

COQUINA SHORES
Community Development District

JANUARY 15, 2026

AGENDA

**Coquina Shores
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.coquinashorescdd.com

January 8, 2026

Board of Supervisors
Coquina Shores CDD
Call-in #: 1-877-304-9269; Code 3006875

Dear Board Members and Staff:

The Coquina Shores Community Development District Board of Supervisors Meeting is scheduled for **Thursday, January 15, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32164.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the November 20, 2025 Meeting
- IV. Consideration of Acquisition of Work Product
- V. Ratification of S.E. Cline Pay Application Nos. 2 and 3
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
- VII. Financial Reports
 - A. Financial Statements as of November 30, 2025
 - B. Check Register
- VIII. Other Business
- IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – Thursday, February 19, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Coquina Shores Community Development District was held on Thursday, November 20, 2025 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32164.

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Marcy McBride <i>by phone</i>	Vice Chair
Matthew Fossler	Supervisor
Bill Livingston	Supervisor
Brett North	Supervisors

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
Daniel Harvey	Governmental Management Services

The following is a summary of the discussions and actions taken at the November 20, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2026-01, Canvassing and Certifying the Results of the Landowner's Election

Mr. Oliver stated that Mr. Fossler and Mr. North received 200 votes at the landowner's election, while Mr. Livingston received 175 votes. Mr. Fossler and Mr. North received four-year terms and Mr. Livingston received a two-year term.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-01, canvassing and certifying the results of the landowner's election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. Oliver stated that Mr. North was sworn into office prior to the meeting.

C. Consideration of Resolution 2026-02, Designating Officers

Mr. Oliver stated that the current slate of officers is Mr. Kovacic as Chair, Ms. McBride as Vice Chair, the remaining three board members as Assistant Secretaries, and within GMS, Mr. Oliver serves as Secretary and Treasurer, and Daniel Laughlin, Marilee Giles, Darrin Mossing and Matt Biagetti serve as Assistant Secretaries and Assistant Treasurers for document signing purposes.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Ms. McBride continuing to be designated as Vice Chair was approved.

On MOTION by Ms. McBride seconded by Mr. Fossler with all in favor Mr. Kovacic continuing to be designated as Chair was approved.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Resolution 2026-02, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. September 25, 2025 Meeting

B. November 4, 2025 Landowner's Meeting/Election

There were no revisions to the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the minutes of the September 25, 2025 and November 4, 2025 landowner's meeting were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Ratifying Actions Related to Bond Issuance**

Ms. Buchanan stated that the purpose of this resolution is to button up any changes the Chair or staff had to make to the documents related to the closing of the Series 2025 bonds. All the documents executed were consistent with the documents the Board previously approved.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Resolution 2026-03, ratifying actions related to the Series 2025 bond issuance was approved.

SIXTH ORDER OF BUSINESS

Ratification of Cline Construction Change Order No. 1 and Pay Application No. 1

Mr. Kovacic stated that the Cline Construction contract has been assigned to the CDD. Cline is not responsible for the premiums or any additional application fees for the surety per the contract. Change Order No. 1 covers the premium and administrative fee for securing the necessary surety.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Change Order No. 1 with Cline Construction was ratified

Mr. Kovacic stated that pay application number one includes the costs associated with mobilization. Mr. Lockwood noted pay application was covered under requisition 3.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor pay application number one was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Requisition No. 1

A copy of requisition number one payable to JX Palm Coast totaling \$881,396.87 was included in the agenda package for the Board's review. Mr. Oliver stated that a requisition summary was provided to the Board including requisition numbers two and three, payable to JX Palm Coast and Cline Construction respectively.

On MOTION by Mr. Kovacic seconded by Ms. McBride with all in favor requisition number one was ratified.

Requisition number two totaling \$1,308,848.21 payable to JX Palm Coast is for reimbursement of Phase I infrastructure improvements.

Ms. Buchanan stated that there may be a few items that drop off once staff has completed their review and confirms whether the items are eligible, so she recommended approving an amount not to exceed the total.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Requisition No. 2 was approved at an amount not to exceed \$1,308,848.21.

Requisition number three totaling \$48,464.78 payable to Cline Construction is for offsite improvements.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Requisition No. 3 was approved.

EIGHTH ORDER OF BUSINESS

Disclosure of Public Finance

Ms. Buchanan stated that by law the District is required to have something recorded in the official records that describes the type of infrastructure the District has or is contemplating to construct with the bond proceeds. The disclosure of public finance is an overview of the District's capital improvement plan and the Series 2025 bonds.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the disclosure of public finance was approved in substantial form.

NINTH ORDER OF BUSINESS

Consideration of Acquisition of Work Product

Ms. Buchanan stated that it's anticipated the work product previously approved in the requisition will be finalized between board meetings and this item will be brought back for ratification.

This item was tabled.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Lockwood reported that clearing, grading and offsite utilities are in progress.

C. District Manager

Mr. Oliver reminded the board members to complete four hours of ethics training by December 31st.

1. Update on the Fiscal Year 2025 Goals & Objectives

Mr. Oliver presented the previously approved goals and objectives for fiscal year 2025 noting all have been achieve, with exception to goals 2.1 and 2.2 as they are not applicable at this time.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor marking the goals and objective as achieve with exception to goals 2.1 and 2.2 was approved.

2. Memorandum Regarding Exemption from Arbitrage Rebate Calculations

Mr. Oliver informed the Board that for the Series 2025 bonds, the District is exempt from conducting arbitrage rebate calculations

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2025

Copies of the financial statements were included in the agenda package for the Board's review.

B. Ratification of Funding Request No. 24

A copy of funding request number 24, totaling \$4,508 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor funding request number 4 was ratified.

C. Consideration of Funding Request No. 25

A copy of funding request number 25 totaling \$3,493.53 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor funding request number 25 was approved.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Thursday, November 20, 2025 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

The undersigned, an Authorized Officer of Coquina Shores 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., as trustee (the "Trustee"), dated as of September 1, 2025, as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of September 1, 2025 (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

- (A) Requisition Number: 2
- (B) Name of Payee: JX Palm Coast Land, LLC
- (C) Amount Payable: \$ 1,308,848.21

(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):

Payment for:

- Coquina Shores CDD Series 2025 Project Work Product (1)

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

Series 2025 Acquisition and Construction Account

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 Series 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/or construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account or subaccount;

OR

☐ this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

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 contractor of the improvements acquired or services rendered (or other equivalent supporting documents) with respect to which disbursement is hereby requested are on file with the District.

**COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer

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

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made, and (c) 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.



Consulting Engineer

DECEMBER 18, 2025

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED PROFESSIONAL(S) AND DATE SEALED ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requeston Amount	Description and Notes	Etm Job. No. E 22-515
1	Clary & Assoc	2021-603	7/31/2021	\$ 1,750.00	Map and Legal - Base Mapping	
2	Clary & Assoc	2022-143	7/31/2022	\$ 100,000.00	Topographic Survey	
3	Clary & Assoc	2022-143-2	4/30/2023	\$ 35,000.00	Topographic Survey	
4	Clary & Assoc	2022-441	7/31/2022	\$ 4,750.00	Tree Survey	
5	Clary & Assoc	2022-632	9/30/2022	\$ 45,450.00	Boundary Survey ALTA/NSPS	
6	Clary & Assoc	2022-712	10/31/2022	\$ 24,375.00	Wetland Survey (DER)	
7	Clary & Assoc	2023-384	6/30/2023	\$ 1,480.00	Topographical Info for Drainage Pipes	
8	Clary & Assoc	2023-390	6/30/2023	\$ 450.00	Boundary Survey, Review of Title Commitment, and Update ALTA Survey	
9	Clary & Assoc	2023-610	9/30/2023	\$ 13,500.00	Locate Seasonal High Water Marks	
10	Clary & Assoc	2023-676	10/31/2023	\$ 750.00	Map and Description of Phase I	
11	Clary & Assoc	2023-712	10/31/2023	\$ 900.00	Map and Description for 2 Easements on SR 100	
12	Clary & Assoc	2023-716	1/31/2024	\$ 4,600.00	Map and Description of Proposed Conservation Easements (7)	
13	Clary & Assoc	2024-196	4/30/2024	\$ 850.00	Map and Description of BBX Remaining Lands overall less Phase I	
14	Clary & Assoc	2024-197	4/30/2024	\$ 850.00	Description of BBX Access Easement (Coquina Shores Blvd within Phase I)	
15	ACOE	27PGRIQV	7/7/2025	\$ 100.00	Permit Fees for Dept. of the Army SAJ-2004-09462	
16	FDEP	1788863	10/8/2024	\$ 500.00	FDEP Application Fee for 0018380364	
17	FL FWC	23105850	1/3/2024	\$ 5,323.50	Gopher relocation 70% Public Benefit per CDD report	

COQUINA SHORE CDD - 2025 SERIES BONDS
Jx Palm Coast Land, LLC - Reimbursement - Exhibit A

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
18	City of Palm Coast	1267114797	1/22/2024	\$ 1,718.75	Resubmittal Fees	
19	City of Palm Coast	1230380995	12/21/2023	\$ 6,875.00	Sub Preliminary Plat Fees	
20	Gemini Eng	22046-01	7/29/2022	\$ 3,740.00	Hydrologic and Hydraulic Analysis (Discovery Existing Conditions Modeling)	
21	Gemini Eng	22046-02	3/31/2023	\$ 11,220.00	Hydrologic and Hydraulic Analysis (Discovery Existing Conditions Modeling)	
22	Gemini Eng	22046-03	8/31/2023	\$ 10,040.00	Hydrologic and Hydraulic Analysis (Modeling Mapping and Evaluation)	
23	Gemini Eng	22046-04	5/6/2024	\$ 1,800.00	Hydrologic and Hydraulic Analysis (Memorandum)	
24	Livingston & Sword	15204	8/1/2021	\$ 500.00	General Land Use and Zoning Correspondence	
25	Livingston & Sword	15560	2/20/2022	\$ 600.00	General Land Use and Zoning Correspondence	
26	Livingston & Sword	15849	7/4/2022	\$ 1,575.00	Documentation Phone Calls Meetings	
27	Livingston & Sword	15980	9/7/2022	\$ 2,875.00	Documentation Phone Calls Meetings	
28	Livingston & Sword	16092	10/31/2022	\$ 4,447.00	Documentation Phone Calls Meetings Review	
29	Livingston & Sword	16185	1/9/2023	\$ 4,925.00	Research Review Draft	
30	Livingston & Sword	16335	3/12/2023	\$ 4,250.00	Correspondence Meeting Review Documentation	
31	Livingston & Sword	16448	5/1/2023	\$ 3,775.00	Correspondence Meeting Review Documentation	
32	Livingston & Sword	16533	7/4/2023	\$ 4,431.55	Correspondence Meeting Review Documentation	
33	Livingston & Sword	16627	9/18/2023	\$ 5,908.10	Correspondence Meeting Review Documentation Courier - FedEx	
34	Livingston & Sword	16738	11/6/2023	\$ 5,425.00	Research Correspondence Documentation Review	

COQUINA SHORE CDD - 2025 SERIES BONDS
Jx Palm Coast Land, LLC - Reimbursement - Exhibit A

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
35	ECS Florida	1039639	1/9/2023	\$ 13,000.00	Partial Drilling Services - Phase I	
36	ECS Florida	1105601	10/6/2023	\$ 30,025.00	Geotechnical Services - Drawdown & Baseflow Analysis	
37	SJRWMD	JX426	4/26/2023	\$ 9,120.00	SJRWMD Permit Application Fee	
38	SJRWMD	JX503	5/3/2023	\$ 5,610.00	SJRWMD Permit Application Fee	
39	ERS	37784	5/31/2021	\$ 5,428.44	Wetland Delineation	
40	ERS	37840	6/30/2021	\$ 6,072.00	Wetland Delineation	
41	ERS	38751	6/30/2022	\$ 450.00	Client Meeting	
42	ERS	38842	7/31/2022	\$ 3,295.00	Meeting and Draft Wildlife Report	
43	ERS	38978	8/31/2022	\$ 3,627.50	Meeting and Draft Wildlife Report	
44	ERS	39046	9/30/2022	\$ 2,150.00	Meetings Coordinate wildlife/archeology report	
45	ERS	39108	10/31/2022	\$ 1,150.00	Meetings and Review of Documents	
46	ERS	39177	11/30/2022	\$ 2,950.00	PESA Update and Meetings	
47	ERS	39287	1/31/2023	\$ 5,166.92	PESA Update and Meetings	
48	ERS	39357	2/28/2023	\$ 2,000.00	Team Meetings and PESA Update	
49	ERS	39440	3/31/2023	\$ 3,750.00	WMD Conceptual Permit Application Preparation	
50	ERS	39529	4/30/2023	\$ 3,355.00	WMD Conceptual Permit Application	
51	ERS	39613	5/31/2023	\$ 2,100.00	WMD Submittal and Team Meetings	

COQUINA SHORE CDD - 2025 SERIES BONDS
Jx Palm Coast Land, LLC - Reimbursement - Exhibit A

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
52	ERS	39643	6/30/2023	\$ 5,505.14	SJRWMD Wetland Line Review and Team Meetings	
53	ERS	39769	7/31/2023	\$ 4,200.00	Team Meetings and SHW Level Establishment	
54	ERS	39837	8/31/2023	\$ 1,972.50	Meetings	
55	ERS	39849	9/30/2023	\$ 3,765.00	SJRWMD RAI Responses (Conceptual and Phase 1)	(Not originally included in details)
56	ERS	39928	10/31/2023	\$ 1,552.50	Team Meetings and SJRWMD RAI Responses	
57	ERS	39986	11/30/2023	\$ 5,600.00	Gopher Tortiose Survey 70% Public Benefit per CDD report	
58	ERS	40049	12/31/2023	\$ 2,432.50	Team meetings FWC application	
59	ERS	40122	1/31/2024	\$ 3,890.00	Team Meetings SJRWMD and FDEP Permitting	
60	ERS	40192	2/29/2024	\$ 3,045.00	Team Meetings SJRWMD and FDEP Permitting	
61	ERS	40275	3/31/2024	\$ 2,326.25	Preparation and Submittal of USACE Application	
62	ERS	40326	4/30/2024	\$ 3,460.00	Weekly Team Meetings and USACE Permit Application Package	
63	ERS	40395	5/31/2024	\$ 3,735.00	SJRWMD CE Coordination USACE Application	
64	ERS	40454	6/30/2024	\$ 2,377.50	USACE and SJRWMD Permitting Efforts	
65	ERS	40521	7/28/2024	\$ 2,056.25	Weekly Meetings WMD USACE Coordination	
66	ERS	40570	8/24/2024	\$ 3,337.50	USACE and SJRWMD Permitting Efforts Weekly Team Meeting	
67	ERS	40628	9/30/2024	\$ 1,035.00	USACE SJRWMD Coordination and Team Meetings	
68	ERS	40658	10/31/2024	\$ 2,760.00	USACE SJRWMD Coordination and Team Meetings	

