

**COQUINA SHORES**  
*Community Development District*

*FEBRUARY 26, 2026*

# *AGENDA*

**Coquina Shores  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.coquinashorescdd.com](http://www.coquinashorescdd.com)

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February 19, 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, February 26, 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 January 15, 2026 Meeting
- IV. Consideration of First Amendment to Contract with S.E. Cline Construction Inc.
- V. Consideration of Change Order Nos. 2 and 3 to S.E. Cline Contract
- VI. Ratification of S.E. Cline Pay Application No. 4
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Requisition Summary (to be provided under separate cover)
  - C. District Manager
- VIII. Financial Reports
  - A. Financial Statements as of December 31, 2025
  - B. Check Register
- IX. Other Business

- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – Thursday, March 19, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center
- XII. 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, 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.

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 <i>by phone</i>	Supervisors

Also present were:

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

The following is a summary of the discussions and actions taken at the January 15, 2026 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**                      **Approval of Minutes of the November 20, 2025 Meeting**

There were no revisions to the minutes.

On MOTION by Mr. Livingston seconded by Mr. Kovacic with all in favor the minutes of the November 20, 2025 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Acquisition of Work Product**

Ms. Buchanan stated that the requisition totaling \$1,308,848.21 represents the total value of what the District acquired. The invoices for the work product followed. Also included is a bill of sale that conveys ownership of all the work product.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the acquisition of work product documents were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of S.E. Cline Pay Application Nos. 2 and 3**

Copies of pay application two and three, totaling \$86,379.68 and \$85,439.50, were included in the agenda package for the Board’s review. Mr. Oliver noted the pay applications were processed between meetings.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Pay Application Nos. 2 and 3 with Cline Construction were ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Requisition Summary**

Mr. Oliver presented the requisition summary including requisition numbers 1 through 5, together totaling \$2,410,529.22.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the requisition summary was approved.

**C. District Manager**

There being nothing to report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of November 30, 2025**

Copies of the financial statements were included in the agenda package for the Board’s review. Mr. Oliver noted a revised assessment receipts schedule was circulated.

**B. Check Register**

A copy of the check register totaling \$8,611.59 was included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the check register was approved.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisors’ Requests and Audience Comments**

Mr. Kovacic asked if the February meeting could be moved to February 26, 2026. There were no objections from the other board members.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor moving the February meeting to February 26, 2026 was approved

**TENTH ORDER OF BUSINESS                      Next Scheduled Meeting – Thursday, February 26, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center**

**ELEVENTH 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*

**FIRST AMENDMENT  
TO  
CONTRACT AGREEMENT**

THIS FIRST AMENDMENT TO CONTRACT AGREEMENT FOR COQUINA SHORES OFFSITE IMPROVEMENTS (“Amendment”) dated February \_\_\_\_, 2026, by and between COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT, whose address is 475 West Town Place, Suite 114, St Augustine, FL 32092 (hereinafter “Owner”) and S.E. CLINE CONSTRUCTION, INC., whose address is 18 Utility Drive, Palm Coast, FL 32135 (hereinafter “Contractor”).

**RECITALS:**

WHEREAS, JX Palm Coast Land, LLC, whose address is 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, FL 33301 (“Developer”) and the Contractor entered into that certain Contract Agreement with an effective date of September 2, 2025 (“Contract”), and said Contract was concurrently assigned to the Developer, also on September 2, 2025;

WHEREAS, an amendment to the Contract must be by an instrument in writing and executed by both parties; and

WHEREAS, Owner and Contractor desire to amend certain provisions of the Contract pursuant to the terms and conditions set forth in this Amendment;

**NOW, THEREFORE**, in consideration of the mutual covenants of the parties set forth in this Amendment and other goods and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals; Defined Terms. The above stated recitals are true and correct. All capitalized terms not defined herein shall be given the meanings ascribed thereto in the Contract.

