-0040, 167901-0060, 167901-0070, 167901-0100, 167901-0150, and 167901-5470 (see Exhibit A)

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

SPECIAL WARRANTY DEED
WITH GRANT OF NON-EXCLUSIVE PERPETUAL EASEMENT

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 Rustic Ridge Drive, recorded in Plat Book 85, Pages 146 through 150, 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 Rustic Ridge Drive, recorded in Plat Book 85, Pages 146 through 150, of the Public Records of Duval County, Florida:

Tract "A" (Open Space) (Folio No. 167901-0600)

Tract "B" (Stormwater Management Facility) (Folio No. 167901-5470)

Tract "C" (Open Space) (Folio No. 167900-0620)

Tract "D" (Future Development Area) (Folio No. 167900-0630)

Tract "E" (Open Space) (Folio No. 167900-0640 & 167901-0040)

Tract "F" (Future Development Area) (Folio No. 167901-4850, 167901-4860, & 167901-4900)

Tract "G" (Stormwater Management Facility) (Folio No. 167901-0060)

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

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

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

Tract 2 (Conservation Area) (Folio No. 167901-4920)

Tract 3 (Conservation Area) (Folio No. 167901-5520) (each as more particularly described and delineated on the Plat)

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

Grant of Easements

Non-exclusive perpetual easement rights for ingress and egress over, upon, and across the following property:

That certain 10 foot JEA-E Utility Easement located within Tract "E"

The Drainage Easements located within Tract "B," Tract "G," and Tract "H"

The unobstructed Drainage Easement and 10 by 20 foot JEA-EE Easement located within Tract "D"

The Drainage Easement located within Tract "B"

The Drainage Easement, the 10 foot JEA-E Easements, the 2.5 foot Access Easement, and the 10 foot JEA-EE Easement, located within Tract "J"

The JEA Utility Easement located within Tract "L"

The 2.5 Access Easements and 10 foot Utility Easement located within Tract "M"

The exclusive perpetual easement rights for ingress and egress over, upon, and across the 10 foot by 20 foot JEA-EE Utility Easement located within Tract "E"

As shown on the plat known as Rustic Ridge Drive, recorded in Plat Book 85, Pages 146 through 150, of the Public Records of Duval County, Florida

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," "G," and "H," 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 and Tract 2, 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 Plat Book 85, Page 146; Official Records Book 20625, Page 1175; and Official Records Book 21881, Page 1560 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

B.

Coastal Ridge CDD
CDD Requisition Summary - November 3, 2026 Meeting
2025 Acquisition and Construction Account
Approved & Processed

Requisition Number	Payee	Reference	Requisiton Amount
124	Kutak Rock	Construction - Professional Legal Services	$ 2,351.50
125	Carlton Construction	Pay App #16	$ 30,357.62
			$ -
			$ 32,709.12

SEVENTH ORDER OF BUSINESS

A.

Coastal Ridge

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Coastal Ridge

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Funds	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 115,944	$ -	$ -	$ 115,944
Custody - US Bank	560,241	-	-	560,241
Due from Developer	-	-	-	-
Due from General Fund	-	-	-	-
Due from Capital Projects	-	-	-	-
Investments:				
Series 2025				
Reserve	-	$ 2,159,375	-	2,159,375
Revenue	-	327,148	-	327,148
Interest	-	198	-	198
Sinking	-	78	-	78
Construction		-	$ 3,041,973	3,041,973
COI	-	-	-	-
Prepaid Expenses	103,129	-	-	103,129
Total Assets	**$ 779,314**	**$ 2,486,798**	**$ 3,041,973**	**$ 6,308,086**
Liabilities:				
Accounts Payable	$ 11,492	$ -	$ -	$ 11,492
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
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	**$ 11,747**	**$ -**	**$ 772,576**	**$ 784,323**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 103,129	$ -	$ -	$ 103,129
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,486,798	-	2,486,798
Capital Project	-	-	2,269,397	2,269,397
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	664,438	-	-	664,438
Total Fund Balances	**$ 767,567**	**$ 2,486,798**	**$ 2,269,397**	**$ 5,523,763**
Total Liabilities & Fund Balance	$ 779,314	$ 2,486,798	$ 3,041,973	$ 6,308,086

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Direct	$ 1,231,684	$ 1,231,684	$ 1,231,684	$ -
Developer Contributions	-	-	13,697	13,697
Interest	-	-	8,472	8,472
Miscellaneous Income	-	-	28,465	28,465
Total Revenues	**$ 1,231,684**	**$ 1,231,684**	**$ 1,282,317**	**$ 50,634**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 7,800	$ 4,200
FICA Expense	918	918	597	321
Engineering	9,500	9,500	5,518	3,983
Annual Audit	5,100	5,100	5,100	-
Attorney	13,000	13,000	18,114	(5,114)
Arbitrage	450	450	-	450
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	45,000	45,000	-
Information Technology	1,500	1,500	1,500	-
Website Administration	1,500	1,500	1,500	-
Website Creation/ADA Compliance	960	960	-	960
Dissemination Agent	3,000	3,000	3,000	-
Trustee Fees	4,500	4,500	2,404	2,096
Telephone	500	500	111	389
Postage	1,500	1,500	2,323	(823)
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	2,500	3,059	(559)
Legal Advertising	5,000	5,000	2,801	2,200
Other Current Charges	500	500	2,607	(2,107)
Office Supplies	600	600	35	565
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 123,163**	**$ 123,163**	**$ 114,142**	**$ 9,021**
Operations & Maintenance:				
Ground Maintenance				
Landscape Maintenance	$ 477,228	$ 477,228	$ 237,906	$ 239,322
Landscape Contingency	15,000	15,000	-	15,000
Lake Maintenance	6,000	6,000	6,350	(350)
Pump Maintenance	4,500	4,500	-	4,500
Water & Sewer	42,500	42,500	2,962	39,538
JEA Reuse Station - Bulk Pond Refill	14,500	14,500	-	14,500
Irrigation Repairs	12,500	12,500	-	12,500
Pest Control	2,400	2,400	194	2,206
Environmental Permit/Monitoring	20,000	20,000	-	20,000
Other Repairs and Maintenance	5,000	5,000	-	5,000
Monument Sign Pressure Washing	2,500	2,500	-	2,500
Street Sign Maintenance & Replacement	6,800	6,800	-	6,800
Total Ground Maintenance	**$ 608,928**	**$ 608,928**	**$ 247,412**	**$ 361,516**

Coastal Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Expenditures				
Insurance	$ 67,815	$ 67,815	$ 11,875	$ 55,940
Amenity Manager	70,000	70,000	75,687	(5,687)
Pool Maintenance	11,189	11,189	4,904	6,285
Pool Chemicals	18,863	18,863	6,294	12,569
Facility Attendant	50,000	50,000	7,171	42,829
Janitorial Services	14,673	14,673	3,088	11,585
Refuse	3,300	3,300	840	2,460
Security and Gate Maintenance	20,000	20,000	-	20,000
Security Patrol	10,000	10,000	-	10,000
Fire Alarm Monitoring	-	-	525	(525)
Facility Maintenance	5,000	5,000	667	4,333
Staff Apparel	-	-	2,539	(2,539)
Electric	28,050	28,050	16,510	11,540
Cable and Internet	11,220	11,220	1,000	10,220
Licenses and Permits	1,100	1,100	-	1,100
Repairs & Maintenance	15,000	15,000	7,622	7,378
Special Events	38,500	38,500	1,533	36,967
Holiday Decorations	1,650	1,650	1,745	(95)
Reserve for Amenities	25,000	25,000	13,500	11,500
Mobile Application	9,900	9,900	14,500	(4,600)
Other Current Charges	1,500	1,500	-	1,500
Total Amenity Expenditures	**$ 402,760**	**$ 402,760**	**$ 170,000**	**$ 232,760**
Operational Reserve Funding				
Operational Reserve Funding	$ 96,833	96,833	$ -	$ (96,833)
Total Operational Reserve Funding	**$ 96,833**	**$ 96,833**	**$ -**	**$ (96,833)**
Total Expenditures	**$ 1,231,684**	**$ 1,231,684**	**$ 531,553**	**$ 506,465**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 750,764	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 750,764**	
Fund Balance - Beginning	$ -		$ 16,803	
Fund Balance - Ending	$ -		$ 767,567	

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	1,658	8,472
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	28,465	28,465
Total Revenues	**$ 269,979**	**$ -**	**$ -**	**$ 283,675**	**$ -**	**$ -**	**$ 237,467**	**$ 186,573**	**$ 1,272**	**$ 271,574**	**$ 1,654**	**$ 30,123**	**$ 1,282,317**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ 600	$ -	$ 800	$ 600	$ 600	$ 800	$ 800	$ 800	$ 1,000	$ 1,000	$ 7,800
FICA Expense	-	61	46	-	61	46	46	61	61	61	77	77	597
Engineering	-	-	-	-	-	-	-	-	2,813	711	641	1,353	5,518
Annual Audit	-	-	-	-	-	-	-	5,100	-	-	-	-	5,100
Attorney	230	846	402	837	1,663	1,806	3,186	3,027	2,793	3,327	-	-	18,114
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	3,750	45,000
Information Technology	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Website Administration	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Trustee Fees	-	-	938	-	-	-	-	-	1,467	-	-	-	2,404
Telephone	-	11	-	3	11	-	5	5	22	17	15	23	111
Postage	184	12	200	17	5	102	260	35	310	409	384	403	2,323
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	213	208	272	370	127	85	108	168	288	146	716	358	3,059
Legal Advertising	214	97	97	100	100	100	100	118	1,278	377	-	221	2,801
Other Current Charges	61	-	-	-	-	-	46	-	-	-	2,500	-	2,607
Office Supplies	0	0	0	0	0	0	0	0	1	1	31	1	35
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 17,826**	**$ 6,285**	**$ 6,804**	**$ 5,577**	**$ 7,017**	**$ 6,989**	**$ 8,601**	**$ 13,564**	**$ 14,082**	**$ 10,099**	**$ 9,613**	**$ 7,685**	**$ 114,142**
Operations & Maintenance													
Grounds Maintenance													
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 16,392	$ 16,392	$ 16,392	$ 31,973	$ 31,973	$ 40,556	$ 40,556	$ 43,672	$ 237,906
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	1,000	1,000	1,350	1,000	1,000	1,000	6,350
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
JEA Reuse Station - Bulk Pond Refill	-	-	-	-	-	-	-	-	-	-	1,548	1,413	2,962
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	194	194
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**	**$ 46,279**	**$ 247,412**

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	11,456	75,687
Pool Maintenance	-	-	-	-	-	-	-	-	-	2,163	541	2,200	4,904
Pool Chemicals	-	-	-	-	-	-	-	-	-	2,704	886	2,704	6,294
Facility Attendant	-	-	-	-	-	-	-	-	-	3,376	-	3,795	7,171
Janitorial Services	-	-	-	-	-	-	-	-	-	1,544	-	1,544	3,088
Refuse	-	-	-	-	-	-	-	-	-	-	-	840	840
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Alarm Monitoring	-	-	-	-	-	-	-	-	300	-	-	225	525
Facility Maintenance	-	-	-	-	-	-	-	-	667	-	-	-	667
Staff Apparel	-	-	-	-	-	-	-	-	-	1,022	948	569	2,539
Electric	-	-	-	10	136	734	1,041	1,825	2,075	3,965	3,484	3,242	16,510
Cable and Internet	-	-	-	-	-	-	-	-	250	250	250	250	1,000
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	3,779	3,843	7,622
Special Events	-	-	-	-	-	-	-	-	-	1,300	233	-	1,533
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	1,745	1,745
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	1,450	14,500
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	**$ -**	**$ -**	**$ 6,450**	**$ 15,460**	**$ 6,586**	**$ 7,184**	**$ 7,491**	**$ 8,275**	**$ 27,936**	**$ 29,230**	**$ 27,526**	**$ 33,863**	**$ 170,000**
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**	**$ 75,341**	**$ 80,885**	**$ 80,243**	**$ 87,827**	**$ 531,553**
Excess (Deficiency) of Revenues over Expenditures	$ 252,152	$ (6,285)	$ (13,254)	$ 262,638	$ (29,995)	$ (30,564)	$ 203,983	$ 131,762	$ (74,068)	$ 190,689	$ (78,590)	$ (57,704)	$ 750,764
Net Change in Fund Balance	**$ 252,152**	**$ (6,285)**	**$ (13,254)**	**$ 262,638**	**$ (29,995)**	**$ (30,564)**	**$ 203,983**	**$ 131,762**	**$ (74,068)**	**$ 190,689**	**$ (78,590)**	**$ (57,704)**	**$ 750,764**

Coastal Ridge

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Direct Bill	$ 2,159,277	$ 2,159,277	$ 1,501,613	$ (657,664)
Interest Income	-	-	88,715	88,715
Total Revenues	**$ 2,159,277**	**$ 2,159,277**	**$ 1,590,327**	**$ (568,950)**
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		$ (405,086)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 163,864**	**$ -**	**$ (405,086)**	**$ -**
Fund Balance - Beginning	$ 707,338		$ 2,891,884	
Fund Balance - Ending	$ 871,202		$ 2,486,798	

Coastal Ridge

Community Development District

Capital Project Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

		Actual
		Thru 09/30/26
Revenues:		
Interest Income	$	390,638
Developer Contributions		2,382,504
Total Revenues	**$**	**2,773,142**
Expenditures:		
Capital Outlay	$	18,346,340
Total Expenditures	**$**	**18,346,340**
Excess (Deficiency) of Revenues over Expenditures	$	(15,573,198)
Other Financing Sources/(Uses):		
Transfer In/(Out)		-
Total Other Financing Sources/(Uses)	$	-
Net Change in Fund Balance	**$**	**(15,573,198)**
Fund Balance - Beginning	$	17,842,595
Fund Balance - Ending	$	2,269,397

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 09/30/26	**634,197.23**
Transfer from COI	**5,536.87**
Transfer from Debt Service	**-**
Outstanding Requisitions	**-**
Requisitons Paid thru 09/30/26	**(24,294,395.36)**

Remaining Project (Construction) Fund	**$ 3,041,973.05**

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	-	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	-	130,498.49	87,412.50	217,910.99
TOTAL DIRECT RECEIVED	657,762.40	1,501,612.62	1,231,683.73	2,733,296.35
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	657,762.40	1,501,612.62	1,231,683.73	2,733,296.35

(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	10/1/26		$ 67,236.12	$ -	$ 67,236.12
12	9/28/26	10/8/26		$ 7,451.44	$ -	$ 7,451.44
Due from Developer			$ 2,425,990.43	$ 2,500,677.99	$ -	$ 74,687.56
Total Developer Contributions					$ -	

B.