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
69	ERS	40780	12/31/2024	\$ 6,853.29	Gopher Tortoise Re-Survey, USACE SJRWMD 70% Public Benefit per CDD report	
70	ERS	40863	1/31/2025	\$ 1,746.46	GT Permit Re-Authorization, CE Recording Fees 70% Public Benefit per CDD report	
71	ERS	40920	2/28/2025	\$ 1,050.00	USACE Coordination Gopher Tortoise Coordination 70% Public Benefit per CDD report	
72	ERS	40976	3/31/2025	\$ 7,163.43	USACE Coordination, Field Data Points Weekly Meeting	
73	ERS	41086	4/30/2025	\$ 3,120.00	Weekly Meetings and USACE Coordination	
74	ERS	41146	5/31/2025	\$ 1,197.50	Weekly Team Meetings	
75	ERS	41220	6/30/2025	\$ 2,277.00	Weekly Meetings and USACE Coordination	
76	ERS	41278	7/31/2025	\$ 956.20	Team Meeting and GT Silt Fencing Coordination 70% Public Benefit per CDD report	
77	Terracon	TF85961	10/27/2021	\$ 25,500.00	25% Lump Sum	
78	Terracon	TG12259	12/22/2021	\$ 71,400.00	70% Lump Sum	
79	Terracon	TH40643	9/26/2022	\$ 22,500.00	Credit Tree Sampling Report 90% Lump Sum	
80	Terracon	TJ21838	4/13/2023	\$ 2,500.00	Credit Tree Sampling Report 10% Lump Sum	
81	Terracon	TJ48768	6/7/2023	\$ 1,753.84	Incidental Services Meetings and Onsite Palm Coast Review	
82	Terracon	TJ61462	6/30/2023	\$ 1,120.44	Incidental Services Meetings and Onsite Palm Coast Review	
83	Terracon	TJ75713	7/31/2023	\$ 6,179.83	Level 3 Assessment and Tree Report, Coordinate with City of Palm Coast	
84	Terracon	TJ93780	9/7/2023	\$ 3,504.34	Level 3 Health Assessment and Tree Health Report	
85	Terracon	TK08947	10/5/2023	\$ 803.34	Meeting on Time Coordination and Tree Related Questions for City	
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COQUINA SHORE CDD - 2025 SERIES BONDS
Jx Palm Coast Land, LLC - Reimbursement - Exhibit A

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
86	Terracon	TK37541	12/1/2023	\$ 353.13	Meetings for Coquina Shores	
87	Terracon	TK84349	3/11/2024	\$ 411.98	Meetings for Coquina Shores	
88	ETM	198445	6/8/2021	\$ 15,100.40	Preliminary Site Analysis Transportation Impact Analysis	
89	ETM	198725	7/12/2021	\$ 24,946.55	Preliminary Site Analysis Transportation Impact Analysis	
90	ETM	199183	8/9/2021	\$ 1,282.84	Preliminary Site Analysis Transportation Impact Analysis	
91	ETM	199621	9/7/2021	\$ 230.63	Preliminary Site Analysis Transportation Impact Analysis	
92	ETM	200940	1/6/2022	\$ 546.02	Preliminary Site Analysis	
93	ETM	202095	3/9/2022	\$ 916.01	Preliminary Site Analysis Project Meetings	
94	ETM	202349	4/12/2022	\$ 1,451.02	Preliminary Site Analysis Project Meetings	
95	ETM	202859	5/10/2022	\$ 4,585.00	Preliminary Site Analysis	
96	ETM	203447	6/8/2022	\$ 8,996.00	Preliminary Site Analysis Project Meetings	
97	ETM	203739	7/11/2022	\$ 2,569.03	Preliminary Site Analysis Project Meetings	
98	ETM	204404	8/10/2022	\$ 2,942.85	Preliminary Site Analysis Project Meetings	
99	ETM	204757	9/7/2022	\$ 4,349.29	Master Plan Development App Large Scale Comp Plan FLUMA	
100	ETM	205235	10/11/2022	\$ 13,976.26	Concurrency Traffic Impact Project Meetings FLUMA	
101	ETM	205783	11/9/2022	\$ 10,091.25	Concurrency Traffic Impact Analysis Master Plan Dev App	
102	ETM	206085	12/5/2022	\$ 8,338.76	Master Plan Development App Large Scale Comp Plan FLUMA	
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Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requeston Amount	Description and Notes	Etm Job. No. E 22-515
103	ETM	206297	1/5/2023	\$ 2,408.75	Site Plan Revisions Eng Ph I	
104	ETM	206482	1/10/2023	\$ 9,076.55	Concurrency Traffic Impact Analysis Master Plan Dev App	
105	ETM	206738	2/3/2023	\$ 6,303.75	Project Coordination Site Plan Revisions	
106	ETM	207083	2/8/2023	\$ 1,216.25	FDOT Driveway Traffic Study Large Scale Comp Plan FLUMA	
107	ETM	207110	3/1/2023	\$ 3,286.25	Project Coordination Site Plan Revisions	
108	ETM	207412	3/6/2023	\$ 1,640.00	Large Scale Comp plan FLUMA	
109	ETM	207529	4/5/2023	\$ 18,232.25	Project Coordination Lump Sum Services Master Site Utility Plans	
110	ETM	207974	4/13/2023	\$ 1,582.50	FDOT Driveway Traffic Study Large Scale Comp Plan FLUMA	
111	ETM	208105	5/5/2023	\$ 26,100.00	Water Sewer Reuse DEP Permits FDOT Permits Project Coordination	
112	ETM	208487	6/1/2023	\$ 43,432.50	Lift Station Design Subdivision Civil Plans Master Drainage Plan	
113	ETM	208895	7/5/2023	\$ 49,522.77	Tree Mitigation Lift Station Design Entrance Design	
114	ETM	208418	8/3/2023	\$ 89,652.55	Master Utility Plan and Offsite Utilities Project Coordination	
115	ETM	209502	8/8/2023	\$ 6,482.50	Large Scale Comp Plan FLUMA and Master Plan Application FDOT Study	
116	ETM	209980	9/1/2023	\$ 82,105.00	Subdivision Civil Engineering Cons Plans SJRWMD-ERP Phase 1	
117	ETM	210010	9/7/2023	\$ 332.50	Large Scale Comp Plan FLUMA and Master Plan Application Meetings	
118	ETM	210300	10/3/2023	\$ 57,720.00	Entrance Road Design, Lift Station, Offsite Utilities, and Drainage FDOT permits	
119	ETM	210815	11/1/2023	\$ 19,356.25	Subdivision Civil Engineering Cons Plans SJRWMD-ERP Phase 1	
						Page 7 of 9

COQUINA SHORE CDD - 2025 SERIES BONDS
Jx Palm Coast Land, LLC - Reimbursement - Exhibit A

Revised Date: 12-16-2025

No	Entity Paid	Invoice No	Inv. Date	Requestion Amount	Description and Notes	Etm Job. No. E 22-515
120	ETM	211280	11/29/2023	\$ 22,975.00	Entrance Road Design, Lift Station, Offsite Utilities, and Drainage FDOT permits	
121	ETM	210301	10/4/2023	\$ 9,728.75	Improvement Plan Prep Updating Engineering Report	
122	ETM	211854	1/8/2024	\$ 9,362.50	FDOT Traffic Study ICE analysis Driveway Permit Palm Coast DRC Permit	
123	ETM	212448	2/5/2024	\$ 2,261.25	Project Coordination Palm Coast Water Sewer Reuse Coord. Expenses	
124	ETM	212716	3/1/2024	\$ 2,975.00	Site Plan Revisions Lift Station Design Drainage Permit	
125	ETM	213107	4/4/2024	\$ 2,450.00	Lift Station Design Phase I FDOT Driveway Permit	
126	ETM	214396	6/3/2024	\$ 428.75	Site Plan Revisions Palm Coast DRC Permit	
127	ETM	214397	6/3/2024	\$ 13,977.50	Master Drainage Plan Mass Grading Plan	
128	ETM	214525	7/3/2024	\$ 63,295.00	Master Drainage Plan Mass Grading Plan	
129	ETM	215300	8/6/2024	\$ 95.00	Project Coordination Senior Planner	
130	ETM	215301	8/6/2024	\$ 9,770.50	SJRWMD ERP Permit Application Coordination Exhibit	
131	ETM	215867	9/5/2024	\$ 9,038.50	SJRWMD ERP Permit Application Coordination Exhibit	
132	ETM	215931	10/2/2024	\$ 1,547.50	DEP Sanitary Sewer and Water Dist. System Permits Expenses	
133	ETM	215932	10/2/2024	\$ 1,403.00	Project Management Coordination Exhibit	
134	ETM	216866	11/5/2024	\$ 7,792.00	SJRWMD ERP Permit Application Coordination Exhibit	
135	ETM	217158	12/2/2024	\$ 793.00	Project Management Coordination Exhibit	
136	ETM	217691	1/7/2025	\$ 915.00	Coordinate with the FDOT on Extending Permits	

Revised Date: 12-16-2025

[illegible]

Coquina Shores Community Development District
c/o Government Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Acquisition of Coquina Shores CDD Series 2025 Project Work Product (1)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement*, dated September 30, 2025 (“**Acquisition Agreement**”), by and between the Coquina Shores Community Development District (“**District**”) and JX Palm Coast Land, LLC (“**Developer**”), you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain “**Work Product**” as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Work Product. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

Sincerely,

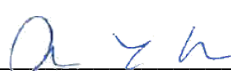
**COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

JX PALM COAST LAND, LLC



Name: Blaz Kovacic

Title: Chairman



Name: Andrew Meran

Title: VP

Exhibit A: Description of Work Product

AFFIDAVIT REGARDING COSTS PAID

Coquina Shores CDD Series 2025 Project Work Product (1)

STATE OF FLORIDA

COUNTY OF BROWARD

I, Andrew Meran, of **JX Palm Coast Land, LLC (“Developer”)**, a limited liability company, being first duly sworn, do hereby state for my affidavit as follows:


1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Andrew Meran, and I am VP of the Developer. I have authority to make this affidavit on behalf of Developer.
3. The Developer is the developer of certain lands within Coquina Shores Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Master Engineer’s Report* dated November 16, 2023 and the *First Supplemental Engineer’s Report* dated July 22, 2025, among other applicable reports related to the District’s current and future bond series (together, “**Engineer’s Report**”) describes certain work product for improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Pursuant to the agreement and invoices (“**Agreement**”) described in **Exhibit A** hereto, Developer has expended funds to develop work product described in the Engineer’s Report. The attached **Exhibit A** accurately identifies the work product and improvements completed to date and states the amounts that Developer has spent on the work product.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

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

Executed this 9th day of December, 2025.

JX Palm Coast Land, LLC, a limited liability company



Name: Andrew Meran

Title: VP

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 9th day of December, 2025, by Andrew Meran, who [X] is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Marcy McBride

(Name typed, printed or stamped)

Notary Public, State of _____

Commission No. _____

My Commission Expires: _____



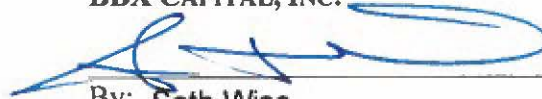
Exhibit A: Description of Work Product

WAIVER AND ASSIGNMENT OF PAYMENT

BBX Capital, Inc., a Florida corporation, ("BBX") agrees to waive its right to payment from the bond proceeds for the acquisition of the work product identified in Exhibit A ("Acquisition") undertaken pursuant to the Acquisition Agreement between Coquina Shores Community Development District and JX Palm Coast Land, LLC, and assigns all present and future monies payable from the bond proceeds for the Acquisition to JX Palm Coast Land, LLC, a Florida limited liability company. Altman agrees it shall not request remittance of any payments for requisitions associated with the Acquisition.

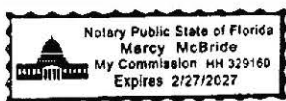
Sincerely,

BBX CAPITAL, INC.


By: Seth Wise
Its: EVP

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 9th day of December, 2025, by Seth Wise, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

Marcy McBride

(Name typed, printed or stamped)

Notary Public, State of Florida

Commission No. HH 329160

Exhibit A: Acquisition Description

WAIVER AND ASSIGNMENT OF PAYMENT

The Altman Companies, LLC, a Florida limited liability company, ("Altman") agrees to waive its right to payment from the bond proceeds for the acquisition of the work product identified in Exhibit A ("Acquisition") undertaken pursuant to the Acquisition Agreement between Coquina Shores Community Development District and JX Palm Coast Land, LLC, and assigns all present and future monies payable from the bond proceeds for the Acquisition to JX Palm Coast Land, LLC, a Florida limited liability company. Altman agrees it shall not request remittance of any payments for requisitions associated with the Acquisition.