2. Contract Agreement, EXHIBIT A: Work Schedule Agreement: The following are the amended provision under this Contract:

(3.0 / 3.1) The CONTRACT SCHEDULE provision in the Work Schedule Agreement to the Contract has an amended Government Acceptance Date: March 31, 2026.

(5.0 / 5.1) The CONTRACT PRICE provision in the Work Schedule Agreement to the Contract has an amended agreed Lump Sum Price of \$1,411,146.43, per the Schedule “A” (Pricing Sheet), as attached to this Amendment.

3. Effects of Amendment. Except as modified in this Amendment, there are no changes to the Contract, and the Contract as herein modified remains in full force and effect as of the date hereof and is hereby ratified by the parties in all respects. The execution, delivery and

effectiveness of this Amendment shall not operate as a waiver of any right, power or remedy of either party for any default under the Contract, nor constitute a waiver of any provision of the Contract. In the event of a conflict between the Contract and this Amendment, the terms of this Amendment shall control.

4. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Amendment. Facsimile transmission copies or copies executed and delivered via email of this Amendment shall constitute original execution documents for purposes of this Amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused these presents to be executed, effective as of the First Amendment Effective Date.

WITNESS:

\_\_\_\_\_

\_\_\_\_\_  
Marcy McBride

**CONTRACTOR:**  
**S.E. CLINE CONSTRUCTION, INC.**

By: \_\_\_\_\_  
Name: SCOTT SOWERS  
Title: PRESIDENT

**OWNER:**  
**COQUINA SHORES COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: BLAZ KOVACIC  
Title: CHAIRMAN

**SCHEDULE "A"  
(PRICING SHEET)**

2/24/2026

**S.E. CLINE CONSTRUCTION, INC.**

**COQUINA SHORES OFFSITE IMPROVEMENTS SCHEDULE OF VALUES**

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1	LS	\$4,046.00	\$4,046.00
2	NPDES Permit Compliance	6	MO	50.00	50.00
3	Survey & As-Builts	1	LS	\$21,756.83	\$21,756.83
4	Erosion Control Monthly Monitoring (6 months)	1	LS	\$6,426.00	\$6,426.00
5	Silt Fence Type III (Regular)	2,785	LF	\$2.38	\$6,628.30
6	Inlet Protection	8	EA	\$148.75	\$1,190.00
7	Maintenance of Traffic	1	LS	\$18,445.00	\$18,445.00
8	Demolition	1	LS	\$58,099.20	\$58,099.20
9	Selective Clearing	1	LS	\$17,882.10	\$17,882.10
10	Strip Topsoil	905	CY	\$7.24	\$6,552.20
11	Stockpile Topsoil Onsite	905	CY	\$3.01	\$2,724.05
12	Site Cut	163	CY	\$1.55	\$252.65
13	Place & Compact Fill	1,217	CY	\$14.47	\$17,609.99
14	Purchase Fill Material	1,054	CY	\$16.13	\$17,001.02
15	Earthwork Density Testing	1	LS	\$5,450.20	\$5,450.20
16	Earthwork (Regrading Existing Ditches After Pipe)	1	LS	\$3,310.00	\$3,310.00
17	Final Dressout (One Time Only)	12,750	SY	\$1.71	\$21,802.50
18	Site Sod	12,750	SY	\$4.93	\$62,857.50
19	Subsoil Stabilization (Turn Lane)	1,360	SY	\$17.36	\$23,609.60
20	Subgrade Sidewalk	1,235	SY	\$8.05	\$9,941.75
21	8" Limerock (Turn Lane)	1,245	SY	\$24.80	\$30,876.00
22	1" Asphalt Pavement SP9.5 (Turn Lane 1st Lift)	1,245	SY	\$10.63	\$13,234.35
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift)	1,245	SY	\$10.70	\$13,321.50
24	Prime Limerock	1,245	SY	\$3.21	\$3,996.45
25	Tack Coat	1,245	SY	\$0.31	\$385.95
26	Striping & Signs	1	LS	\$21,686.70	\$21,686.70
27	Sidewalks	11,075	SF	\$6.70	\$74,202.50
28	ADA Handicap Ramps	5	EA	\$297.50	\$1,487.50
29	ADA Mats	70	SF	\$47.60	\$3,332.00
30	Railing (Allowance)	160	LF	\$101.15	\$16,184.00
31	19" x 30" Mitered End Section	4	EA	\$3,792.91	\$15,171.64
32	19" x 30" ERCP	284	LF	\$185.44	\$52,664.96
33	6" PVC DR 18 Force Main	2,080	LF	\$49.34	\$102,627.20
34	8" HDPE Force Main Directional Drill	150	LF	\$466.03	\$69,904.50
35	10" HDPE Force Main Directional Drill	50	LF	\$801.23	\$40,061.50
36	Force Main Fittings & Valves	1	LS	\$62,865.43	\$62,865.43
37	12" DR18 PVC Water Main	40	LF	\$155.92	\$6,236.80
38	6" DR18 PVC Water Main	20	LP	\$127.88	\$2,557.60
39	Water Main Fittings, Valves	1	EA	\$34,673.47	\$34,673.47
40	16" DR18 PVC Reuse Main	2,200	LF	\$97.41	\$214,302.00
41	18" HDPE Reuse Main Directional Drill	300	LF	\$693.83	\$208,149.00
42	Reuse Main Fittings & Valves	1	LS	\$174,522.39	\$174,522.39
43	Mobilization	1	LS	\$2,123.00	\$2,123.00