Coastal Ridge

Community Development District

Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
9/1/26	138	$1,308.29	
9/10/26	139-144	107,527.40	
9/21/26	145-158	125,206.13	
9/28/26	159-161	4,721.54	
	Total General Fund Checks		**$238,763.36**
Autopayment			
9/8/26	IQ FIBER	$250.00	
9/2/26	IRS FICA TAX PAYMENT	337.70	
9/10/26	JEA	4,655.58	
9/25/26	IRS FICA TAX PAYMENT	15.30	
9/28/26	Waste Pro	839.73	
	Total Autopayments		**$6,098.31**
Total Paid Checks			**$244,861.67**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** 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 #
9/01/26	00033	6/24/26	GPLAR155	202608	300	13100-10100				*	360.60		
			CUSTOM/FEES - TREE GRATES										
									GLOBAL PRO LOGISTICS INC			360.60	000138
9/01/26	00028	8/26/26	BP640251	202608	330	53800-46600				*	947.69		
			AMENITY STAFF APPAREL										
									PROFORMA			947.69	000139
9/10/26	00024	8/14/26	CFR #8	202609	300	13100-10100				*	100,657.34		
			REQ#115 /PAY APP#14										
									CARLTON CONSTRUCTION INC			100,657.34	000140
9/10/26	00022	9/02/26	227736	202608	310	51300-31100				*	641.25		
			AUG ENGINEERING SERVICES										
									ENGLAND THIMS & MILLER INC			641.25	000141
9/10/26	00001	9/01/26	23	202609	310	51300-34000				*	3,750.00		
			SEP MANAGEMENT FEES										
		9/01/26	23	202609	310	51300-35300				*	125.00		
			SEP WEBSITE ADMIN										
		9/01/26	23	202609	310	51300-35100				*	125.00		
			SEP INFORMATION TECH										
		9/01/26	23	202609	310	51300-31200				*	250.00		
			SEP DISSEMINATION SVCS										
		9/01/26	23	202609	310	51300-51000				*	.63		
			OFFICE SUPPLIES										
		9/01/26	23	202609	310	51300-42000				*	403.26		
			POSTAGE										
		9/01/26	23	202609	310	51300-42500				*	357.90		
			COPIES										
		9/01/26	23	202609	310	51300-41000				*	23.02		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,034.81	000142
9/10/26	00018	9/01/26	405672B	202609	320	57200-46400				*	1,000.00		
			SEP26 LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			1,000.00	000143
9/10/26	00035	9/03/26	3994020	202609	320	57200-47000				*	194.00		
			INITIAL PEST CONTROL FEE										
									TRAD'S PEST CONTROL LLC			194.00	000144
9/21/26	00024	7/31/26	CFR #9	202609	300	13100-10100				*	3,399.95		
			REQ#116 /RUST DEP REMOVAL										
									CARLTON CONSTRUCTION INC			3,399.95	000145

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00007	9/14/26	33988	202609	300-15500-10000			*	47,055.00		
			FY27 INSURANCE RENEWAL				EGIS INSURANCE ADVISORS			47,055.00	000146
9/21/26	00036	9/04/26	299-1084	202609	330-53800-46300			*	213.15		
			NO LIFEGUARD/POOL HRS SGN				FASTSIGNS			213.15	000147
9/21/26	00005	9/17/26	26-05789	202609	310-51300-48000			*	121.00		
			NOTICE-FY27 BOS MEETINGS				JACKSONVILLE DAILY RECORD			121.00	000148
9/21/26	00037	9/14/26	1135	202609	330-53800-49500			*	1,508.49		
			HOLIDAY LIGHTING/WREATH				M&G HOLIDAY LIGHTING			1,508.49	000149
9/21/26	00011	7/17/26	21270634	202607	330-53800-47300			*	1,450.00		
			PROFILE SYSTEM JUL26				PEOPLEVINE			1,450.00	000150
9/21/26	00011	9/17/26	22407484	202609	330-53800-47300			*	1,450.00		
			PROFILE SYSTEM SEP26				PEOPLEVINE			1,450.00	000151
9/21/26	00028	9/15/26	BP640256	202609	330-53800-46600			*	452.54		
			AMENITY STAFF APPAREL				PROFORMA			452.54	000152
9/21/26	00015	9/11/26	18699	202609	320-57200-46200			*	16,392.00		
			PH1 SEP LANDSCAPING MAINT				SUN STATE NURSERY & LANDSCAPING LLC			16,392.00	000153
9/21/26	00015	9/11/26	18710	202609	320-57200-46200			*	20,775.00		
			PH2 SEP LANDSCAPING MAINT				SUN STATE NURSERY & LANDSCAPING LLC			20,775.00	000154
9/21/26	00015	9/11/26	18711	202609	320-57200-46200			*	6,505.00		
			A.C SEP LANDSCAPING MAINT				SUN STATE NURSERY & LANDSCAPING LLC			6,505.00	000155
9/21/26	99999	9/21/26	VOID	202609	000-00000-00000			C	.00		
			VOID CHECK				******INVALID VENDOR NUMBER******			.00	000156
9/21/26	00009	8/31/26	434792	202608	330-53800-46300			*	37.24		
			MAINTENANCE ITEMS								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/31/26	434792	202608	330-53800-46300				*	55.23		
			OFFICE ITEMS									
		8/31/26	434792	202608	330-53800-46300				*	506.15		
			HOUSEKEEPING/MAINTENANCE									
		8/31/26	434792	202608	330-53800-46300				*	883.70		
			HOUSEKEEPING/MAINT/OFFICE									
		8/31/26	434792	202608	330-53800-46300				*	164.98		
			OFFICE SUPPLIES									
		8/31/26	434792	202608	330-53800-46300				*	120.85		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-46300				*	46.15		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-46300				*	344.08		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-46300				*	60.18		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-46500				*	199.96		
			POOL CHEMICAL TESTER									
		8/31/26	434792	202608	330-53800-46300				*	96.65		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-49400				*	195.00		
			POPSICLES-GRAND OPENING									
		8/31/26	434792	202608	330-53800-46300				*	104.36		
			MAINTENANCE ITEMS									
		8/31/26	434792	202608	330-53800-46300				*	69.23		
			COPY OF KEYS									
		8/31/26	434792	202608	330-53800-46300				*	27.69		
			COPY OF KEYS									
		8/31/26	434792	202608	330-53800-46300				*	6.39		
			COPY OF KEYS									
		8/31/26	434792	202608	330-53800-46300				*	89.65		
			HOUSEKEEPING ITEMS									
		8/31/26	434792	202608	330-53800-49400				*	38.08		
			BALLOONS-GRAND OPENING									
		8/31/26	434792	202608	330-53800-46300				*	47.92		
			HOUSEKEEPING ITEMS									
		8/31/26	434792	202608	330-53800-46500				*	10.11		
			POOL TEST CHEMICAL									
		8/31/26	434792	202608	330-53800-46300				*	26.71-		
			RETURN ITEMS NOT NEEDED									
		8/31/26	434792	202608	330-53800-46300				*	1,145.11		
			TOOLS/BLOWER									
								VESTA PROPERTY SERVICES INC			4,222.00	000157
9/21/26	00009	9/01/26	434324	202609	330-53800-34100				*	11,456.00		
			SEP AMENITY MANAGEMENT									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	434324	202609	330-53800-35000			*	3,795.00		
			SEP FACILITY ATTENDANTS								
		9/01/26	434324	202609	330-53800-46500			*	2,704.00		
			SEP POOL CHEMICALS								
		9/01/26	434324	202609	330-53800-46200			*	1,544.00		
			SEP JANITORIAL SERVICES								
		9/01/26	434324	202609	330-53800-46400			*	2,163.00		
			SEP POOL MAINTENANCE SVCS								
							VESTA PROPERTY SERVICES INC			21,662.00	000158
9/28/26	00038	8/25/26	9880165	202609	300-13100-10100			*	4,396.54		
			CFR#10/OUTDOOR ACCESS PRJ								
							COMPUTER POINT			4,396.54	000159
9/28/26	00021	9/22/26	47738	202609	330-53800-34600			*	225.00		
			4TH QTR FIRE ALARM MON								
							DYNAMIC SECURITY PROFESSIONALS INC			225.00	000160
9/28/26	00005	9/24/26	26-05925	202609	310-51300-48000			*	100.00		
			NOTICE-FY27 BOS MEETINGS								
							JACKSONVILLE DAILY RECORD			100.00	000161

TOTAL FOR BANK A	238,763.36
TOTAL FOR REGISTER	238,763.36

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 on August 24th; CK #135 PAID AMOUNT		1,150.00
PLEASE PAY THIS AMOUNT	USD	**360.60**

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

Original Bill

Bill Number	BP64025191A
Bill Date	8/26/2026
Due Date	9/24/2026
Terms	Net 30
Sales Order	SP64025191
Sales Person	Blair Wygle

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

Approved
Marcy Pollicino
8/26/26

RECEIVED
By Tara Lee at 1:20 pm, Aug 26, 2026

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
Mens	Port Authority Digi Heather Performance Polo. **Color:** *Dress Blue Nvy: 2 - S, 2 - XL*	4	4	0	36.5000	Each	-	$146.00
Mens	OGIO Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - S, 1 - XL*	2	2	0	80.0000	Each	-	$160.00
Mens	Sport-Tek Posi-UV Pro Long Sleeve Tee. **Color:** *True Navy: 2 - S, 2 - XL*	4	4	0	18.0000	Each	-	$72.00
Mens	Sport-Tek Posi-UV Pro Tee. **Color:** *True Navy: 1 - L*	1	1	0	18.0000	Each	-	$18.00
Mens	Hanes Fleece Crewneck Sweatshirt. **Color:** *Navy: 1 - S, 1 - XL*	2	2	0	36.0000	Each	-	$72.00
Ladies	Port Authority Women's Digi Heather Performance Polo. **Color:** *Dress Blue Nvy: 2 - M*	2	2	0	36.5000	Each	-	$73.00
Ladies	OGIO Women's Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - M*	1	1	0	80.0000	Each	-	$80.00
Ladies	Sport-Tek Women's Posi-UV Pro Long Sleeve **Color:** *TrueNavy: 2 - M*	2	2	0	18.0000	Each	-	$36.00
Ladies	Hanes Fleece Crewneck Sweatshirt. **Color:** *Navy: 1 - M*	1	1	0	36.0000	Each	-	$36.00
	Setup Charge	1	1	0	25.0000	Each	-	$25.00

Remittance Advice - Shown on last page

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

Customer Reference: EverRange Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: EverRange Full Color Personalilzations Kendra Anthony Kyle	3	3	0	20.0000	Each	-	$60.00
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: EverRange Full Color Personalilzations Tami	1	1	0	20.0000	Each	-	$20.00
Add on	Sport-Tek Posi-UV Pro Tee. **Color:** *True Navy: 1 - XL*	1	1	0	18.0000	Each	-	$18.00
Add on	Sport-Tek Women's PosiCharge Competitor Tee. **Color:** *True Navy: 2 - XL*	2	2	0	18.0000	Each	-	$36.00
Add on	Sport-Tek Action Visor. **Color:** *True Navy: 1 - OSFA*	1	1	0	19.0000	Each	-	$19.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$871.00	$76.69	-	$947.69	-	-	**$947.69 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	BP64025191A	8/26/2026	$947.69 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

Docusign Envelope ID: D910B6C0-CDDE-836D-81B2-EAE0B9E166E8

Coastal Ridge

Community Development District

Construction Funding Request #8
August 14, 2026

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

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 0100F2B0B0CD478... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E6E7410418... Secretary/Asst. Secretary

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: # 115 CFR# 8

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

Wire Instructions:

Synovus Bank

ABA Routing Numbe

Checking Account Numbe

Carlton Construction, Inc

(C) **Amount Payable: $100,657.34**

Carlton Construction Pay Application #14

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

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

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

Docusign Envelope ID: D910B6C0-CDDE-835D-8182-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

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: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

APPLICATION AND CERTIFICATION FOR PAYMENT

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

PROJECT: EverRange Amenity
12858 Ever Range Parkway
Jacksonville FL 32256

APPLICATION NO: 14
PERIOD TO: 07/31/2026
PROJECT NOS:
CONTRACT DATE: 05/07/2025

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

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

VIA ARCHITECT:

CONTRACT FOR: EverRange Amenity

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM		12,209,201.77
2. Net change by Change Orders		-2,418,787.08
3. CONTRACT SUM TO DATE (Line 1+2)		9,790,414.69
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)		9,016,814.29
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	403,888.10	
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)		403,888.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,612,926.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		8,512,268.85
8. CURRENT PAYMENT DUE		100,657.34
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,177,488.50

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

CONTRACTOR'S CERTIFICATION OF WORK

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

CONTRACTOR: [signature] Date: 8/5/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 5th day of August, 26

Notary Public: [signature]

My Commission Expires: 11-30-26

RILEY ZYLSTRA
Notary Public, State Of Florida
Commission No. HH 324513
My Commission Expires: 11/30/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 100,657.34

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

ARCHITECT:
By: [signature] Date: 08/10/2026

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

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00	400.00	726,838.00	726,838.00			726,838.00	100.00		
Performance Bond	90,693.49	-2,137.15	88,556.34	84,725.00			84,725.00	95.67	3,831.34	
Liability Insurance	125,544.78	1,945.05	127,489.83	127,489.83			127,489.83	100.00		
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	26,580.50	2,491.50		29,072.00	89.45	3,428.00	1,453.60
Permits	11,315.00	3,534.05	14,849.05	14,849.05			14,849.05	100.00		742.45
Sitework	1,368,730.00	-167,865.57	1,200,864.43	1,196,432.65	7,898.88		1,204,331.53	100.29	-3,467.10	60,216.59
Beacon Crossing	85,000.00		85,000.00	53,944.74			53,944.74	63.46	31,055.26	2,697.24
Landscape & Irrigation	557,654.00	61,665.04	619,319.04	607,800.71			607,800.71	98.14	11,518.33	30,390.04
Surveying & Layout	45,740.00	5,680.00	51,420.00	53,917.50			53,917.50	104.86	-2,497.50	2,695.88
Hardscapes	849,978.00	-144,316.56	705,661.44	506,261.26	29,654.11		535,915.37	75.95	169,746.07	26,795.76
Site Furnishings	53,445.00	-42,730.32	10,714.68	10,714.68			10,714.68	100.00		535.74
Pool & Splash Pad	1,716,419.00	-301,850.01	1,414,568.99	1,353,367.17	32,635.00		1,386,002.17	97.98	28,566.82	69,300.11
Shade Structures	577,187.00	-341,222.25	235,964.75	236,301.36			236,301.36	100.14	-336.61	11,815.07
Pickleball Courts	285,900.00	-52,773.60	233,126.40	231,326.40			231,326.40	99.23	1,800.00	11,566.32
Playground	232,595.00	-121,226.50	111,368.50	94,412.97			94,412.97	84.78	16,955.53	4,720.65
Welcome Ctr & Lakeside Pav.	3,386,019.00	-523,319.25	2,862,699.75	2,561,041.50	25,020.32		2,586,061.82	90.34	276,637.93	129,303.09
Site & Hardscape Plumbing	63,200.00		63,200.00	55,400.00	1,100.00		56,500.00	89.40	6,700.00	2,825.00
Site & Hardscape Electrical	500,000.00	-137,171.00	362,829.00	339,638.00	2,891.00		342,529.00	94.41	20,300.00	17,126.45
FF&E	684,650.00	-441,796.19	242,853.81	38,843.79			38,843.79	15.99	204,010.02	1,942.19
Final Clean	19,600.00		19,600.00	11,039.46	4,264.28		15,303.74	78.08	4,296.26	765.19
Contractor Contingency	250,000.00	-248,943.95	1,056.05						1,056.05	
Contractor Fee	571,093.50	8,841.13	579,934.63	579,934.63			579,934.63	100.00		28,996.73
Totals:	**12,209,201.77**	**-2,418,787.08**	**9,790,414.69**	**8,910,859.20**	**105,955.09**		**9,016,814.29**	**92.10**	**773,600.40**	**403,888.10**

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

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: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Private Provider Plan Review

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

Invoice Date	Invoice Number
7/13/2026	2181367

Always Refer To Above Number

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

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

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

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:43270D	35:37169	7/4/2026	DUE UPON RECEIPT

Please Pay This Amount: $2,491.50

Description	Quantity	Units	Unit Price	Extension	Total
Professional Services					
Principal - CMT	2.70	HOUR	$185.00		$499.50
Project Engineer	6.20	HOUR	$135.00		$837.00
				Subtotal:	$1,336.50
Private Provider Code Compliance Inspection (#40)					$385.00
Private Provider Code Compliance Inspection (#41)					$385.00
Private Provider Code Compliance Inspection (#42)					$385.00
				Subtotal:	$1,155.00

Invoice Total - Please Remit => **$2,491.50**

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

Secure online payments are available through the PAYMENT CENTER. ACH Free/Credit Cards 3% surcharge.
Mailing Address: 14030 Thunderbolt Place, Suite 500, Chantilly, VA 20151

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Jitewerk

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

INVOICE

Invoice Number: 1512428218
Invoice Date: 6/7/2026
Invoice Amount: $447.88
Amount Paid: _____

TERMS 10H CASH SEVEN (7) DAYS PAST DUE MST, 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: STCARP

BE MINDFUL OF FRAUD

Staff Zone will never email you to change our ACH details. If you receive any suspicious email, disregard and/or reach out to our Director of Credit, Sissy DiRoberto, info below.