Sincerely,

THE ALTMAN COMPANIES, LLC



By: Andrew Meran

Its: CIO

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 9th day of December, 2025, by Andrew Meran, who [☒] is personally known to me or [☐] produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Marcy McBride

(Name typed, printed or stamped)

Notary Public, State of

Commission No. _____

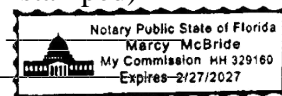


Exhibit A: Acquisition Description

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE PRODUCTION OF SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 16TH day of DECEMBER, 2025, CLARY & ASSOCIATES, INC., a Florida corporation whose mailing address is 3830 Crown Point Road, Suite A, Jacksonville, Florida 32257 ("Professional"), in favor of the COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT ("District"), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL'S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements ("Work Product") for JX Palm Coast Land, LLC, developer of lands within the District ("Developer"). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

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

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.


SECTION 5. INDEMNIFICATION. Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 6. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product.

Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

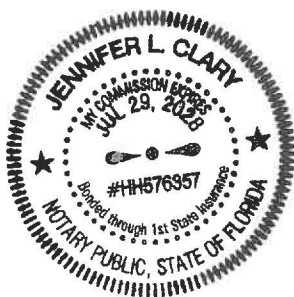
SECTION 7. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

CLARY & ASSOCIATES, INC.


By: JEFF STEINCE
Its: PRESIDENT

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 10th day of December, 2025, by _____, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature
Jennifer Clary
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH 576357

Exhibit A: Description of Work Product

Exhibit A

No	Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
1	Clary & Assoc	2021-603	7/31/2021	\$ 1,750.00	Map and Legal - Base Mapping
2	Clary & Assoc	2022-143	7/31/2022	\$ 100,000.00	Topographic Survey
3	Clary & Assoc	2022-143-2	4/30/2023	\$ 35,000.00	Topographic Survey
4	Clary & Assoc	2022-441	7/31/2022	\$ 4,750.00	Tree Survey
5	Clary & Assoc	2022-632	9/30/2022	\$ 45,450.00	Boundary Survey ALTA/NSPS
6	Clary & Assoc	2022-712	10/31/2022	\$ 24,375.00	Wetland Survey (DER)
7	Clary & Assoc	2023-384	6/30/2023	\$ 1,480.00	Topographical Info for Drainage Pipes
8	Clary & Assoc	2023-390	6/30/2023	\$ 450.00	Boundary Survey, Review of Title Commitment, and Update ALTA Survey
9	Clary & Assoc	2023-610	9/30/2023	\$ 13,500.00	Locate Seasonal High Water Marks
10	Clary & Assoc	2023-676	10/31/2023	\$ 750.00	Map and Description of Phase I
11	Clary & Assoc	2023-712	10/31/2023	\$ 900.00	Map and Description for 2 Easements on SR 100
12	Clary & Assoc	2023-716	1/31/2024	\$ 4,600.00	Map and Description of Proposed Conservation Easements (7)
13	Clary & Assoc	2024-196	4/30/2024	\$ 850.00	Map and Description of BBX Remaining Lands overall less Phase I
14	Clary & Assoc	2024-197	4/30/2024	\$ 850.00	Map and description of BBX Access Easement (Coquina Shores Blvd within Phase I)

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE PRODUCTION OF SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 10th day of DEC, 2025, **GEMINI ENGINEERING & SCIENCES, INC.**, a Florida corporation whose mailing address is 12926 Gran Bay Parkway West, Suite 210, Jacksonville, Florida 32258 ("Professional"), in favor of the **COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT** ("District"), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL'S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements ("Work Product") for JX Palm Coast Land, LLC, developer of lands within the District ("Developer"). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

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


SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.

SECTION 5. INDEMNIFICATION. Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 6. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

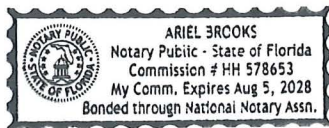
SECTION 7. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

**GEMINI ENGINEERING & SCIENCES,
INC.**


By: Ki Hong Pak
Its: President

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 10 day of December, 2025, by Ki Hong Pak, who [] is personally known to me or [x] produced drivers license as identification.

(NOTARY SEAL)




Notary Public Signature

Ariel Brooks
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH 578653

Exhibit A: Description of Work Product

EXHIBIT A

Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
Gemini Eng	22046-01	7/29/2022	\$ 3,740.00	Hydrologic and Hydraulic Analysis (Discovery Existing Conditions Modeling)
Gemini Eng	22046-02	3/31/2023	\$ 11,220.00	Hydrologic and Hydraulic Analysis (Discovery Existing Conditions Modeling)
Gemini Eng	22046-03	8/31/2023	\$ 10,040.00	Hydrologic and Hydraulic Analysis (Modeling Mapping and Evaluation)
Gemini Eng	22046-04	5/6/2024	\$ 1,800.00	Hydrologic and Hydraulic Analysis (Memorandum)

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE PRODUCTION OF SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 12th day of December, 2025, **ECS FLORIDA, LLC**, a Virginia limited liability company whose mailing address is 14030 Thunderbolt Place, Suite 500, Chantilly, Virginia 20151 (“Professional”), in favor of the **COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL’S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements (“Work Product”) for JX Palm Coast Land, LLC, developer of lands within the District (“Developer”). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

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

SECTION 4. RELEASES. Premised upon the District’s agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.

SECTION 5. INDEMNIFICATION. Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 6. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

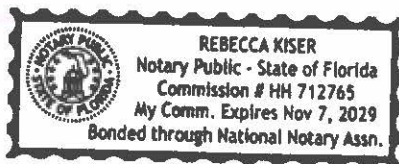
SECTION 7. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ECS FLORIDA, LLC

David W. Spangler
By: David W. Spangler
Its: Vice President

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 12th day of December, 2025, by David Spangler, who ☒ is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)



Rebecca Kiser
Notary Public Signature

Rebecca Kiser
(Name typed, printed or stamped)
Notary Public, State of FL
Commission No. HH 712765

Exhibit A: Description of Work Product

Exhibit A

Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
ECS Florida	1039639	1/9/2023	\$ 13,000.00	Partial Drilling Services - Phase I
ECS Florida	1105601	10/6/2023	\$ 30,025.00	Geotechnical Services - Drawdown & Baseflow Analysis

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE PRODUCTION OF SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 17 day of ~~December~~, 2025, TERRACON CONSULTANTS, INC., a Delaware corporation whose mailing address is 10841 South Ridgeview Road, Olathe, Kansas 66061 ("Professional"), in favor of the COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT ("District"), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL'S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements ("Work Product") for JX Palm Coast Land, LLC, developer of lands within the District ("Developer"). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

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


SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.

SECTION 5. INDEMNIFICATION. Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 6. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

SECTION 7. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

TERRACON CONSULTANTS, INC.


By: Brett Anderson
Its: Environmental Department Manager

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this 17 day of December, 2025, by Brett Anderson, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature
Kerry Olds
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. #4 417034

Exhibit A: Description of Work Product

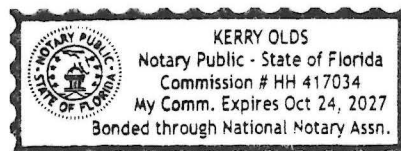


Exhibit A

Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
Terracon	TF85961	10/27/2021	\$ 25,500.00	25% Lump Sum
Terracon	TG12259	12/22/2021	\$ 71,400.00	70% Lump Sum
Terracon	TH40643	9/26/2022	\$ 22,500.00	Credit Tree Sampling Report 90% Lump Sum
Terracon	TJ21838	4/13/2023	\$ 2,500.00	Credit Tree Sampling Report 10% Lump Sum
Terracon	TJ48768	6/7/2023	\$ 1,753.84	Incidental Services Meetings and Onsite Palm Coast Review
Terracon	TJ61462	6/30/2023	\$ 1,120.44	Incidental Services Meetings and Onsite Palm Coast Review
Terracon	TJ75713	7/31/2023	\$ 6,179.83	Level 3 Assessment and Tree Report, Coordinate with City of Palm Coast
Terracon	TJ93780	9/7/2023	\$ 3,504.34	Level 3 Health Assessment and Tree Health Report
Terracon	TK08947	10/5/2023	\$ 803.34	Meeting on Time Coordination and Tree Related Questions for City
Terracon	TK37541	12/1/2023	\$ 353.13	Meetings for Coquina Shores
Terracon	TK84349	3/11/2024	\$ 411.98	Meetings for Coquina Shores

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE PRODUCTION OF SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 22 day of December, 2025, SES ENVIRONMENTAL RESOURCE SOLUTIONS, LLC, an Alaska limited liability company whose mailing address is 10101 Global Way, Knoxville, Tennessee 37932 ("Professional"), in favor of the COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT ("District"), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL'S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements ("Work Product") for JX Palm Coast Land, LLC, developer of lands within the District ("Developer"). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

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

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.

SECTION 5. INDEMNIFICATION. Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 6. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

SECTION 7. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

**SES ENVIRONMENTAL RESOURCE
SOLUTIONS, LLC**



By: Kim M. Allerton

Its: General Manager

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☒ online notarization this 22 day of December, 2025, by Kim M. Allerton, who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

Melony Thricee Baker

(Name typed, printed or stamped)

Notary Public, State of Florida

Commission No. HH 494180

Exhibit A: Description of Work Product

Exhibit A

Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
ERS	37784	5/31/2021	\$ 5,428.44	Wetland Delineation
ERS	37840	6/30/2021	\$ 6,072.00	Wetland Delineation
ERS	38751	6/30/2022	\$ 450.00	Client Meeting
ERS	38842	7/31/2022	\$ 3,295.00	Meeting and Draft Wildlife Report
ERS	38978	8/31/2022	\$ 3,627.50	Meeting and Draft Wildlife Report
ERS	39046	9/30/2022	\$ 2,150.00	Meetings Coordinate wildlife/archeology report
ERS	39108	10/31/2022	\$ 1,150.00	Meetings and Review of Documents
ERS	39177	11/30/2022	\$ 2,950.00	PESA Update and Meetings
ERS	39287	1/31/2023	\$ 5,166.92	PESA Update and Meetings
ERS	39357	2/28/2023	\$ 2,000.00	Team Meetings and PESA Update
ERS	39440	3/31/2023	\$ 3,750.00	WMD Conceptual Permit Application Preparation
ERS	39529	4/30/2023	\$ 3,355.00	WMD Conceptual Permit Application
ERS	39613	5/31/2023	\$ 2,100.00	WMD Submittal and Team Meetings
ERS	39643	6/30/2023	\$ 5,505.14	SJRWMD Wetland Line Review and Team Meetings
ERS	39769	7/31/2023	\$ 4,200.00	Team Meetings and SHW Level Establishment
ERS	39837	8/31/2023	\$ 1,972.50	Meetings
ERS	39849	9/30/2023	\$ 3,765.00	SJRWMD RAI Responses (Conceptual and Phase 1) (Not originally included in details)
ERS	39928	10/31/2023	\$ 1,552.50	Team Meetings and SJRWMD RAI Responses
ERS	39986	11/30/2023	\$ 5,600.00	Gopher Tortoise Survey 70% Public Benefit per CDD report
ERS	40049	12/31/2023	\$ 2,432.50	Team meetings FWC application
ERS	40122	1/31/2024	\$ 3,890.00	Team Meetings SJRWMD and FDEP Permitting
ERS	40192	2/29/2024	\$ 3,045.00	Team Meetings SJRWMD and FDEP Permitting
ERS	40275	3/31/2024	\$ 2,326.25	Preparation and Submittal of USACE Application
ERS	40326	4/30/2024	\$ 3,460.00	Weekly Team Meetings and USACE Permit Application Package
ERS	40395	5/31/2024	\$ 3,735.00	SJRWMD CE Coordination USACE Application
ERS	40454	6/30/2024	\$ 2,377.50	USACE and SJRWMD Permitting Efforts
ERS	40521	7/28/2024	\$ 2,056.25	Weekly Meetings WMD USACE Coordination
ERS	40570	8/24/2024	\$ 3,337.50	USACE and SJRWMD Permitting Efforts Weekly Team Meeting
ERS	40628	9/30/2024	\$ 1,035.00	USACE SJRWMD Coordination and Team Meetings
ERS	40658	10/31/2024	\$ 2,760.00	USACE SJRWMD Coordination and Team Meetings

ERS	40780	12/31/2024	\$ 6,853.29	Gopher Tortoise Re-Survey, USACE SJRWMD 70% Public Benefit per CDD report
ERS	40863	1/31/2025	\$ 1,746.46	GT Permit Re-Authorization, CE Recording Fees 70% Public Benefit per CDD report
ERS	40920	2/28/2025	\$ 1,050.00	USACE Coordination Gopher Tortoise Coordination 70% Public Benefit per CDD report
ERS	40976	3/31/2025	\$ 7,163.43	USACE Coordination, Field Data Points Weekly Meeting
ERS	41086	4/30/2025	\$ 3,120.00	Weekly Meetings and USACE Coordination
ERS	41146	5/31/2025	\$ 1,197.50	Weekly Team Meetings
ERS	41220	6/30/2025	\$ 2,277.00	Weekly Meetings and USACE Coordination
ERS	41278	7/31/2025	\$ 956.20	Team Meeting and GT Silt Fencing Coordination 70% Public Benefit per CDD report

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND
THE RIGHT TO RELY UPON CONTRACT TERMS FOR THE PRODUCTION OF
SAME**

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS ACQUISITION ACKNOWLEDGMENT is made the December 18, 2025, ENGLAND, THIMS & MILLER, INC., a Florida corporation whose mailing address is 14775 Old St. Augustine Road, Jacksonville, Florida 32258 ("Professional"), in favor of the COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT ("District"), which is a local unit of special-purpose government situated in the City of Palm Coast, Flagler County, Florida, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092.

SECTION 1. DESCRIPTION OF PROFESSIONAL'S SERVICES. Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain infrastructure improvements ("Work Product") for JX Palm Coast Land, LLC, developer of lands within the District ("Developer"). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is acquiring or has acquired the Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District has let a construction contract for construction of the improvements set forth in said Work Product and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

SECTION 3. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product is free of all claims, security agreement, encumbrances or liens.

SECTION 4. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product that is listed on Exhibit A. Professional further certifies that no outstanding requests for payment exist related to the Work Product, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product.

SECTION 5. EFFECTIVE DATE. This Acquisition acknowledgement shall take effect execution.



Digitally signed

by:

ENGLAND, THIMS & MILLER, INC.