<b>COQUINA SHORES OFFSITE ORIGINAL BID TOTAL</b>				<b>\$1,470,151.33</b>
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CO1	Bond and Admin Fees		LS		\$19,946.00
CO2	Added Work Scope & Material per Design Change		LS		\$95,639.50
CO3	Reduced Material per Design Change		LS		(\$174,590.40)

<b>COQUINA SHORES OFFSITE BID TOTAL</b>				<b>\$1,411,146.43</b>
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*FIFTH ORDER OF BUSINESS*



# S.E. Cline Construction, Inc.

P.O. Box 354425, Palm Coast, FL 32135

18 Utility Drive, Palm Coast, FL 32137

Phone: (386) 446-6426 Fax: (386) 446-6481

## CHANGE ORDER REQUEST

DATE: 2/24/2026

CHANGE ORDER #: 2

PROJECT: Coquina Shores Offsite

JOB#: 1224

OWNER: Coquina Shores CDD

**Revision to the original proposal and Scope of Work:**

Plan Revisions per FDOT and City of Palm Coast

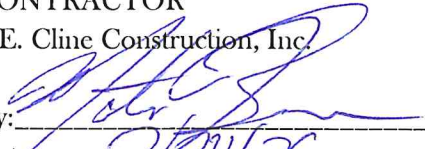
		<u>QTY</u>	<u>U.O.M.</u>	<u>PRICE</u>	<u>TOTAL</u>
1	Demo Sidewalk	1050	LF	\$ 31.00	\$ 32,550.00
2	Install Lime Rock (Driveway Popeyes)	194	SY	\$ 24.80	\$ 4,811.20
3	Install Asphalt (Driveway Popeyes)	1740	SF	\$ 7.10	\$ 12,354.00
4	Install Pavement Markings for Driveway	1	LS	\$ 1,500.00	\$ 1,500.00
5	Install Additional Fittings and ARV's	1	LS	\$ 39,764.00	\$ 39,764.00
6	Install Additional 8" Force Main Drill	10	LF	\$ 466.03	\$ 4,660.30
Total					\$ 95,639.50

- 1. Total price under the original Construction Agreement: \$ 1,470,151.33
- 2. Previous Change Orders: \$ 19,946.00
- 3. This Change Order: \$ 95,639.50
- 4. Total price under the new Construction Agreement: \$ 1,585,736.83

All other terms and conditions of the Construction Agreement referred to above shall remain unchanged.

**CONTRACTOR**

S.E. Cline Construction, Inc.