† Please remit this stub with payment †

			Regular		Overtime		
Date	Description	Ticket Number	Hours	Rate	Hours	Rate	Amount
6/1/2026	GLENN, RONALD ***	385379	8.00	$27.49	0.00	$0.00	$219.92
6/1/2026	BENOIT, CHRISTIAN ***	385379	8.00	$27.49	0.00	$0.00	$219.92
6/7/2026	*** Billable Transportation		0.00	$0.00	0.00	$0.00	$5.00
	ACA Benefits Surcharge		16.00	$0.19	0.00	$0.00	$3.04
	Premier PPE Surcharge		16.00	$0.00	0.00	$0.00	$0.00

Total Due: $447.88

Effective June 1st, a 3% processing fee will be applied to all credit card payments. To avoid this fee, we encourage payments via ACH or e-check, which remain free of charge. We appreciate your continued partnerships as we work together Constructing Lives®. If you have any questions, or would like assistance setting up ACH, please contact Sissy DiRoberto @ 770-645-6134 x 302, sdiroberto@staffzone.com.

THANK YOU FOR USING STAFF ZONE

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Sitework 1,550

Welcome Ctr & Lakeside - 2,230

Hardscapes - 19,648.68

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Capital Concrete and Masonry Solutions, LLC
Project Name: EverRange Amenity
Payment Request No: 11 Subcontract No: SC-7606
Period: 1-Jul , 2026 TO 31-Jul , 2026 211-04007-25 July

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 846,368.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (51,701.99) (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 793,666.01 (3)	
4. Work Completed Previous Application	$ 764,727.33 (4)		
5. Work Completed This Application	$ 28,938.68 (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 793,666.01 (6)	
7. Total Prior Retainage	$ 38,236.37 (7)		
8. Amount retained w/This Application	$ 1,446.43 (8)		
9. Total Retainage to Date (7 + 8)		$ 39,682.80 (9)	
10. Work Completed, Minus Retainage (6 - 9)		$ 753,973.21 (10)	
11. Less Previous Payments Received	$ 726,490.96 (11)		
12. AMOUNT OF THIS REQUEST (10 - 11)		$ 27,482.25 (12)	

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

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

Dated on July 22, 2026

Capital Concrete and Masonry Solutions, LLC
Company Name

Signature

Ian Van Leer, Project Manager
Printed Name and Title

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me this 22nd date of July, 2026 by Ian Van Leer (name) as Project Manager (title) for Capital Concrete and Masonry Solutions Inc. (company name)

☒ Physical Presence ☒ Personally Known

☐ Online Notarization ☐ Produced ID

Notary Seal:

Notary

My Commission Expires: 8/13/27

Notary Public State of Florida
Casey D. Bradshaw
My Commission HH452639
Expires 8/13/2027

SWORN STATEMENT

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

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

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

APPLICATION NUMBER: 11
APPLICATION DATE: 07/22/26
PERIOD FROM: 07/01/26
TO: 07/31/26
RETAINAGE %: 5%

CONTINUATION SHEET

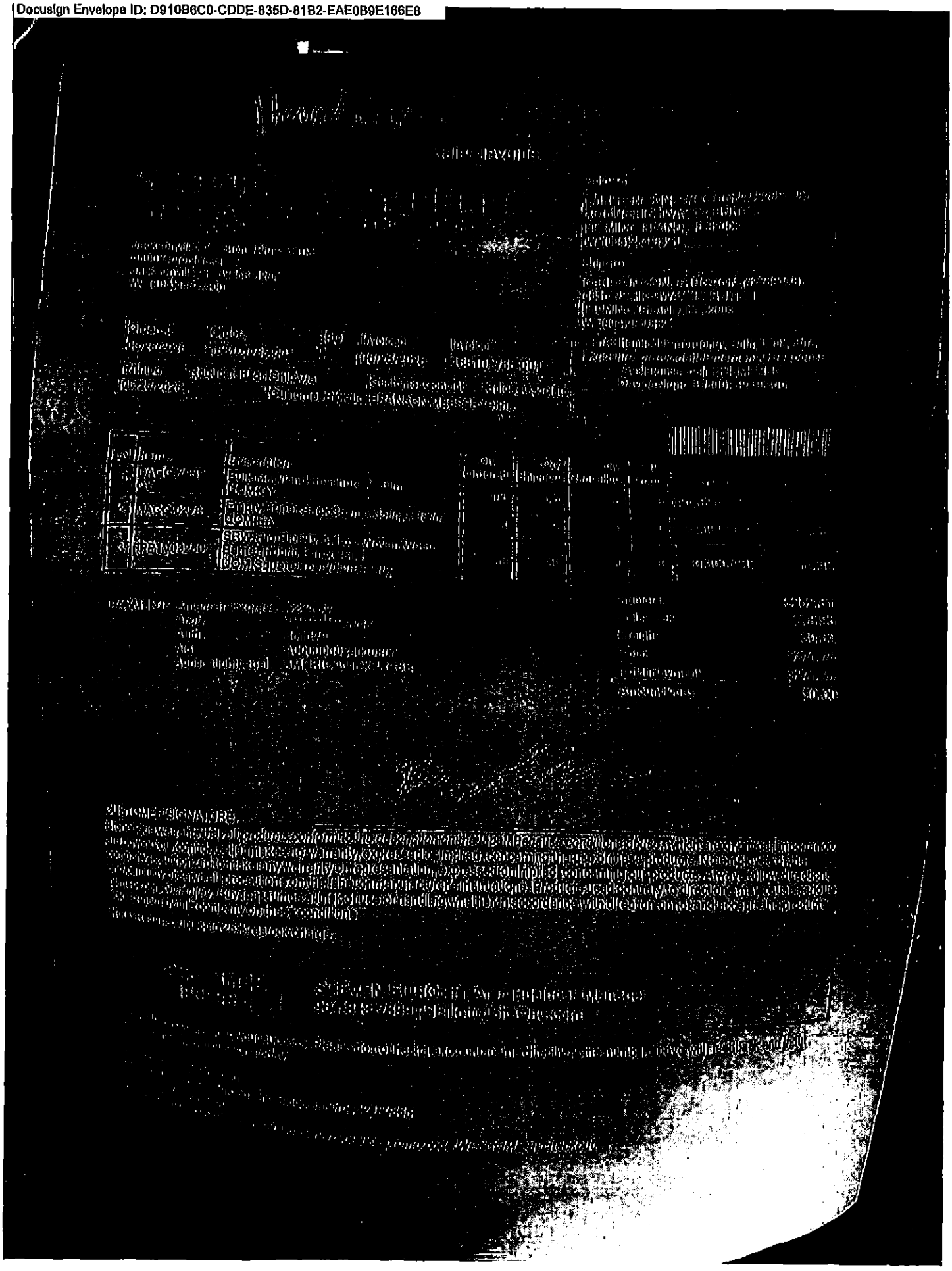
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
1	Building Concrete	$ 109,340.00	$ 109,340.00	$ -	$ -	$ 109,340.00	100%	$ -	$ 5,467.00
2	Site Concrete	$ 26,164.00	$ 26,164.00	$ -	$ -	$ 26,164.00	100%	$ -	$ 1,308.20
3	4" and 6" sidewalks	$ 92,857.00	$ 92,857.00	$ -	$ -	$ 92,857.00	100%	$ -	$ 4,642.85
4	Building CMU	$ 134,350.00	$ 134,350.00	$ -	$ -	$ 134,350.00	100%	$ -	$ 6,717.50
5	Site CMU	$ 45,780.00	$ 45,780.00	$ -	$ -	$ 45,780.00	100%	$ -	$ 2,289.00
6	Brick	$ 29,855.00	$ 29,855.00	$ -	$ -	$ 29,855.00	100%	$ -	$ 1,492.75
7	Building Stone	$ 102,225.00	$ 102,225.00	$ -	$ -	$ 102,225.00	100%	$ -	$ 5,111.25
8	Site Stone	$ 12,000.00	$ 12,000.00	$ -	$ -	$ 12,000.00	100%	$ -	$ 600.00
9	Play Ground Curb	$ 12,240.00	$ 12,240.00	$ -	$ -	$ 12,240.00	100%	$ -	$ 612.00
10	Grass Paver	$ 13,720.00	$ 13,720.00	$ -	$ -	$ 13,720.00	100%	$ -	$ 686.00
11	Pavers	$ 266,827.00	$ 266,827.00	$ -	$ -	$ 266,827.00	100%	$ -	$ 13,341.35
12	Change Orders	$ 109,786.17	$ 80,857.49	$ 28,928.68	$ -	$ 109,786.17	100%	$ -	$ 5,489.31
13	Pavers Deduct	$ (191,170.92)	$ (191,170.92)	$ -	$ -	$ (191,170.92)	100%	$ -	$ (9,558.55)
14	ODP correction	$ 29,682.76	$ 29,682.76	$ -	$ -	$ 29,682.76	100%	$ -	$ 1,484.14
		$ 793,656.01	$ 764,727.33	$ 28,928.68	$ -	$ 793,656.01	100%	$ -	$ 39,682.80

PENDING/OUTSTANDING CHANGE ORDERS (not yet approved):

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE
		$ -

Docusign Envelope ID: D910B6C0-CDDE-435D-81B2-EAE0B9E186E8

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8



Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8 Pw - 15,836.57 Hardscapes - 7,066.25

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sundancer Sign Graphics
Project Name: EverRange Amenity
Payment Request No: 1 **Subcontract No:** SC-7630
Period: 7/1, 2026 TO 7/31, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 8,000.63 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 14,902.19 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 22,902.82	(3)
4. Work Completed Previous Application	$ - (4)		
5. **Work Completed This Application**	$ **22,902.82** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 22,902.82	(6)
7. Total Prior Retainage	$ - (7)		
8. Amount retained w/This Application	$ 1,145.14 (8)		
9. Total Retainage to Date (7 + 8)		$ 1,145.14	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 21,757.68	(10)
11. Less Previous Payments Received	$ - (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		$ **21,757.68**	(12)

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

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

Dated on 8/3, 2026

Sundancer Sign Graphics
Company Name

EK Colcord
Signature

E.K. COLCORD / PRES
Printed Name and Title

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me this 3rd date of August, 2026 by E K Colcord (name) as President (title) for Sundancer Sign Graphics (company name)

☑ Personally Known

☐ Produced ID _____

Notary Seal:

Notary Leeann Urban

My Commission Expires: June 27, 2030

LEEANN URBAN
Commission # HH 809411
Expires June 27, 2030

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

Name	Address	Amt Remaining Unpaid
N/A		

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Hardscapes - [illegible]

Welcome Ctr & Lakeside - ~~4870.46~~ 4870.46

Final Clean - 4000

Sitework - 400

CARLTON CONSTRUCTION

License: CGC 1508883

T&M Invoice

Invoice#: 15721

Invoice Date: 07/31/2026

To: Coastal Ridge CDD
~~475 W. Town Place, Suite 114~~
479 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				
219565	Joseph Forte	06/22/2026	4.00 hrs @ 50.00	200.00
219567	Joseph Forte	06/23/2026	4.00 hrs @ 50.00	200.00
219574	Cabe Siebenaler	06/22/2026	8.00 hrs @ 50.00	400.00
220255	Kade A Jackson	07/02/2026	8.00 hrs @ 50.00	400.00
220273	Joseph Forte	07/01/2026	4.00 hrs @ 50.00	200.00
220275	Joseph Forte	07/02/2026	8.00 hrs @ 50.00	400.00
220278	Cabe Siebenaler	07/01/2026	4.00 hrs @ 50.00	200.00
220280	Cabe Siebenaler	07/02/2026	8.00 hrs @ 50.00	400.00
220281	John C Walls	06/29/2026	8.00 hrs @ 50.00	400.00
220282	John C Walls	06/30/2026	8.00 hrs @ 50.00	400.00
220283	John C Walls	07/01/2026	8.00 hrs @ 50.00	400.00
220284	John C Walls	07/02/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**4,000.00**
2112.000 Fine Grading				
219578	Cabe Siebenaler	06/26/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**400.00**
6160.000 Hardie Lap Siding				
219566	Joseph Forte	06/22/2026	4.00 hrs @ 50.00	200.00
219568	Joseph Forte	06/23/2026	4.00 hrs @ 50.00	200.00
219569	Joseph Forte	06/24/2026	4.00 hrs @ 50.00	200.00
219571	Joseph Forte	06/25/2026	4.00 hrs @ 50.00	200.00
219575	Cabe Siebenaler	06/23/2026	8.00 hrs @ 50.00	400.00

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

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Time & Materials Invoice

Continued...