Scott Jordan

Lockwood, P.E.

2025.12.18

15:05:34 -

Scott Jordan Lockwood, P.E.

Project Engineer, Shareholder

Exhibit A: Description of Work Product

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED PROFESSIONAL(S) AND DATE SEALED ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Exhibit A

Entity Paid	Invoice No	Inv. Date	Requisition Amount	Description and Notes
ETM	198445	6/8/2021	\$ 15,100.40	Preliminary Site Analysis Transportation Impact Analysis and Meetings
ETM	198725	7/12/2021	\$ 24,946.55	Preliminary Site analysis Transportation Impact Analysis and Meetings
ETM	199183	8/9/2021	\$ 1,282.84	Preliminary Site analysis Transportation Impact Analysis and Meetings
ETM	199621	9/7/2021	\$ 230.63	Preliminary Site analysis Transportation Impact Analysis and Meetings
ETM	200940	1/6/2022	\$ 546.02	Preliminary Site Analysis
ETM	202095	3/9/2022	\$ 916.01	Preliminary Site Analysis Project Meetings
ETM	202349	4/12/2022	\$ 1,451.02	Preliminary Site Analysis Project Meetings
ETM	202859	5/10/2022	\$ 4,585.00	Preliminary Site Analysis
ETM	203447	6/8/2022	\$ 8,996.00	Preliminary Site Analysis Project Meetings
ETM	203739	7/11/2022	\$ 2,569.03	Preliminary Site Analysis Project Meetings
ETM	204404	8/10/2022	\$ 2,942.85	Preliminary Site Analysis Project Meetings
ETM	204757	9/7/2022	\$ 4,349.29	Master Plan Development App Large Scale Comp Plan FLUMA
ETM	205235	10/11/2022	\$ 13,976.26	Concurrency Traffic Impact Project Meetings FLUMA
ETM	205783	11/9/2022	\$ 10,091.25	Concurrency Traffic Impact Analysis Master Plan Dev App
ETM	206085	12/5/2022	\$ 8,338.76	Master Plan Development App Large Scale Comp Plan FLUMA
ETM	206297	1/5/2023	\$ 2,408.75	Site Plan Revisions Eng Ph I

ETM	206482	1/10/2023	\$ 9,076.55	Concurrency Traffic Impact Analysis Master Plan Dev App
ETM	206738	2/3/2023	\$ 6,303.75	Project Coordination Site Plan Revisions
ETM	207083	2/8/2023	\$ 1,216.25	FDOT Driveway Traffic Study Large Scale Comp Plan FLUMA
ETM	207110	3/1/2023	\$ 3,286.25	Project Coordination Site Plan Revisions
ETM	207412	3/6/2023	\$ 1,640.00	Large Scale Comp plan FLUMA
ETM	207529	4/5/2023	\$ 18,232.25	Project Coordination Lump Sum Services Master Site Utility Plans
ETM	207974	4/13/2023	\$ 1,582.50	FDOT Driveway Traffic Study Large Scale Comp Plan FLUMA
ETM	208105	5/5/2023	\$ 26,100.00	Water Sewer Reuse DEP Permits FDOT Permits Project Coordination
ETM	208487	6/1/2023	\$ 43,432.50	Lift Station Design Subdivision Civil Plans Master Drainage Plan
ETM	208895	7/5/2023	\$ 49,522.77	Tree Mitigation Lift Station Design Entrance Design
ETM	208418	8/3/2023	\$ 89,652.55	Master Utility Plan and Offsite Utilities Project Coordination
ETM	209502	8/8/2023	\$ 6,482.50	Large Scale Comp Plan FLUMA and Master Plan Application FDOT Study
ETM	209980	9/1/2023	\$ 82,105.00	Subdivision Civil Engineering Cons Plans SJRWMD-ERP Phase 1
ETM	210010	9/7/2023	\$ 332.50	Large Scale Comp Plan FLUMA and Master Plan Application Meetings
ETM	210300	10/3/2023	\$ 57,720.00	Entrance Road Design, Lift Station, Offsite Utilities, and Drainage FDOT permits
ETM	210815	11/1/2023	\$ 19,356.25	Subdivision Civil Engineering Cons Plans SJRWMD-ERP Phase 1
ETM	211280	11/29/2023	\$ 22,975.00	Entrance Road Design, Lift Station, Offsite Utilities, and Drainage FDOT permits

ETM	210301	10/4/2023	\$ 9,728.75	Improvement Plan Preparation Updating Engineering Report
ETM	211854	1/8/2024	\$ 9,362.50	FDOT Traffic Study ICE analysis Driveway Permit Palm Coast DRC Permit
ETM	212448	2/5/2024	\$ 2,261.25	Project Coordination Palm Coast Water Sewer Reuse Coord. Expenses
ETM	212716	3/1/2024	\$ 2,975.00	Site Plan Revisions Lift Station Design Drainage Permit
ETM	213107	4/4/2024	\$ 2,450.00	Lift Station Design Phase I FDOT Driveway Permit
ETM	214396	6/3/2024	\$ 428.75	Site Plan Revisions Palm Coast DRC Permit
ETM	214397	6/3/2024	\$ 13,977.50	Master Drainage Plan Mass Grading Plan Project Management
ETM	214525	7/3/2024	\$ 63,295.00	Master Drainage Plan Mass Grading Plan
ETM	215300	8/6/2024	\$ 95.00	Project Coordination Senior Planner
ETM	215301	8/6/2024	\$ 9,770.50	SJRWMD ERP Permit Application Coordination Exhibit
ETM	215867	9/5/2024	\$ 9,038.50	SJRWMD ERP Permit Application Coordination Exhibit
ETM	215931	10/2/2024	\$ 1,547.50	DEP Sanitary Sewer and Water Dist. System Permits Expenses
ETM	215932	10/2/2024	\$ 1,403.00	Project Management Coordination Exhibit
ETM	216866	11/5/2024	\$ 7,792.00	SJRWMD ERP Permit Application Coordination Exhibit
ETM	217158	12/2/2024	\$ 793.00	Project Management Coordination Exhibit
ETM	217691	1/7/2025	\$ 915.00	Coordinate with the FDOT on Extending Permits
ETM	218258	2/3/2025	\$ 305.00	Coordinate with the FDOT on Extending Permits
ETM	218804	3/4/2025	\$ 610.00	Weekly Coordination Meeting with Client and Project Team

ETM	218981	4/3/2025	\$ 732.00	Weekly Coordination Meeting with Client and Project Team
ETM	219715	5/6/2025	\$ 549.00	Biweekly Meetings to Discuss Project and Permitting Efforts
ETM	220308	6/3/2025	\$ 854.00	FDOT Permit Extension WMD Permit Notice
ETM	221371	6/6/2025	\$ 793.00	Discuss Updates and Submit Request to FDOT to Update Permits

DISTRICT ENGINEER'S CERTIFICATE

Coquina Shores CDD Series 2025 Project Work Product (1)

December 18, 2025

Board of Supervisors
Coquina Shores Community Development District

Re: Acquisition of Environmental Services Work Product

Ladies and Gentlemen:

The undersigned, a representative of England, Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the Coquina Shores Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from JX Palm Coast Land, LLC ("**Developer**") of services in connection with the construction of certain design and infrastructure improvements ("**Work Product**"), all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. The Work Product is within the scope of the District's capital improvement plan as set forth in the *Master Engineer's Report* dated November 16, 2023, and the *First Supplemental Engineer's Report* dated July 22, 2025, among other applicable reports related to the current and future bond series ("**Engineer's Report**"), and specially benefits property within the District as further described in the Engineer's Report.
2. Based on my review, I believe that the Work Product was prepared in accordance with industry standards and governing laws and regulations.
3. The total costs associated with the Work Product are the reasonable fair market value of the Work Product.
4. The plans, permits, and specifications produced or acquired in connection with the Work Product that are necessary for the construction, operation and maintenance of those certain infrastructure improvements are on file with the District and have been, or are capable of being, transferred to the District for the construction, operation and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product.

FURTHER AFFIANT SAYETH NOT.



Digitally signed
by:

Scott Jordan
Lockwood, P.E.

2025.12.18

15:04:49 -05'00'

STATE OF FLORIDA
COUNTY OF DUVAL

Scott Jordan Lockwood, P.E.
Florida PE Number 68426
Coquina Shores CDD – District Engineer
England, Thims & Miller, Inc.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED
PROFESSIONAL(S) AND DATE SEALED ADJACENT TO
THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES

BILL OF SALE

Coquina Shores CDD Series 2025 Project Work Product (1)

THIS BILL OF SALE is effective as of the **9th** day of **December**, 2025, **JX PALM COAST LAND, LLC**, a Florida limited liability company, whose mailing address is 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301, hereinafter called the “**Grantor**,” to **Coquina Shores Community Development District**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address is c/o Government Management Services, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, hereinafter called the “**Grantee**.”

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, “**Property**”) described below to have and to hold for Grantee’s own use and benefit forever:

- a) All work product described in **Exhibit A**, and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

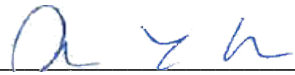
WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.


Signed, sealed and delivered by:

WITNESSES

JX PALM COAST LAND, LLC

By: 
Name: Blaz Kovacic


Name: Andrew Meran
Title: VP

By: 
Name: Marcy McBride

STATE OF FLORIDA
COUNTY OF BROWARD

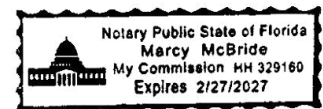
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of December, 2025, by Andrew Meran as VP of JX Palm Coast Land, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)


NOTARY PUBLIC, STATE OF
FLORIDA

Name: Marcy McBride
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A: Description of Work Product



FIFTH ORDER OF BUSINESS

AIA Type Document
Application and Certification for Payment

Page 1 of 4

TO (OWNER): Coquina Shores CDD
C/O Gov. Management Ser., LLC
475 W. Town Place, Ste 114
St. Augustine, FL 32092

PROJECT: Coquina shores Offsite
6150 State Highway 100 E.
Cline Job #1224
Palm Coast, FL 32137

APPLICATION NO: 2
PERIOD TO: 11/30/2025

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): S. E. Cline Construction
P.O.Box 354425
18 Utility Drive
Palm Coast, FL 32135-4425

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 1,470,151.33

2. Net Change Change Orders \$ 19,946.00

3. CONTRACT TO DATE (Line 1 + 2) \$ 1,490,097.33

4. TOTAL COMPLETED AND STORED TO DATE \$ 141,941.73

5. RETAINAGE

a. 5.0 of Completed Work \$ 2,550.78

b. 5.0 of Stored Material \$ 4,546.31

Total retainage (line 5a + 5b) \$ 7,097.09

6. TOTAL EARNED LESS RETAINAGE \$ 134,844.64
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 48,464.78

8. CURRENT PAYMENT DUE \$ 86,379.86

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 1,355,252.69

CHANGE ORDER	SUMMARY	ADDITIONS	DEDUCTIONS
Total changes previous month	Approved in Owner	19,946.00	0.00
Total approved this Month		0.00	0.00
TOTALS		19,946.00	0.00
NET CHANGES by Change Order		19,946.00	

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

CONTRACTOR: S. E. Cline Construction
P.O.Box 354425 18 Utility Drive
Palm Coast, FL 32135-4425

By:  / Vice President

Date: 11-26-2025

State of: FL

County of: Flagler

Subscribed and Sworn to before me this 26th Day of Nov. 20 25

Notary Public: Jamie Wright
My Commission Expires June 11, 2028



Commission # HH 537636
Expires June 11, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. \$

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

ARCHITECT:

By: _____ Date: _____

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

Page 2 of 4

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

ARCHITECT'S
PROJECT NO:

CONTRACT DATE:

[illegible]

Page 3 of 4

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
22	1" Asphalt Pavement SP9.5 (Turn Lane 1st Lift)	13,234.35	0.00	0.00	0.00	0.00	0.00	13,234.35	0.00
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift)	13,321.50	0.00	0.00	0.00	0.00	0.00	13,321.50	0.00
24	Prime Limerock	3,996.45	0.00	0.00	0.00	0.00	0.00	3,996.45	0.00
25	Tack Coat	385.95	0.00	0.00	0.00	0.00	0.00	385.95	0.00
26	Striping & Signs	21,686.70	0.00	0.00	0.00	0.00	0.00	21,686.70	0.00
27	Sidewalks	74,202.50	0.00	0.00	0.00	0.00	0.00	74,202.50	0.00
28	A.D.A. Handicxap Ramps	1,487.50	0.00	0.00	0.00	0.00	0.00	1,487.50	0.00
29	A.D.A. Mats	3,332.00	0.00	0.00	0.00	0.00	0.00	3,332.00	0.00
30	Railing (Allowance)	16,184.00	0.00	0.00	0.00	0.00	0.00	16,184.00	0.00
31	19"x30" Mitered End Section	15,171.64	0.00	0.00	0.00	0.00	0.00	15,171.64	0.00
32	19"x30" ERCP	52,664.96	0.00	0.00	0.00	0.00	0.00	52,664.96	0.00
33	6" PVC DR18 Force Main	102,627.20	0.00	0.00	26,160.38	26,160.38	25.49	76,466.82	1,308.02
34	8" HDPE Force Main Directional Drill	69,904.50	0.00	0.00	0.00	0.00	0.00	69,904.50	0.00
35	10" HDPE Force Main Dircetional Drill	40,061.50	0.00	0.00	0.00	0.00	0.00	40,061.50	0.00
36	Force Main Fittings & Valves	62,865.43	6,286.54	0.00	0.00	6,286.54	10.00	56,578.89	314.33
37	12" DR18 PVC Water Main	6,236.80	0.00	0.00	0.00	0.00	0.00	6,236.80	0.00
38	6" DR18 PVC Water Main	2,557.60	0.00	0.00	0.00	0.00	0.00	2,557.60	0.00
39	Water Main Fittings & Valves	34,673.47	0.00	0.00	12,950.02	12,950.02	37.35	21,723.45	647.50
40	16" DR18 PVC Reuse Main	214,302.00	0.00	0.00	0.00	0.00	0.00	214,302.00	0.00
41	18" HDPE Reuse Main Dircetional Drill	208,149.00	0.00	0.00	0.00	0.00	0.00	208,149.00	0.00

AIA Type Document
Application and Certification for Payment

Page 4 of 4

TO (OWNER): Coquina Shores CDD
C/O Gov. Management Ser., LLC
475 W. Town Place, Ste 114
St. Augustine, FL 32092

PROJECT: Coquina shores Offsite
6150 State Highway 100 E.
Cline Job #1224
Palm Coast, FL 32137

APPLICATION NO: 2
PERIOD TO: 11/30/2025

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): S. E. Cline Construction
P.O.Box 354425
18 Utility Drive
Palm Coast, FL 32135-4425

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
42	Reuse Main Fittings & Valves	174,522.39	17,452.24	0.00	51,815.77	69,268.01	39.69	105,254.38	3,463.40
43	Mobilization	2,123.00	1,061.50	0.00	0.00	1,061.50	50.00	1,061.50	53.08
Change Order #1									
44	Bond and Additional Admin Fees	19,946.00	19,946.00	0.00	0.00	19,946.00	100.00	0.00	997.30
REPORT TOTALS		\$1,490,097.33	\$51,015.56	\$0.00	\$90,926.17	\$141,941.73	9.53	\$1,348,155.60	\$7,097.09



This Instrument Prepared By:
S.E. Cline Construction, Inc.
P.O. Box 354425
18 Utility Dr.
Palm Coast, FL 32137

WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$86,379.86, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through November 30th, 2025, to Coquina Shores Community Development District C/O Gov. Management Ser., LLC on the following described property:

***Coquina Shores Off-Site Improvements
6150 State Highway 100 East
Palm Coast, FL 32137***

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

DATED on November 26th, 2025

S.E. Cline Construction, Inc.
18 Utility Drive
Palm Coast, FL 32137

Eric Rush, Vice President

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26st day of November, 2025, by Eric Rush as Vice President for S.E. Cline Construction, Inc.