By:   
 Date: 2/24/26

**OWNER**

By: \_\_\_\_\_  
 Date: \_\_\_\_\_



**S.E. Cline Construction, Inc.**

P.O. Box 354425, Palm Coast, FL 32135

18 Utility Drive, Palm Coast, FL 32137

Phone: (386) 446-6426 Fax: (386) 446-6481

**CHANGE ORDER REQUEST**

DATE: 2/24/2026

CHANGE ORDER #: 3

PROJECT: Coquina Shores Offsite

JOB#: 1224

OWNER: Coquina Shores CDD

**Revision to the original proposal and Scope of Work:**

Per FDOT Plan Revisions.

Underruns Per Line Items

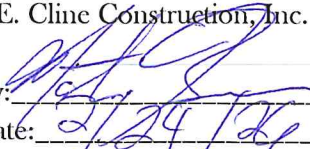
		<u>QTY</u>	<u>U.O.M.</u>	<u>PRICE</u>	<u>TOTAL</u>
1	Line Item 33 6" PVC Force Main	790	LF	\$ (49.34)	\$ (38,978.60)
2	Line Item 40 16" PVC Reuse Main	680	LF	\$ (97.41)	\$ (66,238.80)
3	Line Item 41 18" Reuse Main Drill	100	LF	\$ (693.73)	\$ (69,373.00)

	Total	\$ (174,590.40)
1. Total price under the original Construction Agreement:		\$ 1,470,151.33
2. Previous Change Orders:		\$ 115,585.50
3. This Change Order:		\$ (174,590.40)
4. Total price under the new Construction Agreement:		\$ 1,411,146.43

All other terms and conditions of the Construction Agreement referred to above shall remain unchanged.

CONTRACTOR

S.E. Cline Construction, Inc.

By:   
Date: 2/24/26

OWNER

By: \_\_\_\_\_  
Date: \_\_\_\_\_

*SIXTH ORDER OF BUSINESS*

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: 4  
PERIOD TO: 1/31/2026

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 Order Change Orders	\$	19,946.00
3. CONTRACT AMOUNT TO DATE (Line 1 + 2)	\$	1,490,097.33
4. TOTAL COMPLETED AND STORED TO DATE	\$	755,323.88
5. RETAINAGE:		
a. 5.00 % of Completed Work	\$	36,034.92
b. 5.00 % of Stored Material	\$	1,731.30
Total retainage (Line 5a + 5b)	\$	37,766.22
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	717,557.66
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		
	\$	220,284.44
8. CURRENT PAYMENT DUE	\$	497,273.22
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		
	\$	772,539.67

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
<b>TOTALS</b>	<b>19,946.00</b>	<b>0.00</b>
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: January 30, 2026

State of: FL

County of: Flagler

Subscribed and Sworn to before me this 30th

Day of Jan 20 26  
JAMIE WRIGHT

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.