Invoice#: 15721

Date: 07/31/2026

Record#	Trans#	Date	Description	Cost Amount
219576	Cabe Siebenaler	06/24/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**1,600.00**
6175.110 Site Hardie Trim - SP				
222158	041026	04/10/2026	To clear double entry	-82.59
			Cost Code Subtotal:	**-82.59**
6456.000 Wood beam wrap				
220271	Joseph Forte	06/29/2026	8.00 hrs @ 50.00	400.00
220272	Joseph Forte	06/30/2026	8.00 hrs @ 50.00	400.00
220274	Joseph Forte	07/01/2026	4.00 hrs @ 50.00	200.00
220276	Cabe Siebenaler	06/29/2026	8.00 hrs @ 50.00	400.00
220277	Cabe Siebenaler	06/30/2026	8.00 hrs @ 50.00	400.00
220279	Cabe Siebenaler	07/01/2026	4.00 hrs @ 50.00	200.00
			Cost Code Subtotal:	**2,000.00**
7620.000 Flashing				
218986	2511005	06/23/2026	Home Depot Credit Service	20.27
219041	1543009	06/24/2026	Home Depot Credit Service	23.43
			Cost Code Subtotal:	**43.70**
9900.000 Painting				
219111	9522885	06/26/2026	Home Depot Credit Service	14.42
219113	07266210900626	06/25/2026	The Sherwin-Williams Comp	12.34
219570	Joseph Forte	06/24/2026	4.00 hrs @ 50.00	200.00
219572	Joseph Forte	06/25/2026	4.00 hrs @ 50.00	200.00
219573	Joseph Forte	06/26/2026	8.00 hrs @ 50.00	400.00
219577	Cabe Siebenaler	06/25/2026	8.00 hrs @ 50.00	400.00
			Cost Code Subtotal:	**1,226.76**
			Main Job - Self Perform Subtotal:	**9,187.87**
			Job Total:	**9,187.87**
			Total Charges:	9,187.87
			Invoice Total:	**9,187.87**

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Crown Pools Inc.
Project Name: EverRange Amenity
Payment Request No: 12 REVISED
Subcontract No: SC-7602
Period: 6/1 , 2026 TO 7/31 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 1,674,164.00 (1		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (339,622.01) (2		
3. Adjusted Contract Amount (1 +/- 2)		$ 1,334,541.99	(3)
4. Work Completed Previous Application	$ 1,301,906.99 (4)		
5. **Work Completed This Application**	$ 32,636.00 (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 1,334,541.99	(6)
7. Total Prior Retainage	$ 65,095.35 (7)		
8. Amount retained w/This Application	$ 1,631.75 (8)		
9. Total Retainage to Date (7 + 8)		$ 66,727.10	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 1,267,814.89	(10)
11. Less Previous Payments Received	$ 1,236,811.64 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		$ 31,003.25	(12)

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

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

Dated on 17-Jul 2026

Crown Pools Inc.
Company Name

Signature

BRAD CORREIA PRES
Printed Name and Title

State of FLORIDA County of DUVAL

The foregoing instrument was acknowledged before me this 17TH date of JULY, 2026 by BRAD CORREIA (name) as OWNER (title) for CROWN POOLS INC (company name)

☒ Personally Known
☐ Produced ID _____

Notary TERI HOWARD

Notary Seal:

TERI ANN HOWARD
MY COMMISSION # HH 383639
EXPIRES: August 6, 2027

My Commission Expires: 8/6/2027 HH383639

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

Name	Address	Amt Remaining Unpaid

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: Riverbridge Amenity

APPLICATION NUMBER: 12 REVISED
APPLICATION DATE: 07/17/26
PERIOD FROM: 04/01/26
TO: 07/31/26
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 (5% 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	$ 303,048.75	$ 303,048.75			$ 303,048.75	100%	$ -	$ 15,152.44
5	PLASTER	$ 121,179.50	$ 121,179.50			$ 121,179.50	100%	$ -	$ 6,058.98
6	CO #2 SRM CONCRETE FOR SHOTCRETE	$ 169,113.40	$ 169,113.40			$ 169,113.40	100%	$ -	$ 8,455.67
7	CO #3 VARPAK 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	$ 4,297.00	$ 4,297.00			$ 4,297.00	100%	$ -	$ 214.85
	Interactive Water Feature (Splash Pad)								
1	MOB/PERMIT/MATERIAL/DIG	$ 44,356.00	$ 44,356.00			$ 44,356.00	100%	$ -	$ 2,217.80
2	SHELL	$ 161,329.15	$ 161,329.15			$ 161,329.15	100%	$ -	$ 8,066.46
3	PLUMBING	$ 44,356.00	$ 44,356.00			$ 44,356.00	100%	$ -	$ 2,217.80
4	EQUIPMENT	$ 161,329.15	$ 161,329.15			$ 161,329.15	100%	$ -	$ 8,066.46
5	PLASTER	$ 44,356.00	$ 44,356.00			$ 44,356.00	100%	$ -	$ 2,217.80
6	CO #1 ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	$ 42,856.60	$ 42,856.60			$ 42,856.60	100%	$ -	$ 2,142.83
7	CO #3 VARPAK FOR SPLASH PAD EQUIPMENT	$ (129,798.60)	$ (129,798.60)			$ (129,798.60)	100%	$ -	$ (6,489.93)
8	CO #10 THEY COAT	$ 32,675.00		$ 32,675.00		$ 32,675.00	100%	$ -	$ 1,633.75
	TOTAL WORK	$ 1,735,511.00	$ 1,703,836.00	$ 32,675.00	$ -	$ 1,736,511.00		$ -	$ 86,825.55

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	$ 42,856.60	Y
CO #2	ODP- SRM CONCRETE FOR SHOTCRETE	$ 169,113.40	Y
CO #3	ODP- VARPAK FOR POOL EQUIPMENT	$ (101,268.77)	Y
CO #4	ODP- NEPTUNE BENSON FOR FILTER SYSTEM	$ (54,951.30)	Y
CO #5	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	$ 4,250.00	Y
CO #5.1	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	$ (4,250.00)	Y
CO #6	NEPTUNE BENSON FILTER REVISED	$ 8,029.52	Y
CO #7	33 DEPTH MARKER STATION PADS	$ 2,475.00	Y
CO #8	LADDER RELOCATION	$ 4,297.00	Y
CO #10	THEY COAT	$ 32,675.00	Y
		$ 1,839,622.00	

DocuSign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

CARLTON

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Crown Pools Inc
JOB NAME: EverRange Amenity

APPLICATION NUMBER: 12 REVISED
APPLICATION DATE: 07/17/26
PERIOD FROM: 06/01/26
TO: 07/31/26
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
	Interactive Water Feature (Splash Pad)								
1	MOB / PERMIT / MATERIAL / DIG	$ 46,236.90	$ 46,236.90			$ 46,236.90	100%	$ -	$ 2,311.85
2	SHELL	$ 161,829.15	$ 161,829.15			$ 161,829.15	100%	$ -	$ 8,091.46

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK IN PLACE	STORED MTLS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (G*Retainage %)
A	B	C	D	E	F	G	H	I	J
3	PLUMBING	$ 46,236.90	$ 46,236.90			$ 46,236.90	100%	$ -	$ 2,311.85
4	EQUIPMENT	$ 161,829.15	$ 161,829.15			$ 161,829.15	100%	$ -	$ 8,091.46
5	PLASTER	$ 46,236.90	$ 46,236.90			$ 46,236.90	100%	$ -	$ 2,311.85
6	CO #1 ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	$ (42,836.46)	$ (42,836.46)			$ (42,836.46)	100%	$ -	$ (2,141.82)
7	CO #3 VAKPAK FOR SPLASH PAD EQUIPMENT	$ (129,798.60)	$ (129,798.60)			$ (129,798.60)	100%	$ -	$ (6,489.93)
8	CO #10 TUFF COAT	$ 32,635.00		$ 32,635.00		$ 32,635.00	100%	$ -	$ 1,631.75
	TOTAL WORK	$ 1,334,541.99	$ 1,301,906.99	$ 32,635.00	$ -	$ 1,334,541.99		$ -	$ 66,727.10

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
CO #1	ODP- AQUAWORX FOR AQUATIC PLAY EQUIPMENT	$ (42,836.46)	Y
CO #2	ODP- SRM CONCRETE FOR SHOTCRETE	$ (60,113.40)	Y
CO #3	ODP- VAKPAK FOR POOL EQUIPMENT	$ (231,067.37)	Y
CO #4	ODP- NEPTUNE BENSON FOR FILTER SYSTEM	$ (54,951.30)	Y
CO #5	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	$ 4,250.00	Y
CO #5.1	COPING- PROVIDE BELGUARD OCEANSIDE PAVERS IN LIEU OF STANDARD CONCRETE PAVERS	$ (4,250.00)	Y
CO #6	NEPTUNE BENSON FILTER REVISED	$ 8,029.52	Y
CO #7	33 DEPTH MARKER STATION PADS	$ 2,475.00	Y
CO #8	LADDER RELOCATION	$ 6,207.00	Y
CO #10	TUFF COAT	$ 32,635.00	Y
		$ (339,622.01)	

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & Collins Rd

How doers get more done.

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

1324 00051 23229 07/01/26 09:05 AM
SALE SELF CHECKOUT

070798182172 D ULTRA 10.1 <A> 8.78
DYNAFLEX ULTRA BROWN 10.1OZ
092097213494 TEKS 3/4" <A> 15.55
TEKS HWH DRILL PT SCREW 14X3/4" 70PK
037103333513 8IN HDY FILE <A> 9.97
NICHOLSON 8" HANDY FILE
045242536412 CPTBLDTHK3PK <A> 36.97
MKE 35-3/8" EX MTL THICK CMPCT 3PK

SUBTOTAL 71.27
TAX + PIF 5.01
TOTAL $76.28
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 76.28
AUTH CODE 001829/4512697 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/30: $30,000.21

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

1324 07/01/26 09:05 AM

1324 51 23229 07/01/2026 5049

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	07/01/2027

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & bakesite Pav

How doers get more done.

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

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

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

SUBTOTAL	29.88
TAX + PIF	2.10
TOTAL	$31.98

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

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

PRO XTRA MEMBER STATEMENT

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

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

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

1324 06/09/26 12:31 PM

1324 51 48556 06/09/2026 2183

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/09/2027

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & Lakeside Paw

How doers get more done.

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

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

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

SUBTOTAL	19.94
TAX + PIF	1.39
TOTAL	$21.33

XXXXXXXXXXXX7239 HOME DEPOT
USD$ 21.33
AUTH CODE 030819/5512560 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

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

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

1324 06/30/26 11:16 AM

1324 51 20902 06/30/2026 5796

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

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365	06/30/2027

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Hardscape 2750

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: S. David & Co., Inc.
Project Name: EverRange Amenity
Payment Request No: 6 **Subcontract No:** SC-7619
Period: 7/1 2026 TO 7/31 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 89,425.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 6,310.00 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 95,735.00	(3)
4. Work Completed Previous Application	$ 92,985.00 (4)		
5. Work Completed This Application	$ 2,750.00 (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 95,735.00	(6)
7. Total Prior Retainage	$ 4,649.25 (7)		
8. Amount retained w/This Application	$ 137.50 (8)		
9. Total Retainage to Date (7 + 8)		$ 4,786.75	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 90,948.25	(10)
11. Less Previous Payments Received	$ 88,335.75 (11)		
12. AMOUNT OF THIS REQUEST (10 - 11)		$ 2,612.50	(12)

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

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

Dated on 15-Jul 2026

S. David & Co., Inc.
Company Name

Signature

David L. Spencer, President
Printed Name and Title

State of Florida County of Duval

The foregoing instrument was acknowledged before me this 15th date of July, 20_26_ by David L. Spencer (name) as President (title) for S. David & Co., LLC (company name)

X Personally Known

☐ Produced ID _____

Notary _____

Notary Seal:

Notary Public State of Florida
Vanessa Welch
My Commission HH 497615
Expires 4/19/2028

My Commission Expires: 4/19/2028

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

Name	Address	Amt Remaining Unpaid
Sherwin Williams	8030 Phillips Hwy Ste 6A, Jacksonville, FL 32256	$ -

Docusign Envelope ID: D910B6C0-CDDE-835D-01B2-EAE0B9E166E8

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: S. David & Co., LLC
JOB NAME: EvenRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 6
APPLICATION DATE: 9/13/26
PERIOD FROM: 9/01/26
TO: 9/30/26
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 (If Retainage 5%)
A	B	C	D	E	F	G	H	I	J
	WELCOME CENTER								
1	Interior Walls	$ 14,805.00	$ 14,805.00	$ -		$ 14,805.00	100%	$ -	$ 740.25
2	Interior Ceilings	$ 8,930.00	$ 8,930.00	$ -		$ 8,930.00	100%	$ -	$ 446.50
3	Wood Trim	$ 5,400.00	$ 5,400.00	$ -		$ 5,400.00	100%	$ -	$ 270.00
4	Doors & Frames	$ 2,930.00	$ 2,930.00	$ -		$ 2,930.00	100%	$ -	$ 146.50
5	Concrete Sealed	$ 675.00	$ 675.00	$ -		$ 675.00	100%	$ -	$ 33.75
6	Cabinets	$ 6,100.00	$ 6,100.00	$ -		$ 6,100.00	100%	$ -	$ 305.00
7	WWC-1	$ 5,560.00	$ 5,560.00	$ -		$ 5,560.00	100%	$ -	$ 278.00
	LAKESIDE PAVILION								
8	Interior Walls	$ 4,530.00	$ 4,530.00	$ -		$ 4,530.00	100%	$ -	$ 226.50
9	Interior Ceilings	$ 12,250.00	$ 12,250.00	$ -		$ 12,250.00	100%	$ -	$ 612.50
10	Wood Trim	$ 6,250.00	$ 6,250.00	$ -		$ 6,250.00	100%	$ -	$ 312.50
11	Doors & Frames	$ 610.00	$ 610.00	$ -		$ 610.00	100%	$ -	$ 30.50
12	Cabinets	$ 3,225.00	$ 3,225.00	$ -		$ 3,225.00	100%	$ -	$ 161.25
13	Exposed Steel	$ 14,140.00	$ 14,140.00	$ -		$ 14,140.00	100%	$ -	$ 707.00
	HARDSCAPES								
14	Pool Perimeter Walls	$ 2,625.00	$ 2,625.00	$ -		$ 2,625.00	100%	$ -	$ 131.25
15	Dumpster Walls	$ 875.00	$ 875.00	$ -		$ 875.00	100%	$ -	$ 43.75
16	CO #1 - Slide Wood Fence & Pool Gate	$ 3,560.00	$ 3,560.00	$ -		$ 3,560.00	100%	$ -	$ 178.00
17	CO #2 - Pilot Studs Structure Poles	$ 2,750.00		$ 2,750.00		$ 2,750.00	100%	$ -	$ 137.50
	TOTAL WORK	$ 93,735.00	$ 87,935.00	$ 2,750.00	$ -	$ 93,735.00	100%	$ -	$ 4,284.75

CHANGE ORDERS:

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Slide Wood Fence & Pool Gate	$ 3,560.00	Y
2	Pilot Studs Structure Poles	$ 2,750.00	Y

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome Ctr & Lakeside Pwy

How doers get more done.

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

1324 00054 01740 07/01/26 11:16 AM
SALE SELF CHECKOUT

092097215320 TEKS LATHE <A> 16.41
TEKS LATH DRL PT SCRW 8X1-1/4" 140PK
070798182172 D ULTRA 10.1 <A>
DYNAFLEX ULTRA BROWN 10.1OZ
4@8.78 35.12

SUBTOTAL 51.53
TAX + PIF 3.62
TOTAL $55.15
XXXXXXXXXXXX7239 HOME DEPOT
USD$ 55.15
AUTH CODE 001152/4543730 TA
AUTH MODE - ISSUER

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

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 06/30: $30,071.48

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

1324 07/01/26 11:16 AM

1324 54 01740 07/01/2026 3908

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

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	07/01/2027

DocuSign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Welcome to the Lakeside Pew



How doers get more done.