Personally Known OR Produced Identification _____

Notary Public



JAMIE WRIGHT
Commission # HH 537636
Expires June 11, 2028

NOTE: This release is conditioned upon clearance of the check tendered by S.E. Cline Construction, Inc. in payment of the amount stated herein. If collected funds are not received by lienor upon deposit of the check tendered, this Waiver and Release is null and void.

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

Progress Payment No.: 2

Job# 1224
For Period Ending: 11/30/2025

Item	Description of Work	Unit	Qty	Unit Price	Scheduled Value	Prev Qty	Previous Value	Qty in Place	Value Work in Place this Period	Stored Materials	Qty Completed & Stored this Period	Total Complete and Stored	Retention Withheld
1	General Conditions	LS	1	\$ 4,046.00	\$ 4,046.00	10%	\$ 404.60	10%	\$ -	\$ -	\$ -	\$ 404.60	\$ 20.23
2	NPDES Permit Compliance	MO	6	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
3	Survey & As-Builts	LS	1	\$ 21,756.83	\$ 21,756.83	10%	\$ 2,175.68	10%	\$ -	\$ -	\$ -	\$ 2,175.68	\$ 108.78
4	Erosion Control Monthly Monitoring (6 Months)	LS	1	\$ 6,426.00	\$ 6,426.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
5	Silt Fence Type III (Regular)	LF	2785	\$ 2.38	\$ 6,628.30	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
6	Inlet Protection	EA	8	\$ 148.75	\$ 1,190.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Maintenance of Traffic	LS	1	\$ 18,445.00	\$ 18,445.00	20%	\$ 3,689.00	20%	\$ -	\$ -	\$ -	\$ 3,689.00	\$ 184.45
8	Demolition	LS	1	\$ 58,099.20	\$ 58,099.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
9	Selective Clearing	LS	1	\$ 17,882.10	\$ 17,882.10	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
10	Strip Topsoil	CY	905	\$ 7.24	\$ 6,552.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11	Stockpile Topsoil Onsite	CY	905	\$ 3.01	\$ 2,724.05	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
12	Site Cut	CY	163	\$ 1.55	\$ 252.65	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13	Place & Compact Fill	CY	1217	\$ 14.47	\$ 17,609.99	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
14	Purchase Fill Material	CY	1054	\$ 16.13	\$ 17,001.02	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
15	Earthwork Denisty Testing	LS	1	\$ 5,450.20	\$ 5,450.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
16	Earthwork (Regrading Existing Ditches After Pipe)	LS	1	\$ 3,310.00	\$ 3,310.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17	Final Dressout (One Time Only)	SY	12750	\$ 1.71	\$ 21,802.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18	Site Sod	SY	12750	\$ 4.93	\$ 62,857.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
19	Subsoil Stabilization (Turn Lane)	SY	1360	\$ 17.36	\$ 23,609.60	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
20	Subgrade for Sidewalk	SY	1235	\$ 8.05	\$ 9,941.75	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21	8" Limerock (Turn Lane)	SY	1245	\$ 24.80	\$ 30,876.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
22	1" Asphalt Pavement SP9.5 (Turn Lane 1st Lift)	SY	1245	\$ 10.63	\$ 13,234.35	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift)	SY	1245	\$ 10.70	\$ 13,321.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
24	Prime Limerock	SY	1245	\$ 3.21	\$ 3,996.45	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
25	Tack Coat	SY	1245	\$ 0.31	\$ 385.95	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
26	Striping & Signs	LS	1	\$ 21,686.70	\$ 21,686.70	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
27	Sidewalks	SF	11075	\$ 6.70	\$ 74,202.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
28	A.D.A. Handicxap Ramps	EA	5	\$ 297.50	\$ 1,487.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

Progress Payment No.: 2

Job# 1224
For Period Ending: 11/30/2025

29	A.D.A. Mats	SF	70	\$ 47.60	\$ 3,332.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
30	Railing (Allowance)	LF	160	\$ 101.15	\$ 16,184.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
31	19"x30" Mitered End Section	EA	4	\$ 3,792.91	\$ 15,171.64	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
32	19"x30" ERCP	LF	284	\$ 185.44	\$ 52,664.96	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
33	6" PVC DR18 Force Main	LF	2080	\$ 49.34	\$ 102,627.20	0%	\$ -	0%	\$ -	\$ 26,160.38	\$ -	\$ 26,160.38	\$ 1,308.02
34	8" HDPE Force Main Directional Drill	LF	150	\$ 466.03	\$ 69,904.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
35	10" HDPE Force Main Dircetional Drill	LF	50	\$ 801.23	\$ 40,061.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
36	Force Main Fittings & Valves	LS	1	\$ 62,865.43	\$ 62,865.43	10%	\$ 6,286.54	10%	\$ -	\$ -	\$ -	\$ 6,286.54	\$ 314.33
37	12" DR18 PVC Water Main	LF	40	\$ 155.92	\$ 6,236.80	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
38	6" DR18 PVC Water Main	LF	20	\$ 127.88	\$ 2,557.60	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
39	Water Main Fittings & Valves	EA	1	\$ 34,673.47	\$ 34,673.47	0%	\$ -	0%	\$ -	\$ 12,950.02	\$ -	\$ 12,950.02	\$ 647.50
40	16" DR18 PVC Reuse Main	LF	2200	\$ 97.41	\$ 214,302.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
41	18" HDPE Reuse Main Dircetional Drill	LF	300	\$ 693.73	\$ 208,149.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
42	Reuse Main Fittings & Valves	LS	1	\$ 174,522.39	\$ 174,522.39	10%	\$ 17,452.24	10%	\$ -	\$ 51,815.77	\$ -	\$ 69,268.01	\$ 3,463.40
43	Mobilization	LS	1	\$ 2,123.00	\$ 2,123.00	50%	\$ 1,061.50	50%	\$ -	\$ -	\$ -	\$ 1,061.50	\$ 53.08
				\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
									\$ -				
	Project Total:				\$ 1,470,151.33	0%	\$ 31,069.56	0%	\$ -	\$ 90,926.17	\$ -	\$ 121,995.73	\$ 6,099.79
#	<u>Change Orders</u>								\$ -				
	<u>Deletions</u>								\$ -				
			0	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>Additions</u>								\$ -				
1	Bond and Additional Admin Fees	LS	1	\$ 19,946.00	\$ 19,946.00	100%	\$ 19,946.00	100%	\$ -	\$ -	\$ -	\$ 19,946.00	\$ 997.30
	Totals after Change Orders				\$ 1,490,097.33	0%	\$ 51,015.56	0%	\$ -	\$ 90,926.17	\$ -	\$ 141,941.73	\$ 7,097.09



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

RECEIVED

NOV 17 2025

BY: MENTE

INVOICE NUMBER: 7139981
BILL OF LADING:
INVOICE DATE: 11/17/25
DUE DATE: 12/14/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

SHIP TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
071	7139887	7139981	Our Truck	203148	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
1224	COQUINA SHORES	COQUINA	DTW	12/14/25	11/13/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
WIRE10CCG500	10AWG CC WIRE GREEN 500' ROLL C/O LINE # 00260	FT	1500	1500	0	.2500	375.00
TAPE3NDFM	3X1000 FORCE MAIN NON-DET TAPE C/O LINE # 00270	EA	2	2	0	23.0000	46.00
PWPC6	6" BELL REST C900/DI PV-LOK C/O LINE # 00280	EA	17	17	0	75.0000	1,275.00
JEADBWC	JEA DIRECT BURY WIRE CONNECTOR DB LUG YELLOW 5 PER PACK C/O LINE # 00310	PK	2	2	0	52.0000	104.00
HP195123	13X24 LUB MB W/ CI READER LID HIGHLINE 13241175 C/O LINE # 00320	EA	4	4	0	233.0000	932.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00370	EA	6	6	0	50.0000	300.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00380	EA	6	6	0	29.0000	174.00
461SLLHD	461S HD SCREW VLV BX LESS LID C/O LINE # 00390	EA	3	3	0	108.0000	324.00
VBLIDS	5-1/4 VB LID M/SEWER C/O LINE # 00400	EA	3	3	0	N/C	N/C
3BVM6S	3" BRASS VALVE MARKER 6" SEWER C/O LINE # 00410	EA	4	4	0	19.0000	76.00
86MRP401	8"X6" MJ REDUCER P401 C153 C/O LINE # 00450	EA	2	2	0	600.0000	1,200.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00460	EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND	EA	2	2	0	29.0000	58.00

TO VIEW AND PAY ONLINE:

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Page 1 of 6



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE NUMBER: 7139981
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INVOICE DATE: 11/17/25
DUE DATE: 12/14/25

Please Remit Payment To:
Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS	
071	7139887	7139981	Our Truck		203148		NET 30 DAYS	
PO NO	JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
1224	COQUINA SHORES		COQUINA		DTW	12/14/25	11/13/25	
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
	C/O LINE # 00470							
6MTP401	6" MJ TEE P401 C153 C/O LINE # 00500		EA	1	1	0	649.0000	649.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00510		EA	3	3	0	50.0000	150.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00520		EA	3	3	0	29.0000	87.00
6M4P401	6" MJ 45 P401 C153 C/O LINE # 00550		EA	2	2	0	492.0000	984.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00560		EA	4	4	0	50.0000	200.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00570		EA	4	4	0	29.0000	116.00
6M2P401	6" MJ 22-1/2 P401 C153 C/O LINE # 00600		EA	2	2	0	476.0000	952.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00610		EA	4	4	0	50.0000	200.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00620		EA	4	4	0	29.0000	116.00
6MC2TP401	6"X2" MJ TAPT CAP P401 C153 C/O LINE # 00650		EA	2	2	0	447.0000	894.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00660		EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00670		EA	2	2	0	29.0000	58.00
WIRE10CCB500	10AWG CC WIRE BLUE 500' ROLL		FT	500	500	0	.2500	125.00

TO VIEW AND PAY ONLINE:

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Page 2 of 6



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE NUMBER: 7139981
BILL OF LADING:
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DUE DATE: 12/14/25

Please Remit Payment To:
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PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:
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S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO		TERMS		
071	7139887	7139981	Our Truck	203148		NET 30 DAYS		
PO NO		JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
1224		COQUINA SHORES	COQUINA	DTW	12/14/25	11/13/25		
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
	C/O LINE # 00760							
TAPE3NSW	3"X1000' WATER NON-DET TAPE C/O LINE # 00770		EA	1	1	0	23.0000	23.00
PWPC12	12" BELL REST C900/DI PV-LOK C/O LINE # 00780		EA	2	2	0	237.0000	474.00
/09606729046	TSSF-1818-1200-12 16"X12" SSTS C/O LINE # 01740		EA	1	1	0	5458.0000	5,458.00
12T236119	12" MJXF TV O/L T2361-19 L/ACC C/O LINE # 00830		EA	1	1	0	4538.0000	4,538.00
SLCE12	12" ONE-LOK MJ REST PVC SLCE12 C/O LINE # 00840		EA	1	1	0	146.0000	146.00
12RALG	12" MJ REGULAR ACC LESS GLAND C/O LINE # 00850		EA	1	1	0	45.0000	45.00
461SLLHD	461S HD SCREW VLV BX LESS LID C/O LINE # 00860		EA	1	1	0	108.0000	108.00
VBLIDW	5-1/4 VB LID M/WATER C/O LINE # 00870		EA	1	1	0	N/C	N/C
BOXLOK4	VLV BOX CENTER DEVICE BOXLOK-4 C/O LINE # 00880		EA	1	1	0	37.0000	37.00
6A236123	6" MJ GV O/L A2361-23 L/ACC C/O LINE # 00930		EA	1	1	0	965.0000	965.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00940		EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00950		EA	2	2	0	29.0000	58.00
461SLLHD	461S HD SCREW VLV BX LESS LID		EA	1	1	0	108.0000	108.00