AIA Type Document  
Application and Certification for Payment

**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:** 4  
**PERIOD TO:** 1/31/2026

**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
1	General Conditions	4,046.00	404.60	404.60	0.00	809.20	20.00	3,236.80	40.46
2	NPDES Permit Compliance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Survey & As-Builts	21,756.83	2,610.82	0.00	0.00	2,610.82	12.00	19,146.01	130.54
4	Erosion Control Monthly Monitoring (6 Months)	6,426.00	0.00	963.90	0.00	963.90	15.00	5,462.10	48.20
5	Silt Fence Type III (Regular)	6,628.30	0.00	0.00	0.00	0.00	0.00	6,628.30	0.00
6	Inlet Protection	1,190.00	0.00	0.00	0.00	0.00	0.00	1,190.00	0.00
7	Maintenance of Traffic	18,445.00	5,533.50	0.00	0.00	5,533.50	30.00	12,911.50	276.68
8	Demolition	58,099.20	0.00	0.00	0.00	0.00	0.00	58,099.20	0.00
9	Selective Clearing	17,882.10	0.00	17,882.10	0.00	17,882.10	100.00	0.00	894.11
10	Strip Topsoil	6,552.20	0.00	0.00	0.00	0.00	0.00	6,552.20	0.00
11	Stockpile Topsoil Onsite	2,724.05	0.00	0.00	0.00	0.00	0.00	2,724.05	0.00
12	Site cut	252.65	0.00	0.00	0.00	0.00	0.00	252.65	0.00
13	Place & Compact Fill	17,609.99	0.00	0.00	0.00	0.00	0.00	17,609.99	0.00
14	Purchase Fill Material	17,001.02	0.00	0.00	0.00	0.00	0.00	17,001.02	0.00
15	Earthwork Denisty Testing	5,450.20	0.00	0.00	0.00	0.00	0.00	5,450.20	0.00
16	Earthwork (Regrading Existing Ditches After Pipe)	3,310.00	0.00	1,655.00	0.00	1,655.00	50.00	1,655.00	82.75
17	Final Dressout (One Time Only)	21,802.50	0.00	0.00	0.00	0.00	0.00	21,802.50	0.00
18	Site Sod	62,857.50	0.00	0.00	0.00	0.00	0.00	62,857.50	0.00
19	Subsoil Stabilization (Turn Lane)	23,609.60	0.00	0.00	0.00	0.00	0.00	23,609.60	0.00
20	Subgrade for Sidewalk	9,941.75	0.00	0.00	0.00	0.00	0.00	9,941.75	0.00
21	8" Limerock (Turn Lane)	30,876.00	0.00	0.00	0.00	0.00	0.00	30,876.00	0.00

AIA Type Document  
Application and Certification for Payment

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: 4  
PERIOD TO: 1/31/2026

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
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. Handicap 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	1,579.95	0.00	34,625.96	36,205.91	68.75	16,459.05	1,810.30
33	6" PVC DR18 Force Main	102,627.20	26,160.38	70,052.62	0.00	96,213.00	93.75	6,414.20	4,810.65
34	8" HDPE Force Main Directional Drill	69,904.50	0.00	65,244.20	0.00	65,244.20	93.33	4,660.30	3,262.21
35	10" HDPE Force Main Directional 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	8,172.51	37,719.25	0.00	45,891.76	73.00	16,973.67	2,294.59
37	12" DR18 PVC Water Main	6,236.80	2,421.89	0.00	0.00	2,421.89	38.83	3,814.91	121.09
38	6" DR18 PVC Water Main	2,557.60	222.39	0.00	0.00	222.39	8.70	2,335.21	11.12
39	Water Main Fittings & Valves	34,673.47	12,950.02	0.00	0.00	12,950.02	37.35	21,723.45	647.50
40	16" DR18 PVC Reuse Main	214,302.00	56,114.90	133,834.60	0.00	189,949.50	88.64	24,352.50	9,497.48
41	18" HDPE Reuse Main Directional Drill	208,149.00	0.00	124,871.40	0.00	124,871.40	59.99	83,277.60	6,243.57

AIA Type Document  
Application and Certification for Payment

**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:** 4  
**PERIOD TO:** 1/31/2026

**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	94,699.92	36,191.87	0.00	130,891.79	75.00	43,630.60	6,544.59
43	Mobilization	2,123.00	1,061.50	0.00	0.00	1,061.50	50.00	1,061.50	53.08
<b>Change Order #1</b>									
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
<b>REPORT TOTALS</b>		<b>\$1,490,097.33</b>	<b>\$231,878.38</b>	<b>\$488,819.54</b>	<b>\$34,625.96</b>	<b>\$755,323.88</b>	<b>50.69</b>	<b>\$734,773.45</b>	<b>\$37,766.22</b>



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**

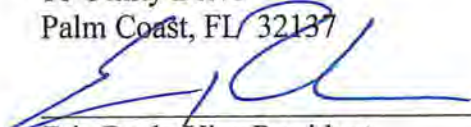
The undersigned lienor, in consideration of the sum of \$497,273.22, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through January 31<sup>st</sup>, 2026, to Coquina Shores Community Development District C/O Gov. Management Ser., LLC on the following 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 January 30<sup>th</sup>, 2026

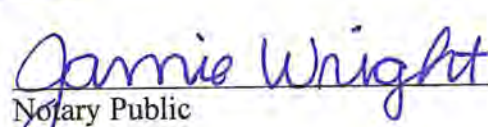
S.E. Cline Construction, Inc.  
18 Utility Drive  
Palm Coast, FL 32137

  
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 30<sup>th</sup> day of January, 2026, 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



RECEIVED

JAN 21 2026

BY: \_\_\_\_\_

INVOICE NO.