1575 BRANAN FIELD ROAD
MIDDLEBURG, FL 32068 (904)5899516

6935 00062 08862 07/26/26 01:07 PM
SALE SELF CHECKOUT

076308002626 BONDO <A> 17.98
3M BONDO ORGINAL FILLER 28 OZ
077089332209 2.0 IN ANGLE <A> 11.97
BEST TRYLON 2.0 ANGLE SASH ALL PAINT
071497193162 2 IN. SHORTC <A> 7.97
WSTR 2 IN SHORTCUT HOOK AND HOLD
077089100648 4X1/4 IN RC <A> 11.97
BEST 4 X 1/4 IN WOVEN MINI 6PK
077089100402 4" FR&TRAY <A> 7.48
BEST 4 X 1/4 IN WOVEN MINI KIT 3PC

SUBTOTAL	57.37
SALES TAX	4.30
TOTAL	$61.67

XXXXXXXXXXX7239 HOME DEPOT
USD$ 61.67
AUTH CODE 026918/9624839 TA
AUTH MODE - ISSUER

CARLTON CONSTRUCTION INC
HELMUTH NATE
Chip Read
AID A0000000049999D8400305 THD PLCC PRO
X

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8321 SUMMARY
THIS RECEIPT PO/JOB NAME: EVERANGE BONDO
WORK

2026 PRO XTRA SPEND 07/25: $32,903.69

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

6935 07/26/26 01:07 PM



6935 62 08862 07/26/2026 9263

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	07/26/2027

Docusign Envelope ID: D910B6C0-CDDE-836D-81B2-EAE0B9E166E8

Welcome ctr & Lakeside Pav

All About Blinds & Shutters
7501 Philips Hwy
JACKSONVILLE, FL 32256

Phone: 904-296-1356

Invoices	
Number	342395
Date	07/31/2026
Sales Rep.	1Travis Hinton

Bill To Address	Ship To Address
POC Branson Carlton Construction 12858 Ever Range Pkwy Jacksonville , FL 32256	**POC Branson** Carlton Construction 12858 Ever Range Pkwy Jacksonville , FL 32256

Qty	Description
2	2" Wood

Sub Total	$1,450.00	
Discount	$0.00	
Installation	$125.00	
Shipping	$50.00	
Tax	$121.88	
Total	$1,746.88	
Deposit	$0.00	Other
Balance	$1,746.88	

Comments

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8 Welcome Lift & Recession Paw ~ 90.00 Site & Hardscape Electrical - 2891.00

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: KAD Electric Co., Inc
Project Name: Everrange Amenity
Payment Request No: 13 **Subcontract No:** SC-7601
Period: 7/1, 2026 TO 7/31, 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 976,000.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (192,855.12) (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 783,144.88 (3)	
4. Work Completed Previous Application	$ 780,863.88 (4)		
5. **Work Completed This Application**	$ 2,281.00 (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 783,144.88 (6)	
7. Total Prior Retainage	$ 78,086.39 (7)		
8. Amount retained w/This Application	$ 228.10 (8)		
9. Total Retainage to Date (7 + 8)		$ 78,314.49 (9)	
10. Work Completed, Minus Retainage (6 - 9)		$ 704,830.39 (10)	
11. Less Previous Payments Received	$ 702,777.49 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		$ 2,052.90 (12)	

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

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

Dated on 8.5, 2026

KAD Electric Co., Inc
Company Name

Lisa Dease
Signature

LISA DEASE - PRESIDENT.
Printed Name and Title

State of _____ County of _____

The foregoing instrument was acknowledged before me this 5 date of August, 2026 by LISA DEASE (name) as PRESIDENT (title) for KAD ELECTRIC Co Inc. (company name)

☐ Personally Known

☐ Produced ID _____

Notary Seal:

Notary _____

My Commission Expires: _____

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

Name	Address	Amt Remaining Unpaid

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $ 2052.90 , hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 07-31-2026 to Carlton Construction Inc., on the job of Everrange Amenity, to the following property described:

Job Name: **EVERRANGE AMENITY**
Job Address: 12858 Ever Range Parkway
City, State, Zip: Jacksonville, FL 32256

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on August 05, ,2026 .

KAD ELECTRIC COMPANY, INC.
(Subcontractor's Name)
By: Lisa Dease

Printed Name Lisa Dease

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledge before me this 05 day of August , 2026 , by Lisa Dease , as President of KAD ELECTRIC COMPANY, INC. , who is:

(Subcontractor's Name)

_____Personally known
_____Produced Identification
Type of Identification Produced_____

_____
NOTARY PUBLIC
My Commission Expires_____

This is statutory form prescribed by Section 713.20, Florida Statues

(2001).

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

Docusign Envelope ID: D910B6C0-CDDE-836D-81B2-EAE0B9E166E6

Site & Hardscape Plumbing . 1,100

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: C.W. Wood Plumbing, Inc.
Project Name: EverRenge Amenity
Payment Request No: 8 **Subcontract No:** SC-7511
Period: 07/01 , 2026 TO 07/31 , 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 161,000.00 (1)	
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	(16,601.93) (2)	
3. Adjusted Contract Amount (1 +/- 2)		144,398.07 (3)
4. Work Completed Previous Application	143,298.07 (4)	
5. Work Completed This Application	1,100.00 (6)	
6. Value of Work Completed to Date (per attached Schedule of Values)		144,398.07 (6)
7. Total Prior Retainage	7,164.90 (7)	
8. Amount retained w/This Application	55.00 (8)	
9. Total Retainage to Date (7 + 8)		7,219.90 (9)
10. Work Completed, Minus Retainage (6 - 9)		137,178.17 (10)
11. Less Previous Payments Received	136,133.17 (11)	
12. AMOUNT OF THIS REQUEST (10 - 11)		1,045.00 (12)

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

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

Dated on August 5 , 2026

C.W. Wood Plumbing, Inc.
Company Name

W Scott Wood
Signature

W. Scott Wood, President
Printed Name and Title

State of Florida County of Duval

foregoing instrument was acknowledged before me this 5th date of August , 2026 by W. Scott Wood (name) as President (title) for C.W. Wood Plumbing Inc. (company name)

? Personally Known

? Produced ID _____

Notary Marian F. Rosenberger

Notary Seal:

My Commission Expires: March 28, 2030

RN STATEMENT

MARIAN F ROSENBERGER
Commission # HH 756886
Expires March 28, 2030

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

e	ress	Remaining Unpaid
n/a		

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Final Clean

O'Reilly AUTO PARTS

12510 SAN JOSE BLVD
JACKSONVILLE, FL 32223
(904) 292 1063
www.oreillyauto.com

Store Hours:
Mon-Sat: 07:30 AM 09:00 PM
Sun: 09:00 AM 08:00 PM

Counter #: 342172 Jennifer
Date: 07/01/2026 12:01 PM Drawer: 7
Invoice #: 4586-206809 4586052164

SCP J70-5 164.97 T
ORIGINEER 3 @ 54.99 EA
MANUFACTURER'S DEFECT WARRANTY
Estimated In Store 7/2/2026
DC or Hub Pickup

3 Items

Sub-Total	164.97
Sales Tax	12.37
Total	177.34
AX 1946	177.34

AX XXXXXXXXXXX1946 Auth CD: 030358
REF# 824379377479

Chip Indicator: Y
ATD: A0000000025010801
AMERICAN EXPRESS
TVR: 0000008000
TSI: E800
IAD: 06660103A0A002

Warranty/Garantia:
www.oreillyauto.com/warranty

00458620260701002860090

Thank you for Shopping at
O'Reilly Auto Parts!

Got Feedback? Scan the QR code or visit OREILLYCARES.COM to complete a survey to get $10 off your next purchase of $25 or more. Participa en Espanol.

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Final Clean

Customer Receipt

6/11/2026, 7:45 AM EDT | Store # 1324 | Sales Person TVH343 | Store Phone # (904) 417-4600 | Location 230 DURBIN PAVILION DR, SAINT JOHNS, FL 32259

Customer Information

BARBARA COSTANZO
(904) 284-8321
AP@CARLTONCONSTRUCTION.NET

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

Order # H1324-335353
Receipt # TBD after payment is processed
PO / Job Name ever range

Carryout

Runner Name
Ben C

#	Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01	Goof Off 1 Gal. RustAid Outdoor Rust Stain Remover	N/A	759937	$19.98 / each	3	$59.94

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Pro Xtra 2026 Member Statement (as of 06/10)

Pro Xtra Spend $24,973.43 | Pro Xtra Savings $677.07

Visit ProXtra: https://www.homedepot.com/c/Pro_Xtra

Payment Method

06/11/2026
7:47 AM EDT | The Home Depot 7239 | Charged $64.16

Subtotal	$59.94
Discounts	-$0.00
Sales Tax	$4.22
Order Total	$64.16
Balance Due	$0.00

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

Final Clean - 22.78



LOWE'S

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
1040 BLOFIELD CROSSING DR.
JACKSONVILLE, FL 32223 (904) 886-7117

- SALE

SALESID: S3502655 S3...17 TRANS#: 97552... 06-24-26

115763 EAGLE 5-GAL SAFETY GAS CA 55.33
22.98 DISCOUNT EACH -3.65
641653 ISOTHIL 110-FL OZ ALL SO: 22.76
23.98 DISCOUNT EACH -1.20

SUBTOTAL: 92.11
TOTAL TAX: 1.11
INVOICE 91024 TOTAL: 93.02
LAR: 93.02

TOTAL SAVINGS THIS TRIP: $4.05

LAR: XXXXXXXX1819 AMOUNT: 93.02 AUTHCD: 000450
SWIPED REF 101910243 06/24/26 06:36:10
ACCOUNT NAME: FULTON CONSTRUCTION INC
AUTH BUYER: STOKES BRENT

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 0502 TERMINAL: 31 06/24/26 06:36:16
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS OF OUR RETURN POLICY, VISIT
[illegible]
[illegible]

Docusign Envelope ID: D910B6C0-CDDE-835D-81B2-EAE0B9E166E8

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number:	The Grove @ EverRange Amenity
Property Address:	12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount:	$ 100,657.34
Through Date:	7/31/2026
Owner:	Coastal Ridge Community Development District

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

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

Company Name:	Carlton Construction, Inc.
Signature:	A. Anthony Cantu
Print Name:	Anthony Cantu
Title:	Project Manager
Date of Signature:	8/5/26

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 5th day of August, 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 330813
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

September 02, 2026
Invoice No: 227736

Total This Invoice $641.25

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through August 29, 2026

Phase 01 Work Authorization #1 - General Services

Labor

		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	8/8/2026	1.00	165.00	165.00	
Wolterman, Sharlene	8/15/2026	1.00	165.00	165.00	
Wolterman, Sharlene	8/29/2026	.50	165.00	82.50	
Principal - Vice President					
Welch, Daniel	8/22/2026	.50	305.00	152.50	
Welch, Daniel	8/29/2026	.25	305.00	76.25	
Totals		3.25		641.25	
Total Labor					**641.25**
			Total this Phase		**$641.25**
			Total This Invoice		**$641.25**

RECEIVED
By Tara Lee at 8:23 am, Sep 10, 2026

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

Invoice

Invoice #: 23
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		3,750.00	3,750.00
Website Administration - September 2026		125.00	125.00
Information Technology - September 2026		125.00	125.00
Dissemination Agent Services - September 2026		250.00	250.00
Office Supplies		0.63	0.63
Postage		403.26	403.26
Copies		357.90	357.90
Telephone		23.02	23.02

Total	$5,034.81
Payments/Credits	$0.00
Balance Due	$5,034.81

RECEIVED
By Tara Lee at 8:18 am, Sep 08, 2026

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	9/1/2026	$1,000.00

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

00000007340882001000000040567200000010000050

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 10/16/2026 **Invoice 405672B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Monthly		$1000.00	$0.00	$1000.00

Approved, Marcy Pollicino, 9/1/26

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 3:52 pm, Sep 01, 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: $1000.00

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

Trad's Pest Control
PO Box 600289
Jacksonville, FL 32260-0289
(904) 733-7488

Invoice

12858 Ever Range Parkway

INVOICE NO. **3994020**

ACCOUNT NUMBER **46707**

INVOICE DATE **09/03/2026**

LICENSE

Attn: Coastal Ridge CDD EverRange
Coastal Bridge
475 West Town Place, Suite 114
, FL 32092

DUE DATE (NET 0 TERMS) **Upon Receipt**

AMOUNT DUE **$194.00**

Coastal Ridge CDD (Acct #: 46707)

ITEM	QUANTITY	PRICE	SUBTOTAL
Initial fee-GHP	1	$194.00	$194.00

Additional Notes

Payments are due on on receipt. Call 904-733-7488 to pay over the phone.
Thank you for Trusting in Trad's.
Quality, Eco-Friendly Service for Pests, Termites and Lawn since 1971.

Family Owned and Operated.

Call or Text 904-733-7488, email frontdesk@tradspestcontrol.com

Thank you for Trusting Trad's

Subtotals	**$194.00**
Total Discounts	**$0.00**
Taxes	**$0.00**
Invoice Total	**$194.00**
Amount Paid	**$0.00**
Amount Due	**$194.00**

Approved
Marcy Pollicino
9/8/26

RECEIVED
By Tara Lee at 8:28 am, Sep 09, 2026

Docusign Envelope ID: 4C2481AE-43B6-8042-82D8-5BCA33AA2976

Coastal Ridge

Community Development District

Construction Funding Request #9
August 21, 2026

Req.	PAYEE		
116	**Cairton 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 ch **Coastal Ridge CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: Signed by: Maurice Rudolph 9155F2D0B5CD470... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E5E7... 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:

(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

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

4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003
904-284-8321

License: CGC 1508883

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

INVOICE

Egis Insurance & Risk Advisors

Customer	Coastal Ridge Community Development District
Acct #	1608
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	47,055.00
Payment Amount		
Payment for:	Invoice#33988	
1001261208		

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

Thank You

Please detach and return with payment

Customer: Coastal Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
33988	10/01/2026	Renew policy	Policy #1001261208 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	47,055.00

RECEIVED
SEP 16 2026

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

RECEIVED
By Tara Lee at 8:33 am, Sep 17, 2026

Total
$ 47,055.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/14/2026

FASTSIGNS
Make Your Statement

8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
(904) 443-7446

fastsigns.com/299

INVOICE
299-108430

Completed Date: 9/4/2026
Payment Terms: Net 30
Payment Due Date: 10/4/2026

Created Date: 9/3/2026

DESCRIPTION: "No Lifeguard on Duty" and Pool Hours Sign - EverRange

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

Pickup At: FASTSIGNS of Jacksonville - Baymeadows
8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
US

Ordered By: Marcy Pollicino
Email: thegrove@everrange.com
Work Phone: (904) 527-1081
Tax ID: 85-8019754802C-9

Salesperson: Dominic Byrne
Entered By: Dominic Byrne

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**"No Lifeguard on Duty" and Pool Hours Sign - EverRange**	2	$106.575	$0.00	$213.15
1.1	**HQ OUTPUT TO RIGID MATERIAL - Printed 3M Vinyl with 3M UV laminate** **Part Qty:** 1 **Width:** 12.00" **Height:** 18.00" **Sides:** 1				

Subtotal:	$213.15
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$213.15
Amount Paid:	$0.00
BALANCE DUE:	$213.15
Credit Card Surcharge:	*3.00%*
Balance Due with Surcharge:	*$219.54*

Approved
Marcy Pollicino
9/14/26

RECEIVED
By Tara Lee at 9:30 am, Sep 15, 2026

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026
Date

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

Serial # 26-05789D **PO/File #**

$121.00
Payment Due

Board of Supervisors Meeting Dates; Fiscal Year 2026-2027

$121.00
Publication Fee

Coastal Ridge Community Development District

Amount Paid

Case Number

Publication Dates 9/17

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 # 26-05789D on your check or remittance advice.