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Page 3 of 6



INVOICE

15850 Dallas Pkwy
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PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS	
071	7139887	7139981	Our Truck		203148		NET 30 DAYS	
PO NO	JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
1224	COQUINA SHORES		COQUINA		DTW	12/14/25	11/13/25	
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
	C/O LINE # 00960							
VBLIDW	5-1/4 VB LID M/WATER C/O LINE # 00970		EA	1	1	0	N/C	N/C
BOXLOK4	VLV BOX CENTER DEVICE BOXLOK-4 C/O LINE # 00980		EA	1	1	0	37.0000	37.00
3BVM6W	3" BRASS VALVE MARKER 6" WATER C/O LINE # 00990		EA	1	1	0	19.0000	19.00
12MC2T	12"X2" MJ TAPT CAP C153 C/O LINE # 01030		EA	1	1	0	232.0000	232.00
SLCE12	12" ONE-LOK MJ REST PVC SLCE12 C/O LINE # 01040		EA	1	1	0	146.0000	146.00
12RALG	12" MJ REGULAR ACC LESS GLAND C/O LINE # 01050		EA	1	1	0	45.0000	45.00
6M4	6" MJ 45 C153 C/O LINE # 01080		EA	1	1	0	127.0000	127.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 01090		EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 01100		EA	2	2	0	29.0000	58.00
WIRE10CCP500	10AWG CC WIRE PURPLE 500' ROLL C/O LINE # 01180		FT	1500	1500	0	.2500	375.00
TAPE3NDRW	3X1000 RECLAIM NON-DET TAPE C/O LINE # 01190		EA	2	2	0	23.0000	46.00
PWPC16	16" BELL REST C900/DI PV-LOK C/O LINE # 01200		EA	22	22	0	550.0000	12,100.00
JEADBWC	JEA DIRECT BURY WIRE CONNECTOR		PK	2	2	0	52.0000	104.00

TO VIEW AND PAY ONLINE:

Fortiline.com

USE THIS ENROLLMENT TOKEN:

KGS MPW KWD

Page 4 of 6



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE NUMBER: 7139981
BILL OF LADING:
INVOICE DATE: 11/17/25
DUE DATE: 12/14/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

SHIP TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD			CUSTOMER NO		TERMS
071	7139887	7139981	Our Truck			203148		NET 30 DAYS
PO NO	JOB NAME		JOB NO		SLS	DUE DATE		SHIP DATE
1224	COQUINA SHORES		COQUINA		DTW	12/14/25		11/13/25
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
HP195123	DB LUG YELLOW 5 PER PACK C/O LINE # 01230		EA	4	4	0	233.0000	932.00
VBSQRW	13X24 LUB MB W/ CI READER LID HIGHLINE 13241175 C/O LINE # 01240		EA	2	2	0	108.0000	216.00
SLCE16	VLV BOX SQ HEAD W/RECLAIM LID C/O LINE # 01310		EA	2	2	0	323.0000	646.00
16RALG	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01390		EA	2	2	0	71.0000	142.00
16MS	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01400		EA	2	2	0	697.0000	697.00
SLCE16	16" MJ LONG SLEEVE C153 C/O LINE # 01430		EA	1	1	0	323.0000	646.00
16RALG	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01440		EA	2	2	0	71.0000	142.00
16MT	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01450		EA	2	2	0	1515.0000	1,515.00
SLCE16	16" MJ TEE C153 C/O LINE # 01480		EA	3	3	0	323.0000	969.00
16RALG	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01490		EA	3	3	0	71.0000	213.00
16M4	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01500		EA	6	6	0	774.0000	4,644.00
SLCE16	16" MJ 45 C153 C/O LINE # 01530		EA	12	12	0	323.0000	3,876.00
	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01540							

TO VIEW AND PAY ONLINE:

Fortiline.com

USE THIS ENROLLMENT TOKEN:

KGS MPW KWD

Page 5 of 6



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE NUMBER: 7139981
BILL OF LADING:
INVOICE DATE: 11/17/25
DUE DATE: 12/14/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS	
071	7139887	7139981	Our Truck		203148		NET 30 DAYS	
PO NO	JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
1224	COQUINA SHORES		COQUINA		DTW	12/14/25	11/13/25	
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
16RALG	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01550		EA	12	12	0	71.0000	852.00
16M2	16" MJ 22-1/2 C153 C/O LINE # 01580		EA	2	2	0	742.0000	1,484.00
SLCE16	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01590		EA	4	2	0	323.0000	646.00
16RALG	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01600		EA	4	4	0	71.0000	284.00
16MC2T	16"X2" MJ TAPT CAP C153 C/O LINE # 01630		EA	2	2	0	447.0000	894.00
SLCE16	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01640		EA	2	2	0	323.0000	646.00
16RALG	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01650		EA	2	2	0	71.0000	142.00



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>

Online Payments, View, and Download Invoices and Statements.

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

AMOUNT DUE	\$54,630.00
TAX	\$3,277.80
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$57,907.80



15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE

RECEIVED

NOV 21 2025

BY: _____

INVOICE NUMBER: 7156024
BILL OF LADING:
INVOICE DATE: 11/21/25
DUE DATE: 12/20/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206


SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO		TERMS		
071	7139887	7156024	Our Truck	203148		NET 30 DAYS		
PO NO	JOB NAME		JOB NO	SLS	DUE DATE	SHIP DATE		
1224	COQUINA SHORES		COQUINA	DTW	12/20/25	11/19/25		
PRODUCT NO	DESCRIPTION		UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
1816MR	18"X16" MJ REDUCER C153 C/O LINE # 01360		EA	2	2	0	837.0000	1,674.00



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For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

AMOUNT DUE	\$1,674.00
TAX	\$100.44
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$1,774.44

TO VIEW AND PAY ONLINE:	Fortiline.com	USE THIS ENROLLMENT TOKEN:	KGS MPW KWD
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INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

RECEIVED

NOV 14 2025

BY: _____

ENTERED

INVOICE NUMBER: 7140025
BILL OF LADING: 463887
INVOICE DATE: 11/14/25
DUE DATE: 12/13/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206


SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
071	7139887	7140025	Direct	203148	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
1224	COQUINA SHORES	COQUINA	DTW	12/13/25	11/06/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
618G	6" C900 DR18 PIPE GREEN C/O LINE # 00250	FT	1340	1340	0	10.4900	14,056.60
1618P	16" C900 DR18 PIPE PURPLE C/O LINE # 01170	FT	1360	360	1000	42.8300	15,418.80



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AMOUNT DUE	\$29,475.40
TAX	✓ \$1,768.53
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$31,243.93

TO VIEW AND PAY ONLINE:	Fortiline.com	USE THIS ENROLLMENT TOKEN:	KGS MPW KWD
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AIA Type Document
Application and Certification for Payment

Page 1 of 4

TO (OWNER): Coquina Shores CDD
C/O Gov. Management Ser., LLC
475 W. Town Place, Ste 114
St. Augustine, FL 32092

PROJECT: Coquina shores Offsite
6150 State Highway 100 E.
Cline Job #1224
Palm Coast, FL 32137

APPLICATION NO: 3
PERIOD TO: 12/31/2025

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): S. E. Cline Construction
P.O.Box 354425
18 Utility Drive
Palm Coast, FL 32135-4425

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet: AIA Type Document is attached.

ENGINEER

1. ORIGINAL CONTRACT SUM \$ 1,470,151.33

2. Net Change Change Orders \$ 19,946.00

3. CONTRACT AM TO DATE (Line 1 + 2) \$ 1,490,097.33

4. TOTAL COMPLETED AND STORED TO I \$ 231,878.38

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 8,356.45

b. 5.00 % of Stored Material \$ 3,237.49

Total retainage (Line 5a + 5b) \$ 11,593.94

6. TOTAL EARNED LESS RETAINAGE \$ 220,284.44
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 134,844.64

8. CURRENT PAYMENT DUE \$ 85,439.80

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 1,269,812.89

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	19,946.00	0.00
Total approved this Month	0.00	0.00
TOTALS	19,946.00	0.00
NET CHANGES by Change Order	19,946.00	

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

CONTRACTOR: S. E. Cline Construction
P.O.Box 354425 18 Utility Drive
Palm Coast, FL 32135-4425

By:  / Vice President

Date: December 30, 2025

State of: FL

County of: Flagler

Subscribed and Sworn to before me this 30th

Day of Dec. 20 25

Notary Public: 



JAMIE WRIGHT

Commission # HH 537636

My Commission Expires June 11, 2028

Expires June 11, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: _____ Date: _____

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

Page 2 of 4

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

[illegible]

Page 3 of 4

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

ARCHITECT'S
PROJECT NO:

CONTRACT DATE:

[illegible]

AIA Type Document
Application and Certification for Payment

Page 4 of 4

TO (OWNER): Coquina Shores CDD
 C/O Gov. Management Ser., LLC
 475 W. Town Place, Ste 114
 St. Augustine, FL 32092

PROJECT: Coquina shores Offsite
 6150 State Highway 100 E.
 Cline Job #1224
 Palm Coast, FL 32137

APPLICATION NO: 3
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): S. E. Cline Construction
 P.O.Box 354425
 18 Utility Drive
 Palm Coast, FL 32135-4425

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
42	Reuse Main Fittings & Valves	174,522.39	69,268.01	8,726.12	16,705.79	94,699.92	54.26	79,822.47	4,735.00
43	Mobilization	2,123.00	1,061.50	0.00	0.00	1,061.50	50.00	1,061.50	53.08
Change Order #1									
44	Bond and Additional Admin Fees	19,946.00	19,946.00	0.00	0.00	19,946.00	100.00	0.00	997.30
REPORT TOTALS		\$1,490,097.33	\$141,941.73	\$25,186.78	\$64,749.87	\$231,878.38	15.56	\$1,258,218.95	\$11,593.94

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements
Purchase Order No.:
Progress Payment No.: 3

Job# 1224
For Period Ending: 12/31/2025

Item	Description of Work	Unit	Qty	Unit Price	Scheduled Value	Prev Qty	Previous Value	Qty in Place	Value Work in Place this Period	Stored Materials	Qty Completed & Stored this Period	Total Complete and Stored	Retention Withheld
1	General Conditions	LS	1	\$ 4,046.00	\$ 4,046.00	10%	\$ 404.60	10%	\$ -	\$ -	\$ -	\$ 404.60	\$ 20.23
2	NPDES Permit Compliance	MO	6	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
3	Survey & As-Built	LS	1	\$ 21,756.83	\$ 21,756.83	10%	\$ 2,175.68	12%	\$ 435.14	\$ -	\$ 435.14	\$ 2,610.82	\$ 130.54
4	Erosion Control Monthly Monitoring (6 Months)	LS	1	\$ 6,426.00	\$ 6,426.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
5	Silt Fence Type III (Regular)	LF	2785	\$ 2.38	\$ 6,628.30	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
6	Inlet Protection	EA	8	\$ 148.75	\$ 1,190.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
7	Maintenance of Traffic	LS	1	\$ 18,445.00	\$ 18,445.00	20%	\$ 3,689.00	30%	\$ 1,844.50	\$ -	\$ 1,844.50	\$ 5,533.50	\$ 276.68
8	Demolition	LS	1	\$ 58,099.20	\$ 58,099.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
9	Selective Clearing	LS	1	\$ 17,882.10	\$ 17,882.10	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
10	Strip Topsoil	CY	905	\$ 7.24	\$ 6,552.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
11	Stockpile Topsoil Onsite	CY	905	\$ 3.01	\$ 2,724.05	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
12	Site Cut	CY	163	\$ 1.55	\$ 252.65	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
13	Place & Compact Fill	CY	1217	\$ 14.47	\$ 17,609.99	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
14	Purchase Fill Material	CY	1054	\$ 16.13	\$ 17,001.02	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
15	Earthwork Denisty Testing	LS	1	\$ 5,450.20	\$ 5,450.20	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
16	Earthwork (Regrading Existing Ditches After Pipe)	LS	1	\$ 3,310.00	\$ 3,310.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
17	Final Dressout (One Time Only)	SY	12750	\$ 1.71	\$ 21,802.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
18	Site Sod	SY	12750	\$ 4.93	\$ 62,857.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
19	Subsoil Stabilization (Turn Lane)	SY	1360	\$ 17.36	\$ 23,609.60	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
20	Subgrade for Sidewalk	SY	1235	\$ 8.05	\$ 9,941.75	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
21	8" Limerock (Turn Lane)	SY	1245	\$ 24.80	\$ 30,876.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
22	1" Asphalt Pavement SP9.5 (Turn Lane 1st Lift)	SY	1245	\$ 10.63	\$ 13,234.35	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift)	SY	1245	\$ 10.70	\$ 13,321.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
24	Prime Limerock	SY	1245	\$ 3.21	\$ 3,996.45	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
25	Tack Coat	SY	1245	\$ 0.31	\$ 385.95	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
26	Striping & Signs	LS	1	\$ 21,686.70	\$ 21,686.70	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
27	Sidewalks	SF	11075	\$ 6.70	\$ 74,202.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
28	A.D.A. Handicxap Ramps	EA	5	\$ 297.50	\$ 1,487.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

Progress Payment No.: 3

Job# 1224
For Period Ending: 12/31/2025

29	A.D.A. Mats	SF	70	\$ 47.60	\$ 3,332.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
30	Railing (Allowance)	LF	160	\$ 101.15	\$ 16,184.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
31	19"x30" Mitered End Section	EA	4	\$ 3,792.91	\$ 15,171.64	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
32	19"x30" ERCP	LF	284	\$ 185.44	\$ 52,664.96	0%	\$ -	3%	\$ 1,579.95	\$ -	\$ 1,579.95	\$ 1,579.95	\$ 79.00
33	6" PVC DR18 Force Main	LF	2080	\$ 49.34	\$ 102,627.20	0%	\$ -	0%	\$ -	\$ 26,160.38	\$ -	\$ 26,160.38	\$ 1,308.02
34	8" HDPE Force Main Directional Drill	LF	150	\$ 466.03	\$ 69,904.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
35	10" HDPE Force Main Dircetional Drill	LF	50	\$ 801.23	\$ 40,061.50	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
36	Force Main Fittings & Valves	LS	1	\$ 62,865.43	\$ 62,865.43	10%	\$ 6,286.54	13%	\$ 1,885.97	\$ -	\$ 1,885.97	\$ 8,172.51	\$ 408.63
37	12" DR18 PVC Water Main	LF	40	\$ 155.92	\$ 6,236.80	0%	\$ -	0%	\$ -	\$ 2,421.89	\$ -	\$ 2,421.89	\$ 121.09
38	6" DR18 PVC Water Main	LF	20	\$ 127.88	\$ 2,557.60	0%	\$ -	0%	\$ -	\$ 222.39	\$ -	\$ 222.39	\$ 11.12
39	Water Main Fittings & Valves	EA	1	\$ 34,673.47	\$ 34,673.47	0%	\$ -	0%	\$ -	\$ 12,950.02	\$ -	\$ 12,950.02	\$ 647.50
40	16" DR18 PVC Reuse Main	LF	2200	\$ 97.41	\$ 214,302.00	0%	\$ -	5%	\$ 10,715.10	\$ 45,399.80	\$ 10,715.10	\$ 56,114.90	\$ 2,805.75
41	18" HDPE Reuse Main Dircetional Drill	LF	300	\$ 693.73	\$ 208,149.00	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
42	Reuse Main Fittings & Valves	LS	1	\$ 174,522.39	\$ 174,522.39	10%	\$ 17,452.24	15%	\$ 8,726.12	\$ 68,521.56	\$ 8,726.12	\$ 94,699.92	\$ 4,735.00
43	Mobilization	LS	1	\$ 2,123.00	\$ 2,123.00	50%	\$ 1,061.50	50%	\$ -	\$ -	\$ -	\$ 1,061.50	\$ 53.08
				\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
									\$ -				
	Project Total:				\$ 1,470,151.33	0%	\$ 31,069.56	0%	\$ 25,186.78	\$ 155,676.04	\$ 25,186.78	\$ 211,932.38	\$ 10,596.64
#	Change Orders								\$ -				
	Deletions								\$ -				
			0	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Additions								\$ -				
1	Bond and Additional Admin Fees	LS	1	\$ 19,946.00	\$ 19,946.00	100%	\$ 19,946.00	100%	\$ -	\$ -	\$ -	\$ 19,946.00	\$ 997.30
	Totals after Change Orders				\$ 1,490,097.33	0%	\$ 51,015.56	0%	\$ 25,186.78	\$ 155,676.04	\$ 25,186.78	\$ 231,878.38	\$ 11,593.94



This Instrument Prepared By:
S.E. Cline Construction, Inc.
P.O. Box 354425
18 Utility Dr.
Palm Coast, FL 32137

WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$85,439.80, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through December 31st, 2025, to Coquina Shores Community Development District C/O Gov. Management Ser., LLC on the following described property:

***Coquina Shores Off-Site Improvements
6150 State Highway 100 East
Palm Coast, FL 32137***

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

DATED on December 30th, 2025

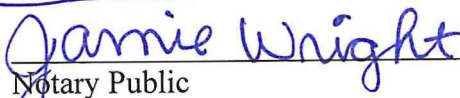
S.E. Cline Construction, Inc.
18 Utility Drive
Palm Coast, FL 32137


Eric Rush, Vice President

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2025, by Eric Rush as Vice President for S.E. Cline Construction, Inc.

Personally Known OR Produced Identification _____


Notary Public



JAMIE WRIGHT
Commission # HH 537636
Expires June 11, 2028

NOTE: This release is conditioned upon clearance of the check tendered by S.E. Cline Construction, Inc. in payment of the amount stated herein. If collected funds are not received by lienor upon deposit of the check tendered, this Waiver and Release is null and void.



INVOICE

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

RECEIVED

NOV 17 2025

BY: _____

SOLD TO

SHIP TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

INVOICE NUMBER: 7140028
BILL OF LADING:
INVOICE DATE: 11/17/25
DUE DATE: 12/14/25


Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
071	7139887	7140028	Our Truck	203148	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
1224	COQUINA SHORES	COQUINA	DTW	12/14/25	11/13/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
1218B	12" C900 DR18 PIPE BLUE #37 C/O LINE # 00740	FT	60	60	0	38.0800	2,284.80
618B	6" C900 DR18 PIPE BLUE #38 C/O LINE # 00750 910	FT	20	20	0	10.4900	209.80
Water							



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SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

AMOUNT DUE	\$2,494.60
TAX	\$149.68
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$2,644.28

TO VIEW AND PAY ONLINE:

Fortiline.com

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Page 1 of 1



15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

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NOV 14 2025

BY:

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INVOICE NUMBER: 7153591
BILL OF LADING: 463886
INVOICE DATE: 11/14/25
DUE DATE: 12/13/25

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PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206


SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
6150 STATE HIGHWAY 100 EAST
MATT 386.569.5823
PALM COAST, FL 32167

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO		TERMS	
071	7139887	7153591	Direct	203148		NET 30 DAYS	
PO NO	JOB NAME	JOB NO	SLS	DUE DATE		SHIP DATE	
1224	COQUINA SHORES	COQUINA	DTW	12/13/25		11/06/25	
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
1618P	16" C900 DR18 PIPE PURPLE C/O LINE # 01170 909 ✓ m/B Sense	FT	1000	1000	0	42.8300	42,830.00



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AMOUNT DUE	\$42,830.00
TAX	✓ \$2,569.80
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$45,399.80

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Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE

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OCT 29 2025

BY: _____

INVOICE NUMBER: 7125646
BILL OF LADING:
INVOICE DATE: 10/29/25
DUE DATE: 11/27/25

Please Remit Payment To:
Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
18 UTILITY DR
MATT 386.569.5823
PALM COAST, FL 32137

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS		
071	7112412	7125646	Our Truck		203148		NET 30 DAYS		
PO NO		JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
1224		COQUINA SHORES		COQUINA		DTW	11/27/25	10/27/25	
PRODUCT NO	DESCRIPTION			UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
86MRP401	8"X6" MJ REDUCER P401 C153 C/O LINE # 00680			EA	2	2	0	600.0000	1,200.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00710			EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00720			EA	2	2	0	29.0000	58.00
1816MR	18"X16" MJ REDUCER C153 C/O LINE # 01640			EA	2	2	0	837.0000	1,674.00
SLCE16	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 01670			EA	2	2	0	323.0000	646.00
16RALG	16" MJ REGULAR ACC LESS GLAND C/O LINE # 01680			EA	2	2	0	71.0000	142.00

#42

Beuse



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AMOUNT DUE	\$3,820.00
TAX	\$229.20
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$4,049.20

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Page 1 of 1



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Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE

RECEIVED

OCT 27 2025

BY: _____

INVOICE NUMBER: 7112416
BILL OF LADING:
INVOICE DATE: 10/27/25
DUE DATE: 11/23/25

Please Remit Payment To:

Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206

SOLD TO

SHIP TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

S. E. CLINE CONSTRUCTION INC
18 UTILITY DR
MATT 386.569.5823
PALM COAST, FL 32137

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
071	7112410	7112416	Our Truck	203148	NET 30 DAYS		
PO NO		JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE	
1224		COQUINA SHORES	COQUINA	DTW	11/23/25	10/23/25	
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
16MT	16" MJ TEE C153 C/O LINE # 00010	EA	1	1	0	1515.0000	1,515.00
16MTP401	16" MJ TEE P401 C153 C/O LINE # 00020	EA	1	1	0	3298.0000	3,298.00
166MRPMX	16"X6" MJ RED PERMOX C153 C/O LINE # 00030	EA	1	1	0	1633.0000	1,633.00
SLCE16	16" ONE-LOK MJ REST PVC SLCE16 C/O LINE # 00040	EA	9	9	0	323.0000	2,907.00
16RALG	16" MJ REGULAR ACC LESS GLAND C/O LINE # 00050	EA	9	9	0	71.0000	639.00
SLCE6	6" ONE-LOK MJ REST PVC SLCE6 C/O LINE # 00060	EA	3	3	0	50.0000	150.00
6RALG	6" MJ REGULAR ACC LESS GLAND C/O LINE # 00070	EA	3	3	0	29.0000	87.00
461SLLHD	461S HD SCREW VLV BX LESS LID C/O LINE # 00100	EA	1	1	0	108.0000	108.00
VBLIDW	5-1/4 VB LID M/WATER C/O LINE # 00110	EA	1	1	0	N/C	N/C
6MPV	6" MJ PLUG VLV C/O LINE # 00140	EA	1	1	0	1429.0000	1,429.00
461SLLHD	461S HD SCREW VLV BX LESS LID C/O LINE # 00150	EA	1	1	0	108.0000	108.00
VBLIDS	5-1/4 VB LID M/SEWER	EA	1	1	0	N/C	N/C

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Page 1 of 2



15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE

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OCT 27 2025

BY: _____

INVOICE NUMBER: 7112416
BILL OF LADING:
INVOICE DATE: 10/27/25
DUE DATE: 11/23/25

Please Remit Payment To:
Fortiline, Inc
PO Box 744053
Atlanta, GA 30374-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE ST AUGUSTINE
3780 DEERPARK BLVD
ELKTON, FL 32033
Telephone: 904-388-7206


SOLD TO

S. E. CLINE CONSTRUCTION INC
PO BOX 354425
PALM COAST FL 32135-4425

SHIP TO

S. E. CLINE CONSTRUCTION INC
18 UTILITY DR
MATT 386.569.5823
PALM COAST, FL 32137

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS		
071	7112410	7112416	Our Truck	203148	NET 30 DAYS		
PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE		
1224	COQUINA SHORES	COQUINA	DTW	11/23/25	10/23/25		
PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
3BVM6S	C/O LINE # 00160 3" BRASS VALVE MARKER 6" SEWER C/O LINE # 00170	EA	1	1	0	19.0000	19.00



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6% + \$50

AMOUNT DUE	\$11,893.00
TAX	✓ \$763.59
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$12,656.59

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Page 2 of 2

SIXTH ORDER OF BUSINESS

B.

**COQUINA SHORES CDD
REQUISITION SUMMARY**

15-Jan-26

REQUISITION NUMBER	PAYEE	REFERENCE	REQUISITION AMOUNT
Capital Projects Fund Bond Issuance Opening Balance			
01	JX Palm Coast Land, LLC	Acquisition of Wetland Mitigation Credits	\$ 881,396.87
02	JX Palm Coast Land, LLC	Reimbursement for Coquina Shores Phase I Infrastructure Improvements	\$ 1,308,848.21
03	SE Cline Construction	Coquina Shores Offsite - Contractor Payment Application No. 1	\$ 48,464.78
04	SE Cline Construction	Coquina Shores Offsite - Contractor Payment Application No. 2	\$ 86,379.86
05	SE Cline Construction	Coquina Shores Offsite - Contractor Payment Application No. 3	\$ 85,439.50
Requisition Summary Total			\$ 2,410,529.22

SEVENTH ORDER OF BUSINESS

A.

Coquina Shores
Community Development District

Unaudited Financial Reporting
November 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Debt Service Series 2025</u>
5	<u>Capital Project Series 2025</u>
6	<u>Construction Schedule</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>
9	<u>Check Register</u>

Coquina Shores
Community Development District
Combined Balance Sheet
November 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 135,903	\$ -	\$ -	\$ -	\$ 135,903
Due from Developer	3,494	-	-	-	3,494
Due from General Fund	-	88,630	-	-	88,630
<u>Series 2022</u>					
Reserve	-	135,638	-	-	135,638
Interest	-	41	-	-	41
Revenue	-	-	-	-	-
Construction	-	-	-	2,530,403	2,530,403
Cost of Issuance	-	-	-	12,902	12,902
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 139,396	\$ 224,309	\$ -	\$ 2,543,305	\$ 2,907,010
Liabilities:					
Accounts Payable	\$ 13,309	\$ -	\$ -	\$ -	\$ 13,309
FICA Payable	-	-	-	-	-
Due to Debt Service	88,630	-	-	-	88,630
Due to General Fund	-	-	-	-	-
Total Liabilities	\$ 101,939	\$ -	\$ -	\$ -	\$ 101,939
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	224,309	-	-	224,309
Capital Project	-	-	-	2,543,305	2,543,305
Unassigned	37,457	-	-	-	37,457
Total Fund Balances	\$ 37,457	\$ 224,309	\$ -	\$ 2,543,305	\$ 2,805,071
Total Liabilities & Fund Balance	\$ 139,396	\$ 224,309	\$ -	\$ 2,543,305	\$ 2,907,010

Coquina Shores
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments	\$ 182,962	\$ 40,124	\$ 40,124	\$ -
Developer Contributions	-	-	9,006	9,006
Interest Income	-	-	-	-
Total Revenues	\$ 182,962	\$ 40,124	\$ 49,130	\$ 9,006
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	918	153	-	153
Engineering	12,000	2,000	-	2,000
Attorney	25,000	4,167	-	4,167
Annual Audit	3,300	-	-	-
Assessment Administration	7,500	7,500	-	7,500
Arbitrage	600	-	-	-
Dissemination Agent	7,500	1,250	625	625
Trustee Fees	4,600	-	-	-
Management Fees	47,250	7,875	7,875	-
Information Technology	2,003	334	334	-
Website Maintenance	1,336	223	223	-
Telephone	500	83	18	65
Postage & Delivery	1,500	250	4	246
General Liability and Public Officials Insurance	5,500	5,500	5,512	(12)
Printing & Binding	1,200	200	72	128
Legal Advertising	5,000	833	161	672
Other Current Charges	4,080	680	795	(115)
Office Supplies	1,000	167	0	166
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,962	\$ 33,390	\$ 15,794	\$ 17,595
Excess (Deficiency) of Revenues over Expenditures	\$ 40,000		\$ 33,336	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 40,000	\$ -	\$ 33,336	\$ -
Fund Balance - Beginning	\$ -		\$ 4,121	
Fund Balance - Ending	\$ 40,000		\$ 37,457	