RECEIVED
By Tara Lee at 9:15 am, Sep 18, 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.

BOARD OF SUPERVISORS MEETING DATES COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

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

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

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

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

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

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

Jim Oliver
District Manager
Governmental Management Services, L.L.C.
Sep. 17 00 (26-05789D)

INVOICE

A Beautiful Life Enterprises LLC
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

M&G HOLIDAY LIGHTING

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

recharge@etownjax.com
Phone number: (904) 527-1081

Ship to
Marcy Pollinco
Coastal Ridge CDD
475 West Town Place, Suite 114, St Augustine, FL 32092
Suite 114
St Augustine, FL 32092

Invoice details
Invoice no.: 1135
Terms: Net 30
Invoice date: 09/14/2026
Due date: 10/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**New Install**	Light roofline of amenity center with C9 Warm White Bulbs	0.51	$1,000.00	$510.00
2.		**New Install**	Wrap six palms trees with Warm White mini lights	3.06	$250.00	$765.00
3.		**New Install**	48" wreath lit in Warm White and red canvas bow with gold trim	0.51	$457.82	$233.49

Total **$1,508.49**

Ways to pay

VISA DISCOVER BANK PayPal venmo affirm

View and pay

Approved
Marcy Pollicino
9/15/26

RECEIVED
By Tara Lee at 9:28 am, Sep 15, 2026

PEOPLEVINE

Invoice #: 21270634
Invoiced On: July 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 7/17/2026 through 8/16/2026	1	$1,450.00	$1,450.00

Sub Total:	$1,450.00
Total Charge:	**$1,450.00**

Approved
Marcy Pollicino
9/17/26

An invoice was generated and is due upon receipt. Please pay online at portal.peoplevine.com/account/billing/transactions/21270634

Peoplevine | 208 N Green Street 409 Chicago, IL 60607

RECEIVED
By Tara Lee at 9:14 am, Sep 17, 2026

PEOPLEVINE

Invoice # 22407484
Invoiced On: September 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 9/17/2026 through 10/16/2026	1	$1,450.00	$1,450.00

Sub Total:	$1,450.00
Total Charge:	**$1,450.00**

Approved
Marcy Pollicino
9/17/26

An invoice was generated and is due upon receipt. Please pay online at portal.peoplevine.com/account/billing/transactions/22407484

RECEIVED
By Tara Lee at 8:24 am, Sep 17, 2026

Original Bill

Bill Number	BP64025663A
Bill Date	9/15/2026
Due Date	10/14/2026
Terms	Net 30
Sales Order	SP64025663
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 & Name Tags

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Port Authority Digi Heather Performance Polo. **Color:** *Light Grey: 2 - M*	2	2	0	36.5000	Each	-	$73.00
	OGIO Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - M*	1	1	0	80.0000	Each	-	$80.00
	Port Authority Women's Digi Heather Performance Polo. **Color:** *Light Grey: 2 - XL*	2	2	0	36.5000	Each	-	$73.00
	OGIO Women's Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - XL*	1	1	0	80.0000	Each	-	$80.00
	Sport-Tek Women's Posi-UV Pro Long Sleeve **Color:** *TrueNavy: 1 - XL*	1	1	0	18.0000	Each	-	$18.00
	Hanes Fleece Crewneck Sweatshirt. **Color:** *Navy: 1 - M, 1 - L*	2	2	0	36.0000	Each	-	$72.00
Approved Marcy Pollicino 9/16/26	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: EverRange Full Color Personalizations DeWitt Leah	2	2	0	20.0000	Each	-	$40.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$436.00	$16.54	-	$452.54	-	-	**$452.54 USD**

Remittance Advice - Shown on last page

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

RECEIVED
By Tara Lee at 11:45 am, Sep 16, 2026

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

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

Thank you for your business!

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001333	BP64025663A	9/15/2026	$452.54 USD

BILL TO:

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

PLEASE SEND PAYMENT TO:

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

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

Maintenance Invoice

Invoice#: 18699

Date: 09/11/2026

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
September 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 12:58 pm, Sep 14, 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#: 18710

Date: 09/11/2026

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
September Landscape Maintenance	1.00	20,775.00	20,775.00	

RECEIVED
By Tara Lee at 12:59 pm, Sep 14, 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	**20,775.00**

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18711

Date: 09/11/2026

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
September Landscape Maintenance	1.00	6,505.00	6,505.00	

RECEIVED
By Tara Lee at 12:59 pm, Sep 14, 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!!

Vesta

Invoice

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

Invoice # 434792
Date 08/31/2026

Terms

Due Date 09/30/2026

Memo

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

RECEIVED
By Tara Lee at 12:58 pm, Sep 14, 2026

Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2026-08-01 - THE HOME DEPOT #1324 - Maintenance items for Coastal Ridge			37.24
Marcy Pollicino - 2026-08-01 - WM SUPERCENTER #928 - Billable to Coastal Ridge.			55.23
Marcy Pollicino - 2026-08-01 - THE HOME DEPOT 1324 - This is for Coastal Ridge CDD.			506.15
Marcy Pollicino - 2026-08-01 - COSTCO WHSE #0357 - This is for Coastal Ridge CDD			883.70
Marcy Pollicino - 2026-08-02 - COSTCO WHSE #0357 - Billable to Coastal Ridge CDD			164.98
Marcy Pollicino - 2026-08-03 - THE HOME DEPOT #1324 - Billable to Coastal Ridge CDD.			120.85
Marcy Pollicino - 2026-08-03 - HOMEDEPOT.COM - Maintenance items for Coastal Ridge.			46.15
Marcy Pollicino - 2026-08-05 - HOMEDEPOT.COM - Maintenance items for Coastal Ridge.			344.08
Marcy Pollicino - 2026-08-05 - HOMEDEPOT.COM - Maintenance items for Coastal Ridge.			60.18
Marcy Pollicino - 2026-08-12 - PINCH A PENNY - STORE 210 - Pool chemical test kit for staff and refill chemicals.			199.96
Marcy Pollicino - 2026-08-12 - WAL-MART #0928 - Housekeeping items			96.65
Marcy Pollicino - 2026-08-15 - SQ *KING OF POPS PONTE VE - Popsicles for grand opening			195.00
Marcy Pollicino - 2026-08-15 - THE HOME DEPOT #1324 - Lock and key lock box.			104.36
Marcy Pollicino - 2026-08-15 - MINUTEKEY - Copy of key for EverRange			69.23
Marcy Pollicino - 2026-08-15 - MINUTEKEY - Copy of key for EverRange			27.69
Marcy Pollicino - 2026-08-15 - MINUTEKEY - Side door office key copy			6.39
Marcy Pollicino - 2026-08-15 - WAL-MART #0928 - Housekeeping items, shades for grand opening and tp holders			89.65
Marcy Pollicino - 2026-08-16 - PUBLIX #1684 - Balloons for grand opening			38.08
Marcy Pollicino - 2026-08-17 - COSTCO WHSE #0357 - Housekeeping items			47.92
Marcy Pollicino - 2026-08-18 - PINCH A PENNY - STORE 210 - Pool test chemical			10.11
Marcy Pollicino - 2026-08-19 - WAL-MART #0928 - Housekeeping items, shades for grand opening and tp holders			(26.71)
Marcy Pollicino - 2026-08-01 - THE HOME DEPOT #1324 - Maintenance items for Coastal Ridge			1,145.11
Total Billable Expenses			4,222.00

Total 4,222.00

Vesta Credit Card Receipt Report

Card Holder Name: Marcy Pollicino

Month: August 2026

Coastal Ridge CDD

Store/Vendor	Date of Receipt	Expensed to	Billable Amount	Receipt Amount	Description
Home Depot	8/1/26	1.53800.330.46300		$37.24	Maintenance items.
Walmart	8/1/26	1.53800.330.46300		$55.23	Office items.
Home Depot	8/1/26	1.53800.330.46300		$506.15	Housekeeping and maintenance items.
Costco	8/1/26	1.53800.330.46300		$883.70	Housekeeping, maintenance items and office supplies.
Costco	8/2/26	1.53800.330.46300		$164.98	Office supplies.
Home Depot	8/3/26	1.53800.330.46300		$120.85	Maintenance items.
Home Depot	8/3/26	1.53800.330.46300		$46.15	Maintenance items.
Home Depot	8/3/26	1.53800.330.46300		$344.08	Maintenance items.
Home Depot	8/5/26	1.53800.330.46300		$60.18	Maintenance items.
Pinch A Penny	8/12/26	1.53800.330.46500		$199.96	Pool chemical tester and agents.
Walmart	8/12/26	1.53800.330.46300		$96.65	Maintenance items.
King of Pops	8/15/26	1.53800.330.49400		$195.00	Popsicles for Grand Opening.
Home Depot	8/15/26	1.53800.330.46300		$104.36	Maintenance items.
Minute Key	8/15/26	1.53800.330.46300		$69.23	Copy of keys.
Minute Key	8/15/26	1.53800.330.46300		$27.69	Copy of keys.
Minute Key	8/15/26	1.53800.330.46300		$6.39	Copy of keys.
Walmart	8/15/26	1.53800.330.46300		$89.65	Housekeeping items.
Publix	8/16/26	1.53800.330.49400		$38.08	Balloons for Grand Opening.
Costco	8/17/26	1.53800.330.46300		$47.92	Housekeeping items.
Pinch A Penny	8/18/26	1.53800.330.46500		$10.11	Pool test chemical.
Walmart	8/19/26	1.53800.330.46300		($26.71)	Return items not needed.
Home Depot	8/1/26	1.53800.330.46300		$1,145.11	Maintenance items (included tools and blower)
GRAND TOTAL				**$4,222.00**	

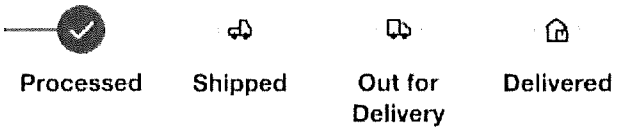
We received your order!

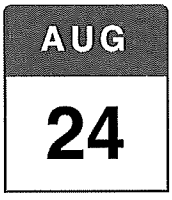
Order Details

Deliver to Marcy Pollicino:
1749 Pennan Pl,
Saint Johns, FL 32259

Customer Phone Number:
904-710-9348

Delivery





Scheduled Delivery

Mon, Aug 24

6:00am-8:00pm

Location: Outside (Porch or Driveway)

HUSKY

Reply

Mail Calendar Apps

We received your order!

this is important



Order # WK36003349

Order Date: Aug 24, 2026

Thanks Marcy, we're working hard to get your order ready.

We'll let you know when your items are on the way and if there are any updates that require your attention.

Select "Manage Order" to reschedule or cancel these items any time before the day of delivery.

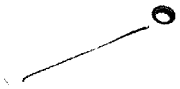
Manage Order

Download App

Reply

Mail Calendar Apps

We received your order!



HUSKY

1-1/8 in.
Ratcheting
Combination
Wrench (12-Point)

SKU #1002338429

Internet #301119701

Qty: 1 **$34.97**

Order Summary

Order Subtotal	$34.97
Delivery	FREE
Taxes	$2.27
Total	**$37.24**

Payment — 2782

Return/Pickup Barcode

Use this barcode for a return

Reply

Mail Calendar Apps

G2 GEL 10CT	072868310240	10.44	N
EX CH BLK 4C	071641806610	4.47	N
SH HL	071641251640	2.44	N
SH 2CT FN	071641301620	1.97	N
PLY DIVIDER	887358902450	5.76	N
PG 1 DUR BD	844106068230	4.24	N
PG 1 DUR BD	844106065110	4.24	N
MAGIC TAPE	021200000040	3.24	N
INSECTICIDE	046500041060	7.28	X
CLR 220Z	078291515240	4.97	X
CLR 220Z	078291515240	4.97	X

SUBTOTAL		54.02
TAX1	6.5000 %	1.12
PIF	0.5000 %	0.09
TOTAL		55.23
VISA TEND		55.23
CHANGE DUE		0.00

VISA CREDIT- 2782 I O APPR#520350
55.23 TOTAL PURCHASE
REF # UACTK3251303
TRANS ID - 346212659488387
VALIDATION - X9MW
PAYMENT SERVICE - E
AID A0000000031010
*No Signature Required

PIF Notice

YOUR RECEIPT CONTAINS A 0.5% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DP1 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.

07/31/26 14:19:07

Get Free Delivery

[illegible] 7.38
201.68 7.38
[illegible] PLUNGER <A>
HDX [illegible] PLUNGER
[illegible] 12, 12 OZ [illegible] <A> 15.98
[illegible] 12 [illegible] 1 GAL
[illegible] 2GAL [illegible] <A> 17.47
HDX 2 GAL SPRAYER
[illegible] LYSOL [illegible] <A>
LYSOL DISINFECT [illegible] [illegible]
203.98 17.98
[illegible] 32 OZ [illegible] <A> 7.98
[illegible] WIDE MOUTH SPRAY BOTTLE 32OZ
[illegible] 30 [illegible] <A> 19.97
BRUTE HEAVY DUTY DOLLY [illegible]
[illegible] RUG [illegible] <A> 27.98
[illegible]
[illegible] RZB 15[illegible] <A> 34.98
RZB [illegible] 15 [illegible]
[illegible] RZB [illegible] <A> 34.98
RZB POWERTOOL [illegible] DIGGING [illegible]
-PBG Buy More Save More-
030772234815 SWFDUSTER <A> 15.97
SWIFFER DUSTER [illegible] STARTER KIT
MAX REFUND VALUE $15.06
030772072417 SWFTRMSTART <A> 25.97
SWIFFER POWERMOP STARTER KIT
MAX REFUND VALUE $21.11
030772091173 SWFT[illegible] <A>
POWER MOP MOPPING REFILL KIT
2014.97 23.94
MAX REFUND VALUE $24.08/2
030772191385 PMOPPL <A>
POWER MOP 25.3 OZ LAVENDER [illegible]
2014.47 28.94
MAX REFUND VALUE $23.98/2
030772170088 SWF[illegible]MOPPAD <A> 18.97
SWF[illegible] MOP PAD 2/11ST
MAX REFUND VALUE $15.26
PBG Buy More Save More -25.00
-----Instant Vol Savings----------
041911000557 SWGLCNR20OZ <A>
SPRAYWAY GLASS FOAM AERO 20OZ
203.68 11.04
MAX REFUND VALUE $9.58/3
Instant Vol Savings -1.56

SUBTOTAL 472.90
TAX - [illegible] 33.25
TOTAL $506.15
[illegible] VISA

USD$ 506.15
AUTH CODE [illegible]
AUTH MODE - ISSUER TA
Contactless
AID A0000000031010
VISA CREDIT

P.O./JOB NAME: [illegible]
1 [illegible] 07/31/24 11:[illegible] AM

0000385527	/ [illegible]	9.99 A
1395061	COPY PAPER	2.00-A
0000394916	/1395061	54.99 A
1938034	CORDANDREEL	32.99 A
1843137	SOFT HOSE	7.00-A
0000386221	/1843137	20.79 A
512599	**KS TOWEL**	11.49 A
2662877	LYSOL TBC	4.00-A
0000385561	/ 2662877	12.99 A
1805039	PINESOL 2X	3.00-A
0000385583	/ 1805039	12.99 A
1241493	XL GLOVES	12.99 A
1241493	XL GLOVES	12.99 A
1241493	XL GLOVES	14.99 A
1991335	MCME 18CT	18.59 A
2218587	SWIFFER DUST	12.99 A
1241492	L GLOVES	12.99 A
1241492	L GLOVES	14.99 A
1717856	3M SONGE X24	4.00-A
0000385579	/ 1717856	12.99 A
1241492	L GLOVES	16.99
1938092	KS BATTERIES	9.99
509768	3MSCISSOR	2.50-
0000385063	/ 509768	16.99 A
923855	POST-TS	4.00-A
0000385062	/ 923855	
	SUBTOTAL	823.75
	TAX	59.95
****	TOTAL	[redacted]

XXXXXXXXXXXX2792 H
AID: A0000000031010
Seq# 10145 App#: S18925
Visa Resp: APPROVED
APPROVED - Purchase
AMOUNT: $883.70

Visa	883.70
CHANGE	0.00

A 7.500% TAX
TOTAL TAX 59.95
INSTANT SAVINGS 59.95
[redacted] 10:06 357 10 30 $ 95.60



0000300E7 -EE
2048444 SURGE PRTCTR 65.00-
SUBTOTAL 29.99
TAX 164.98
**** TOTAL 0.00
[redacted]

H

XXXXXXXXXXXX2782
AID: A0000000031010
Seq# 10792 App#: S03953
Visa Resp: APPROVED
APPROVED - Purchase
AMOUNT: $164.98

Visa 164.98
CHANGE 0.00

INSTANT SAVINGS $ 65.00
[redacted] 13:18 357 10 214 150

2103570100214260801318

OP#: 150 Name: Wendy M

Thank You! *Please Come Again*

0717360115?3 LOBBY SET <A> 22.97
LIBMAN LOBBY BROOM AND DUSTPAN
0716491SSN?1 PADLOCK <A> 27.37
ML 1-1/2" RESET COMBO LOCK
0716491SSN?5 KEY SAFE <A> 69.77
ML PUSH BUTTON WALL MOUNT LOCK BOX

SUBTOTAL 112.31
TAX + PIF 7.84
TOTAL $120.85
XXXXXXXXXXXX2752 VISA

US$ 120.85

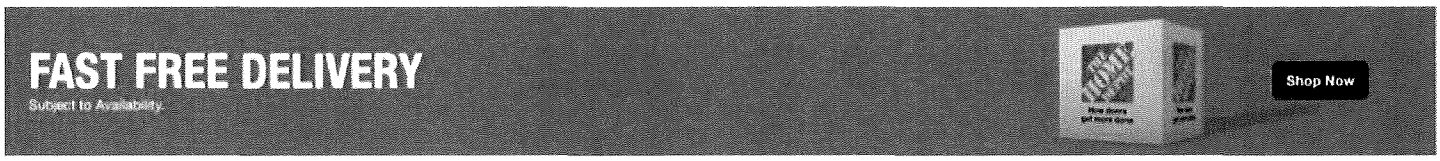
AUTH CODE 521100/354232b T4
AUTH MODE - ISSUER
CHIP Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: H
13241 03/01/26 09:41 AM

1324 54 64540 03/01/2026 345?

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



Order #WK33748860

Placed on: Jul 31, 2026

Billing Information

Marcy Pollicino
1749 Pennan Pl
Saint Johns FL 32259

Payment Method: VISA ***2782

Item	Price/Item	Qty	Line Total
Store Pickup (7 items) 230 Durbin Pavilion Drive 1324, Saint Johns, FL 32259 **Items picked up from store 1324**			
Husky PRO Thumb Control Multi-Pattern Nozzle **Available: Today**	$14.98	1	$14.98
RYOBI 40V HP Brushless Whisper Series 180 MPH 850 CFM Cordless Battery Backpack Leaf Blower with 8.0 Ah Battery and Charger **Available: Today**	$629.00	1	$629.00
RYOBI ONE+ 18V Cordless 1/2 in. Drill/Driver Kit with (1) Compact Battery and Charger **Available: Today**	$89.00	1	$89.00
Empire 3 in. x 1000 ft. Caution/Cuidado Standard Barricade Tape **Available: Today**	$12.97	1	$12.97
Duck Pro 1.88 in. x 60 yds. Silver All-Purpose Duct Tape **Available: Today**	$6.98	1	$6.98 $0.00

RYOBI 40V HP Brushless Whisper Series 180 MPH 800 CFM Cordless Battery Leaf Blower with 8.0 Ah Battery and Charger **Available: Today**	$279.00 ~~$349.00~~ Saved 20%	1	$279.00
PRIVATE BRAND UNBRANDED 18 in. Orange PVC Injection Molded Safety Cone with Orange Base **Available: Today**	$18.97	2	$37.94

Store Pickup (3 items)

230 Durbin Pavilion Drive 1324, Saint Johns, FL 32259

Items picked up from store 1324

GORILLA CARTS 12 cu. ft. Patented Super Heavy-Duty Poly Dump Garden Cart, 1,600 lbs., 48 in. x 34 in. x 11 in., 16 in. Pneumatic Tires **Available: Aug 04 - Aug 06**	$323.08	1	$323.08
WaLensee Garden Hose Stand Steel Hose Storage Freestanding Garden Hose Holder with Layer of Storage **Available: Aug 05 - Aug 10**	$43.33	1	$43.33
Stanley Home Tool Kit (65-Piece) **Available: Aug 06 - Aug 11**	$56.51	1	$56.51

Scheduled Delivery (1 item)

1749 Pennan Pl , Saint Johns, FL 32259

Husky 1-1/8 in. Ratcheting Combination Wrench (12-Point) **Expect it on Aug, 01 2026** **6am - 8pm**	$34.97	1	$34.97

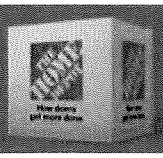
Subtotal	**$1,527.76**
Pick Up In Store	**FREE**
Sales Tax	$105.00
Total	**$1,632.76**
You Saved	$70.00

Need help?

Online Customer Support: 1-800-430-3376

Call 7 days a week: 6 a.m. to 2 a.m. EST

FAST FREE DELIVERY
Subject to Availability



Shop Now

Order #WK33748860

Placed on: Jul 31, 2026

Billing Information

Marcy Pollicino
1749 Pennan Pl
Saint Johns FL 32259

Payment Method: VISA ***2782

Item	Price/Item	Qty	Line Total
Store Pickup (7 items) 230 Durbin Pavilion Drive 1324, Saint Johns, FL 32259 **Items picked up from store 1324**			
Husky PRO Thumb Control Multi-Pattern Nozzle **Available: Today**	$14.98	1	$14.98
RYOBI 40V HP Brushless Whisper Series 180 MPH 850 CFM Cordless Battery Backpack Leaf Blower with 8.0 Ah Battery and Charger **Available: Today**	$629.00	1	$629.00
RYOBI ONE+ 18V Cordless 1/2 in. Drill/Driver Kit with (1) Compact Battery and Charger **Available: Today**	$89.00	1	$89.00
Empire 3 in. x 1000 ft. Caution/Cuidado Standard Barricade Tape **Available: Today**	$12.97	1	$12.97
Duck Pro 1.88 in. x 60 yds. Silver All-Purpose Duct Tape **Available: Today**	$6.98	1	$6.98 $0.00

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230 Durbin Pavilion Drive 1324, Saint Johns, FL 32259

Items picked up from store 1324

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WaLensee Garden Hose Stand Steel Hose Storage Freestanding Garden Hose Holder with Layer of Storage **Available: Aug 05 - Aug 10**	$43.33	1	$43.33
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Scheduled Delivery (1 item)

1749 Pennan Pl , Saint Johns, FL 32259

Husky 1-1/8 in. Ratcheting Combination Wrench (12-Point) **Expect it on Aug, 01 2026** **6am - 8pm**	$34.97	1	$34.97

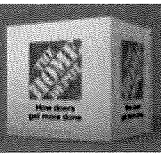
Subtotal	**$1,527.76**
Pick Up In Store	**FREE**
Sales Tax	$105.00
Total	**$1,632.76**
You Saved	$70.00

Need help?

Online Customer Support: 1-800-430-3376

Call 7 days a week: 6 a.m. to 2 a.m. EST

FAST FREE DELIVERY
Subject to Availability



Shop Now

Order #WK33748860

Placed on: Jul 31, 2026

Billing Information

Marcy Pollicino
1749 Pennan Pl
Saint Johns FL 32259

Payment Method: VISA ***2782

Item	Price/Item	Qty	Line Total
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Total	**$1,632.76**
You Saved	$70.00

Need help?

Online Customer Support: 1-800-430-3376

Call 7 days a week: 6 a.m. to 2 a.m. EST

Sales Receipt

Transaction #: 427212
Account #: 9045271081
Customer: Marcy Pollicino
Date: 8/11/2026 Time: 2:31 PM
Cashier: Rahul Basra Register #: 2

Item	Description	Amount
09920059	TEST KIT TAYLOR CHLOR,DPD,PH	$132.99
09922006	TAYLOR RGT. #1 DPD 2 OZ	$17.99
09921073	TAYLOR RGT. #2 DPD 2 OZ	$19.99
09921164	TAYLOR RGNT #4 PH INDCTR . 2 OZ	$16.79

Sub Total	$187.76
Sales Tax	$12.20
Total	$199.96
SIDE TERMINAL Tendered	$199.96
Change Due	$0.00

9045271081

Thank you for shopping

MOPS	030772128680	18.94	X
MOPS	030772128680	18.94	X
GV 19 LIN	194346571010	4.77	X
GVDISNFCTF75	078742344450	2.98	X
CRAYON BOX	695803706348	0.98	N
MS 7.6G BLK	618842525920	11.46	X
OMNIFLEX15LB	032784586690	2.68	X

SUBTOTAL		90.36
TAX1	6.5000 %	5.84
PIF	0.5000 %	0.45
TOTAL		96.65
VISA TEND		96.65
CHANGE DUE		0.00

VISA CREDIT- 2782 I 0 APPR#S97643
96.65 TOTAL PURCHASE
REF # 622362004242
TRANS ID - 346223413029270
VALIDATION - MMVQ
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 21112422
*No Signature Required

PIF Notice

YOUR RECEIPT CONTAINS A 0.5% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DP1 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.

08/11/26 07:28:21

Get Free Delivery
from this store
with Walmart+

Receipt from King of Pops Ponte Vedra #b...

$195.00

#b

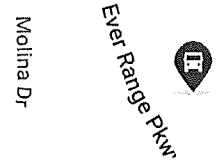
Aug 15 2026 at 12:08

King's Choice Pop × 39 ($5.00 ea.) A delightful mix of crowd favorites and seasonal selections, guaranteed to please every palate.	$195.00
Purchase Subtotal	$195.00
St John's County - included, $11.90	
Total	**$195.00**

This purchase earned 183 points. Claim your points to earn rewards.

+183

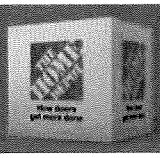
Get your points



Reply

Mail Calendar Apps

FAST FREE DELIVERY
Subject to Availability



Shop Now

Order #WK33748860

Placed on: Jul 31, 2026

Billing Information

Marcy Pollicino
1749 Pennan Pl
Saint Johns FL 32259

Payment Method: VISA ***2782

Item	Price/Item	Qty	Line Total
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Subtotal	**$1,527.76**
Pick Up In Store	**FREE**
Sales Tax	$105.00
Total	**$1,632.76**
You Saved	$70.00

Need help?

Online Customer Support: 1-800-430-3376

Call 7 days a week: 6 a.m. to 2 a.m. EST

Minute Key Receipt

5 of 5 keys will ship to you in 3-5 business days

Shipping Information:

Marcy Pollicino

1749 Pennan Pl

Saint Johns, FL 32259

Brass x 5 (Shipped)	$65.00
Shipping	FREE
Subtotal	$65.00
Tax	$4.22

Total Paid

Card Ending in **Visa *2782** **$69.23**

Reply

Mail Calendar Apps

Minute Key Receipt

2 of 2 keys will ship to you in 3-5 business days

Shipping Information:

Marcy Pollicino

1749 Pennan Pl

Saint Johns, FL 32259

Brass x 2 (Shipped)	$26.00
Shipping	FREE
Subtotal	$26.00
Tax	$1.69

Total Paid
Card Ending in **Visa *2782** **$27.69**

Reply

Mail Calendar Apps

saction: JFMK20CF5E

k you for using Minute

l to return your key?
se send us an email at
calations@hillman-
o.com, complete the
d form at: https://

CHR UMBRELLA	844093002580		12.48	X
CHR UMBRELLA	844093002580		12.48	X
HAND SOAP	194346056150	H	1.26	X
HAND SOAP	194346056150	H	1.26	X
HAND SOAP	194346056150	H	1.26	X
HAND SOAP	194346056150	H	1.26	X
TP HLD RSVE	875401000520		26.88	X
TP HLD RSVE	875401000520		26.88	X

SUBTOTAL		83.76
TAX1	6.5000 %	5.47
PIF	0.5000 %	0.42
TOTAL		89.65
VISA TEND		89.65
CHANGE DUE		0.00

VISA CREDIT- 2782 I 0 APPR#S28554
89.65 TOTAL PURCHASE
REF # 622639216514
TRANS ID - 466226418041148
VALIDATION - G6HN
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 21160321
*No Signature Required

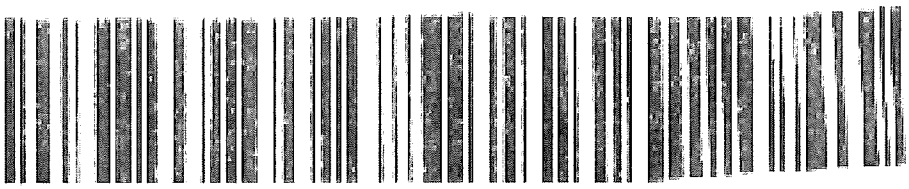
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08/14/26 07:36:43

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1584 &PR 771 10M

IN THE MARKET
FOR $1,000 IN GROCERIES?

Take a survey for a chance to win
$1000 in Publix gift cards.
Type Publix.com/Survey into
your web browser (without spaces)
to access the survey.

NO PURCH NEC. Publix will never
ask for your financial information
in connection with this survey.
You must be legal ager.
Other restrictions apply.
See Official Rules for alignbility
& prize info, odds, free entry
method & other details.

¿LE GUSTARIAN $1000 PARA SU
COMPRA DE SUPERMERCADO?

Participe en una encuesta para
tener la oportunidad de ganar
$1000 en tarjetas de regalo
Publix. Escriba Publix.com/Survey
en su navegador web (sin espacios)
para acceder a la encuesta.