Coquina Shores
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 40,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,124
Developer Contributions	5,512	3,494	-	-	-	-	-	-	-	-	-	-	9,006
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 5,512	\$ 43,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,130
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	625	-	-	-	-	-	-	-	-	-	-	625
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,938	3,938	-	-	-	-	-	-	-	-	-	-	7,875
Information Technology	167	167	-	-	-	-	-	-	-	-	-	-	334
Website Maintenance	111	111	-	-	-	-	-	-	-	-	-	-	223
Telephone	18	-	-	-	-	-	-	-	-	-	-	-	18
Postage & Delivery	2	2	-	-	-	-	-	-	-	-	-	-	4
General Liability and Public Officials Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	30	42	-	-	-	-	-	-	-	-	-	-	72
Legal Advertising	132	30	-	-	-	-	-	-	-	-	-	-	161
Other Current Charges	82	713	-	-	-	-	-	-	-	-	-	-	795
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 10,166	\$ 5,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,794
Excess (Deficiency) of Revenues over Expenditures	\$ (4,654)	\$ 37,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,336
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (4,654)	\$ 37,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,336

Coquina Shores
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 186,120	\$ -	\$ -	\$ -
Special Assessments -Direct Bill	270,666	88,630	88,630	
Interest Income	-	-	346	346
Total Revenues	\$ 456,786	\$ 88,630	\$ 88,976	\$ 346
Expenditures:				
Interest -11/01	\$ 18,177	\$ 18,177	\$ 18,177	\$ -
Interest - 5/01	105,541	-	-	-
Principal - 5/01	55,000	-	-	-
Total Expenditures	\$ 178,718	\$ 18,177	\$ 18,177	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 278,068	\$ 70,453	\$ 70,799	\$ 346
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bonds Proceeds	-	-	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 278,068	\$ 70,453	\$ 70,799	\$ 346
Fund Balance - Beginning	\$ -		\$ 153,510	
Fund Balance - Ending	\$ 278,068		\$ 224,309	

Coquina Shores
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 7,662	\$ 7,662
Total Revenues	\$ -	\$ -	\$ 7,662	\$ 7,662
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 881,397	\$ (881,397)
Cost of Issuance Expenses	-	-	\$ 10,400	(10,400)
Underwriters Discount	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 891,797	\$ (891,797)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (884,135)	\$ (884,135)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (884,135)	
Fund Balance - Beginning	\$ -		\$ 3,427,440	
Fund Balance - Ending	\$ -		\$ 2,543,305	

**COQUINA SHORES
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2025

Construction Account

Date Paid	REQ #	Contractor	Description	Requisition

10/31/25	1	JX Palm Coast Land LLC	Wetland Mitigation/Gopher Relocation	\$ 881,396.87
	2	JX Palm Coast Land LLC	Phase I Infrastructure Improvements	1,308,848.21
	3	S. E. Cline Construction	Choquina Shores Offsite Application #1	48,464.78

TOTAL	\$ 2,238,709.86
--------------	------------------------

Project (Construction) Fund at 9/30/25	\$ 3,404,190.32
Interest Earned and Transfer thru 11/30/25	241.78
Transfer from COI	-
Transfer from Debt Service	-
Outstanding Requisitions	1,357,312.99
Requisitions Paid thru 09/30/25	(2,238,709.86)

Remaining Project (Construction) Fund	\$ 2,523,035.23
--	------------------------

Coquina Shores

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.250-5.700%
Maturity Date:	5/1/2055
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement:	\$135,333
Reserve Fund Balance	135,638
Bonds Outstanding -	\$3,865,000
Less: Principal Payment - 12/15/23	\$0
Current Bonds Outstanding	\$3,865,000

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2025 DEBT ASSESSED	FY26 O&M ASSESSED	TOTAL ASSESSED
JX PALM COAST LAND LLC	427	177,260.00	80,248.97	257,508.97
PULTE	223	93,406.25	102,713.03	196,119.28
TOTAL DIRECT INVOICES (1)	650	270,666.25	182,962.00	453,628.25
ASSESSED REVENUE TAX ROLL	0	-	-	-
TOTAL NET ASSESSMENTS	650	364,072.50	182,962.00	453,628.25

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
EVERDEV LLC	128,754.49	88,630.00	40,124.48	128,754.48
AG ESSENTIAL	196,119.28	-	-	-
TOTAL DIRECT INVOICES (1) (2)	324,873.77	-	40,124.48	128,754.48
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	324,873.77	88,630.00	40,124.48	128,754.48

(1) Assessments for bulk lands are due: 50% due 10/15/25, 25% 1/1/26, and 25% due 4/1/26

B.

Coquina Shores
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
10/1/2025 - 10/31/2025	76-79	\$	8,479.94
11/1/2025 - 11/30/2025	84-87		131.65
SUBTOTAL			\$8,611.59

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/15/25	00004	9/30/25 7353585	202509 310-51300-48000		*	37.88	
		9/3 FY25-26 MTG #11606839					
		9/30/25 7353585	202509 310-51300-48000		*	29.60	
		9/10 11647359 #11647359					
		9/30/25 7353585	202509 310-51300-48000		*	31.90	
		9/17 MTG-25 #11666749					
				GANNET MEDIA CORP DBA GENNETT FL			99.38 000076
10/16/25	00001	9/01/25 27	202509 310-51300-34000		*	3,750.00	
		SEP MANAGEMENT FEES					
		9/01/25 27	202509 310-51300-35300		*	106.00	
		SEP WEBSITE ADMIN					
		9/01/25 27	202509 310-51300-35100		*	159.00	
		SEP INFO TECH					
		9/01/25 27	202509 310-51300-51000		*	.12	
		OFFICE SUPPLIES					
		9/01/25 27	202509 310-51300-42000		*	2.96	
		POSTAGE					
		9/01/25 27	202509 310-51300-42500		*	28.80	
		COPIES					
		9/01/25 27	202509 310-51300-41000		*	25.68	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SRVCS LLC			4,072.56 000077
10/24/25	00003	9/24/25 3627260	202507 310-51300-31500		*	1,120.50	
		JUL GENERAL COUNSEL					
				KUTAK ROCK LLP			1,120.50 000078
10/28/25	00007	10/06/25 222266	202509 310-51300-31100		*	3,187.50	
		PETITION FOR ESTABLISH					
				ENGLAND THIMS & MILLER			3,187.50 000079
11/19/25	00004	10/31/25 7403330	202510 310-51300-48000		*	31.90	
		10/16 MTG #11694627					
		10/31/25 7403330	202510 310-51300-48000		*	99.75	
		LANDOWNERS MTG #11695573					
				GANNET MEDIA CORP DBA GENNETT FL			131.65 000080
				TOTAL FOR BANK A		8,611.59	
				TOTAL FOR REGISTER		8,611.59	

COQS COQUINA SHORES BPEREGRINO



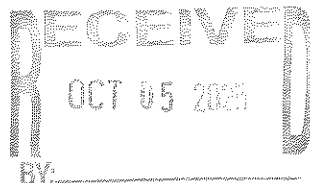
ACCOUNT NAME		ACCOUNT #	INV DATE
Coquina Shores CDD		1268464	09/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007353585	Sep 1- Sep 30, 2025	\$99.38	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$99.38	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2025
Coquina Shores CDD 475 W Town PL # 114 St Augustine, FL 32092-3649	<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
FEDERAL ID 47-2390983	
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/.	

Date	Description	Amount
9/1/25	Balance Forward	\$3,909.28
9/15/25	PAYMENT - THANK YOU	-\$3,909.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/25	11606839	DTB Flagler/ Palm Coast News Tribune	Coquina Shores Community Development District Regular Meetings for Fiscal Year 2025-2026		\$37.88
9/10/25	11647359	DTB Flagler/ Palm Coast News Tribune	11647359		\$29.60
9/17/25	11666749	DTB Flagler/ Palm Coast News Tribune	MTG 9-25		\$31.90



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$99.38
Service Fee 3.99%	\$3.97
*Cash/Check/ACH Discount	-\$3.97
*Payment Amount by Cash/Check/ACH	\$99.38
Payment Amount by Credit Card	\$103.35

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

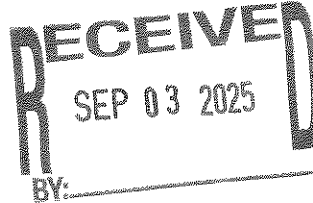
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID	
Coquina Shores CDD		1268464		0007353585		\$99.38	
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$99.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99.38	
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$103.35	
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

0001268464000000000000073535850000993867179

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

Invoice

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



Invoice #: 27
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025		3,750.00	3,750.00
Website Administration - September 2025		106.00	106.00
Information Technology - September 2025		159.00	159.00
Office Supplies		0.12	0.12
Postage		2.96	2.96
Copies		28.80	28.80
Telephone		25.68	25.68
		Total	\$4,072.56
		Payments/Credits	\$0.00
		Balance Due	\$4,072.56

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

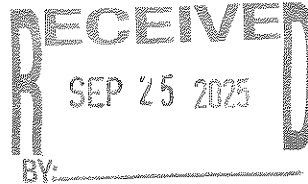
Omaha, NE 68103-1157

Federal ID 47-0597598

September 24, 2025

Reference: Invoice No. 3627260

Client Matter No. 44223-1

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Coquina Shores CDD
C/O Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3627260
44223-1

Re: General Counsel

For Professional Legal Services Rendered

06/04/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter update
07/02/25	K. Buchanan	0.50	175.00	Review status of permitting and financing; review tentative agenda
07/03/25	K. Haber	0.30	76.50	Prepare developer's funding agreement; correspond with Oliver regarding same
07/17/25	K. Buchanan	0.90	315.00	Prepare for and attend board meeting
07/25/25	K. Buchanan	0.80	280.00	Confer with chairman; prepare addendum to construction contract
07/27/25	K. Buchanan	0.60	210.00	Prepare addendum to construction contract
TOTAL HOURS		3.50		

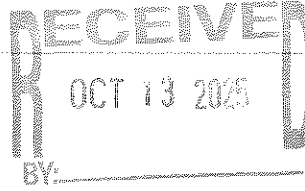
KUTAK ROCK LLP

Coquina Shores CDD
September 24, 2025
Client Matter No. 44223-1
Invoice No. 3627260
Page 2

TOTAL FOR SERVICES RENDERED	\$1,120.50
TOTAL CURRENT AMOUNT DUE	<u>\$1,120.50</u>



ENGLAND-THIMS & MILLER



14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

Governmental Management Services, L.L.C.
Coquina Shores Community Development District
475 W Town Place
Suite 114
St. Augustine, FL 32092

October 06, 2025

Invoice No: 222266

Total This Invoice \$3,187.50

Project 22515.00000 Coquina Shores Community Development District
EMAIL TO: BKOVAIC@BBXCAPITAL.COM

Professional Services rendered through September 27, 2025

Phase 01. Petition for Establishment Support
CDD Meeting Online

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	13,061.25	13,061.25
Limit			25,000.00
Remaining			11,938.75
Total this Phase			0.00

Phase 02. Consulting Tasks for CDD
Work Description: Update CDD Report based on comments from Teams CDD Online Meeting 7/17/25

Labor

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 9/13/2025	1.50	255.00	382.50
Lockwood, Scott 9/20/2025	2.00	255.00	510.00
Lockwood, Scott 9/27/2025	9.00	255.00	2,295.00
Totals	12.50		3,187.50
Total Labor			3,187.50
Total this Phase			\$3,187.50

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$3,187.50



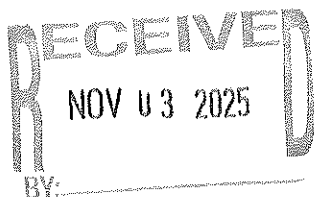
ACCOUNT NAME Coquina Shores CDD		ACCOUNT # 1268464	INV DATE 10/31/25
INVOICE # 0007403330	INVOICE PERIOD Oct 1- Oct 31, 2025		CURRENT INVOICE TOTAL \$131.65
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$131.65	

BILLING ACCOUNT NAME AND ADDRESS Coquina Shores CDD 475 W Town PL # 114 St Augustine, FL 32092-3649		PAYMENT DUE DATE: NOVEMBER 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/ .			

Date	Description	Amount
10/1/25	Balance Forward	\$99.38
10/21/25	PAYMENT - THANK YOU	-\$99.38

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/8/25	11694627	DTB Flagler/ Palm Coast News Tribune	MTG 10-16		\$31.90
10/8/25-10/15/25	11695573	DTB Flagler/ Palm Coast News Tribune	Landowner's Meeting		\$99.75



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$131.65
Service Fee 3.99%	\$5.25
*Cash/Check/ACH Discount	-\$5.25
*Payment Amount by Cash/Check/ACH	\$131.65
Payment Amount by Credit Card	\$136.90

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Coquina Shores CDD		ACCOUNT NUMBER 1268464		INVOICE NUMBER 0007403330		AMOUNT PAID \$131.65
CURRENT DUE \$131.65	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$131.65
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$136.90
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00012684640000000000000074033300001316567176

AFFIDAVIT OF PUBLICATION

Coquina Shores CDD
Coquina Shores CDD
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

DTB news-journalonline.com 10/08/2025, 10/15/2025
DTB Palm Coast News Tribune 10/08/2025, 10/15/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/15/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$99.75	
Tax Amount:	\$0.00	
Payment Cost:	\$99.75	
Order No:	11695573	# of Copies:
Customer No:	1268464	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Coquina Shores Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 505.62 acres, located generally north of State Road 100 and east of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 4, 2025
TIME: 2:00 p.m.
PLACE: Hilton Garden Inn Palm Coast Town Center
55 Town Center Boulevard
Palm Coast, FL 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 such 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
NT#11695573 10/8, 10/15/2025,
2T

THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Coquina Shores CDD
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

DTB news-journalonline.com 10/08/2025
DTB Palm Coast News Tribune 10/08/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$31.90
Tax Amount: \$0.00
Payment Cost: \$31.90
Order No: 11694627 # of Copies: 1
Customer No: 1268464
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

**NOTICE OF MEETING OF THE
BOARD OF SUPERVISORS OF THE
COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Coquina Shores Community Development District will hold a regular meeting on Thursday, October 16, 2025, at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center located at 55 Town Center Boulevard, Palm Coast, Florida 32164. The purpose of the meeting is to review monthly financial reports, staff reports, and to conduct any other business that may come before the Board. 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 this 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

10/8/2025