NO SE REQUIERE COMPRA. Publix
nunca le pedirá su información
financiera en relación con
esta encuesta. Debe ser mayor

1755441 KS 33G 20PCR	23.79 H
SUBTOTAL	44.58
TAX	3.34
**** TOTAL	[redacted]

XXXXXXXXXXX2782 H

ID: A0000000031010

eq# 9484 App#: S06001

lsa Resp: APPROVED

PPROVED - Purchase

MOUNT: $47.92

Visa	47.92
CHANGE	0.00

A 7.500% TAX	3.34
TOTAL TAX	3.34

'OTAL NUMBER OF ITEMS SOLD = 2

[redacted] 13:26 357 9 265 121



21035700902652608161326

OP#: 121 Name: Arty W

[redacted]
90421/1627

[redacted]

Transaction #: [redacted]
Account #: PAPY
Customer: Valued Customer
Date: 8/17/2026 Time: 2:49 PM
Cashier: Ethan Aldrich Register #: 1

Item	Description	Amount
09921057	TAYLOR RGT #2 UPD .75 OZ	$9.49
	Sub Total	$9.49
	Sales Tax	$0.62
	Total	$10.11
	SIDE TERMINAL Tendered	$10.11
	Change Due	$0.00

[redacted]

Loyalty Program Points

Name	Type	Points	Eligib	Remain
Fine Salt	#pts	2	No	9
2.5 Gal Bleac	#pts	7	No	4
1 Gal Bleach	#pts	3	No	8

CHR UMBRELLA	844093002580		12.48 X
CHR UMBRELLA	844093002580		12.48 X
HAND SOAP	194346056150	H	1.26 X
HAND SOAP	194346056150	H	1.26 X
HAND SOAP	194346056150	H	1.26 X
HAND SOAP	194346056150	H	1.26 X
TP HLD RSVE	875401000520		26.88 X
TP HLD RSVE	875401000520		26.88 X

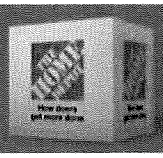
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AID A0000000031010
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08/14/26 07:36:43

FAST FREE DELIVERY
Subject to Availability

Shop Now

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Placed on: Jul 31, 2026

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Saint Johns FL 32259

Payment Method: VISA ***2782

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Total	**$1,632.76**
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Need help?

Online Customer Support: 1-800-430-3376

Call 7 days a week: 6 a.m. to 2 a.m. EST

Vesta

Invoice

Invoice #	434324
Date	09/01/2026
Terms	
Due Date	10/01/2026
Memo	

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

Bill To

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

Description	Quantity	Rate	Amount
Amenity management	1	11,456.00	11,456.00
Facility attendants	1	3,795.00	3,795.00
Pool chemicals	1	2,704.00	2,704.00
Janitorial Services	1	1,544.00	1,544.00
Pool maintenance	1	2,163.00	2,163.00

Total 21,662.00

RECEIVED
By Tara Lee at 12:38 pm, Sep 14, 2026

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 9190F2D0B9CD478... Chairman/Vice Chairman

Signature: DocuSigned by: Jim Oliver D1BA5E6E7410418... Secretary/Asst. Secretary

DocuSign Envelope ID: [illegible]

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.

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

DocuSign Envelope ID: E02A02A4-010 00D0 0000 D0B0B1E01A00

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.

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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)-

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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: E02A02A0-1 0 0-0 D0-0000-D0B0B1E9 A0

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: E02A02A0-F013-09D0-0000-D0B0B1E97A93

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 condult 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: E02A82A0-F013-69D0-0066-D0B0B1E97A03

	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: E02A62A0-F013-89D0-8068-D0B6B1E97A93

	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, 66.33.79.96Gateway: 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 Static IPs. Emailed Rick to schedule our onsite visit	1.00	0.00	$0.00 USD

DocuSign Envelope ID: E02A02A0-F010-09D0-0000-D0B0B1E07A00

	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

Included: 4.50

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/22/2026	47738

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 4th Quarter	75.00	225.00
	Approved Marcy Pollicino 9/28/26		

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

RECEIVED
By Tara Lee at 9:02 am, Sep 28, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 24, 2026
Date

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

Serial # 26-05925D **PO/File #**

$100.00
Payment Due

Notice of meeting of the Board of Supervisors

$100.00
Publication Fee

Coastal Ridge Community Development District

Amount Paid

Case Number

Publication Dates 9/24

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 # 26-05925D on your check or remittance advice.

RECEIVED
By Tara Lee at 11:31 am, Sep 24, 2026

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

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

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

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

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

Notice is hereby given that the Coastal Ridge Community Development District ("District") will be hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, October 6, 2026 at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

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

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

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

Jim Oliver
District Manager
Sep. 24 00 (26-05925D)

C.

Coastal Ridge

Community Development District

FY 27 Developer Funding Request #1

October 22, 2026

	PAYEE		
1	**England-Thims and Miller**		
	Inv# 228626-1 - CDD Expansion 10/3/26	$	457.50
	TOTAL	$	457.50

Please make check payable to:

Coastal Ridge Community Development District
475 West Town Place Ste 114
St Augustine FL 32092

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

October 13, 2026
Invoice No: 228626 - 1

Total This Invoice $457.50

Project 20088.38000 Coastal Ridge CDD - Work Authorizations

Professional Services rendered through October 03, 2026

Phase 01 Work Authorization #1 - General Services

Labor CDD Expansion

		Hours	Rate	Amount
Principal - Vice President				
Welch, Daniel	10/3/2026	1.5	305.00	457.50

Total Labor **$457.50**

Total This Invoice **$457.50**

D.

Coastal Ridge

Community Development District

Construction Funding Request 13
October 22, 2026

Req.	PAYEE		
125	**Carlton Construction Inc**		
	EverRange Amenity Pay App #16	$	30,357.62
	Trane credit refund		(255.37)
	Total Funding Request	**$**	**30,102.25**

Please make ch**e**

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: **# 125**

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

[redacted]

(C) **Amount Payable: $30,357.62**

Carlton Construction Pay Application #16

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

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

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

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

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

COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT

Maurice Rudolph or Jim Oliver
Authorized Officers

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

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

Daniel Welch, P.E.
Consulting Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

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

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

APPLICATION NO: 16

PERIOD TO: 09/30/2026

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)		9,119,544.53
5. RETAINAGE:		
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	409,024.60	
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)		409,024.60
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		8,710,519.93
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		8,680,162.31
8. CURRENT PAYMENT DUE		30,357.62
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		1,079,894.76

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: J. Andrew Carlton Date: 10/14/26

State of: Florida County of: Clay

Subscribed and sworn to before me this 14th day of October, 26

Notary Public: Riley Zylstra

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..... $ 30,357.62

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

ARCHITECT:
By: Shawn Blair Date: 10/19/2026

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

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
General Conditions	726,438.00	400.00	726,838.00	726,838.00			726,838.00	100.00		
Performance Bond	90,693.49	-2,137.15	88,556.34	84,725.00			84,725.00	95.67	3,831.34	
Liability Insurance	125,544.78	1,945.05	127,489.83	127,489.83			127,489.83	100.00		
Private Provider Plan Review	8,000.00	24,500.00	32,500.00	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	-136,365.21	1,232,364.79	1,204,360.05	25,650.26		1,230,010.31	99.81	2,354.48	61,500.52
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	73,827.44	631,481.44	618,555.51	5,237.10		623,792.61	98.78	7,688.83	31,189.63
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	-309,672.25	1,406,746.75	1,392,214.93	1,100.00		1,393,314.93	99.05	13,431.82	69,665.75
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	-527,460.29	2,858,558.71	2,632,390.60	-31.98		2,632,358.62	92.09	226,200.09	131,617.93
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	-466,025.57	218,624.43	39,043.79			39,043.79	17.86	179,580.64	1,952.19
Final Clean	19,600.00	2,953.74	22,553.74	22,553.74			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**	**9,087,589.15**	**31,955.38**		**9,119,544.53**	**93.15**	**670,870.16**	**409,024.60**

Sitework

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Vallencourt Construction Co., Inc.
Project Name: EverRange Amenity
Payment Request No: 8 **Subcontract No:** SC-7500
Period: 6/30 , 2025 TO 9/30 , 2025

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 927,517.97 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 19,277.53 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 946,795.50 (3)	
4. Work Completed Previous Application	$ 918,751.24 (4)		
5. **Work Completed This Application**	**$ 28,044.26** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 946,795.50 (6)	
7. Total Prior Retainage	$ 45,937.56 (7)		
8. Amount retained w/This Application	$ 1,402.21 (8)		
9. Total Retainage to Date (7 + 8)		$ 47,339.78 (9)	
10. Work Completed, Minus Retainage (6 - 9)		$ 899,455.73 (10)	
11. Less Previous Payments Received	$ 872,813.68 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 26,642.05** (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 9/29/2026

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 29th date of September, 2026 by Hunter Pruitt (name) as PM (title) for Vallencourt Const. Co. (company name)

☑ Personally Known

☐ Produced ID _____

Notary Nancy L. 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

CARLTON
CONSTRUCTION

SCHEDULE OF VALUES

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

APPLICATION NUMBER: 8
APPLICATION DATE: 09/29/26
PERIOD FROM: 06/30/26
TO: 09/30/26
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
CO-10	Pool Swale	$ 14,015.91		$ 14,015.91		$ 14,015.91	100%	$ -	$ 700.80
CO-11	Pool Swale Revision & ODP Return	$ 14,028.35		$ 14,028.35		$ 14,028.35	100%	$ -	$ 701.42
			$ -			$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 946,795.50	$ 918,751.24	$ 28,044.26	$ -	$ 946,795.50	100%	$ -	$ 47,339.78

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

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	CE #003 - Trailer/Temp Parking Limerock	$ 9,000.00	Yes
2	CE #008 - Owner Direct Purchase (Core & Main)	$ (40,131.20)	Yes
3	CE #008 - Owner Direct Purchase (American Precast)	$ (77,837.66)	Yes
4	CE #008 - Owner Direct Purchase (Preferred Materials)	$ (45,125.00)	Yes
5	CE #049 Parking Lot Sign Changes	$ (2,450.00)	Yes
6	CE #___ Rec Pond Rework & Beacon Crossing	$ 82,423.80	Yes
7	Strip/Regrade Pond & Misc T&M	$ 10,418.84	Yes
8	Add FDC to BFP	$ 3,315.63	Yes
9	ODP Reconciliation (C&M/American Precast)	$ 51,618.86	Yes
10	Pool Swale	$ 14,015.91	Yes
11	Pool Swale Revision & ODP Return	$ 14,028.35	Yes
		$ 19,277.53	

Sitework

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Premier American Construction, Inc.
Project Name: EverRange Amenity
Payment Request No: 5 **Subcontract No:** SC-7521
Period: 9/1 , 2026 TO 9/30 , 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 378,350.00 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ (99,461.66) (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 278,888.34	(3)
4. Work Completed Previous Application	$ 281,282.34 (4)		
5. **Work Completed This Application**	**$ (2,394.00)** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 278,888.34	(6)
7. Total Prior Retainage	$ 14,064.12 (7)		
8. Amount retained w/This Application	$ (119.70) (8)		
9. Total Retainage to Date (7 + 8)		$ 13,944.42	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 264,943.92	(10)
11. Less Previous Payments Received	$ 267,218.22 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ (2,274.30)**	(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 _____, 2026

Premier American 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: Premier American Construction, Inc.
JOB NAME: EverRange Amenity

CONTINUATION SHEET

APPLICATION NUMBER: 4
APPLICATION DATE: 09/25/26
PERIOD FROM: 09/01/26
TO: 09/30/26
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	Hardscape Drainage	$ 378,350.00	$ 378,350.00			$ 378,350.00	100%	$ -	$ 18,917.50
2	CO #01Temp Jobsite road	$ 4,690.00	$ 4,690.00			$ 4,690.00	100%	$ -	$ 234.50
3	CO #02 Fortiline oDP	$ (119,491.02)	$ (119,491.02)			$ (119,491.02)	100%	$ -	$ (5,974.55)
4	CO #03	$ (3,376.64)	$ (3,376.64)			$ (3,376.64)	100%	$ -	$ (168.83)
5	CO #04	$ 21,110.00	$ 21,110.00			$ 21,110.00	100%	$ -	$ 1,055.50
6	CO#05	$ (2,394.00)		$ (2,394.00)		$ (2,394.00)	100%	$ -	$ (119.70)
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 278,888.34	$ 281,282.34	$ (2,394.00)	$ -	$ 278,888.34		$ -	$ 13,944.42

CHANGE ORDERS :

C.O. #	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED Y/N
1	Temp Jobsite Road	$ 4,690.00	y
2	Fortiline ODP Material	$ (119,491.02)	y
3	ODP Fortiline Revision	$ (3,376.64)	y
4	Various Change orders	$ 21,110.00	y
5	ODP Fortiline Revision	$ (2,394.00)	y

Landscape & Irrigation

SUBCONTRACTOR'S APPLICATION FOR PAYMENT AFFIDAVIT

Subcontractor: Sun State Nursery & Landscaping, Inc
Project Name: EverRange Amenity
Payment Request No: 8 **Subcontract No:** SC-7507
Period: 9/1 2026 TO 9/30 2026

STATEMENT OF CONTRACT AMOUNT:

1. Original Contract Amount	$ 561,443.72 (1)		
2. Approved Changes (Net)(Add/Deduct) (per attached breakdown)	$ 71,441.61 (2)		
3. Adjusted Contract Amount (1 +/- 2)		$ 632,885.33	(3)
4. Work Completed Previous Application	$ 627,648.23 (4)		
5. **Work Completed This Application**	**$ 5,237.10** (5)		
6. Value of Work Completed to Date (per attached Schedule of Values)		$ 632,885.33	(6)
7. Total Prior Retainage	$ 31,382.41 (7)		
8. Amount retained w/This Application	$ 261.86 (8)		
9. Total Retainage to Date (7 + 8)		$ 31,644.27	(9)
10. Work Completed, Minus Retainage (6 - 9)		$ 601,241.06	(10)
11. Less Previous Payments Received	$ 596,265.82 (11)		
12. **AMOUNT OF THIS REQUEST (10 - 11)**		**$ 4,975.24**	(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 29-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 29th 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 _____

Notary Seal:

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

My Commission Expires: March 19, 2028

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

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

CARLTON CONSTRUCTION

SCHEDULE OF VALUES

SUBCONTRACTOR NAME: Sun State Nursery & Landscaping, Inc.

JOB NAME: EverRange Amenity

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	CO #5	$ 5,237.10		$ 5,237.10		$ 5,237.10	100%	$ -	$ 261.86
11						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
						$ -	#DIV/0!	$ -	$ -
	TOTAL WORK	$ 632,885.33	$ 627,648.23	$ 5,237.10	$ -	$ 632,885.33		$ (0.00)	$ 31,644.27

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
5	Added Drainage	$ 5,237.10	Y

Pool & Splash Pad

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**

Welcome Ctr
&
Lakeside Pavilion

Duplicate
-31.98

THE HOME DEPOT

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

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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

The Grove at EverRange

Coastal Ridge CDD – Carlton Construction Contract Summary

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

CONDITIONAL WAIVER AND RELEASE OF LIEN

Project Name/Number: The Grove @ EverRange Amenity
Property Address: 12858 Ever Range Parkway, Jacksonville FL 32256
Payment Amount: $ 30,357.62
Through Date: 9/30/2026
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: J. Anthony Cantu
Print Name: Anthony Cantu
Title: Project Manager
Date of Signature: 10/14/26

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Clay)

Personally appeared before me, this 14th day of October, 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