32849567

REMIT TO	RINKER MATERIALS P.O. BOX 936217 ATLANTA, GA 31193-6217	
	ABA:	121000248 (Wells Fargo)
BUYER	ACCOUNT:	2052700385107
	SWIFT:	WFBUS6S CHIPS 0407
	REMIT INFO:	ACH@Quikrete.com

BILL TO	714113	S.E. CLINE CONSTRUCTION INC 18 UTILITY DR PALM COAST FL 32137	SHIP TO	1010829	COQUINA SHORES OFFSITE 6150 STATE HWY. PALM COAST FL 32164

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
QUO-844493-V8X9J8	01/14/26		02/15/26	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
01/20/26	Prepaid	Net 15th	

ORDERED	SHIPPED	PIECES	SO #	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
136			27908889	1290883	CP,D,EL,24(19X30),8,C3,PF 19x30x8' CL3 PF HERCP PRO#:803850 SB#:09791270	100.000	FT	13,600.00
2			27908889	1181891	JNT,LUB,GP,DELTA,#711,8LB #711 Lubricant 8LB PRO#:803850 SB#:09791270	11.000	EA	22.00
17			27908889	1287037	CP,GKT,EL,PF,19X30,11/16,ISO 19x30 GASKET PF ISO PRO#:803850 SB#:09791270	.000	EA	.00
136			27908977	1290883	CP,D,EL,24(19X30),8,C3,PF 19x30x8' CL3 PF HERCP PRO#:803850 SB#:09791270	100.000	FT	13,600.00
2			27908977	1181891	JNT,LUB,GP,DELTA,#711,8LB #711 Lubricant 8LB PRO#:803850 SB#:09791270	11.000	EA	22.00
17			27908977	1287037	CP,GKT,EL,PF,19X30,11/16,ISO 19x30 GASKET PF ISO	.000	EA	.00

Continued On Next Page

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6210	RINKER MATERIALS 1285 LUCERNE LOOP RD NE WINTER HAVEN FL 33081 Tel: (863)401-6600 Fax: (000)000-0000	SUB-TOTAL ▶	32,666.00
		TAX ▶	✓ 1,959.96
This invoice incorporates herein by reference Buyer's previously executed Credit Application, If any, Seller's Standard Terms and Conditions (available at: <a href="https://www.rinkerpipe.com/terms/">https://www.rinkerpipe.com/terms/</a> ), Seller's Quotation, if any, and Seller's Order Confirmation (including limitations of warranties) as fully set forth on this invoice (as amended, modified, supplemented, restated and/or supplemented, restated and/or replaced by mutual written Agreement). Buyer agrees that, unless otherwise noted herein all quantities and items were delivered as indicated and further expressly agrees to pay in accordance with this Agreement. Interest shall accrue on late payments.		INVOICE TOTAL ▶	34,625.96
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE

**Application / Certificate for Progress Payment**

**Project Title: Coquina Shores Offsite Improvements**

**Purchase Order No.:**

**Progress Payment No.:**

**4**

**Job# 1224**

**For Period Ending: 1/31/2026**

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	20%	\$ 404.60	\$ -	\$ 404.60	\$ 809.20	\$ 40.46
2	NPDES Permit Compliance	MO	6	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
3	Survey & As-Builts	LS	1	\$ 21,756.83	\$ 21,756.83	12%	\$ 2,610.82	12%	\$ -	\$ -	\$ -	\$ 2,610.82	\$ 130.54
4	Erosion Control Monthly Monitoring (6 Months)	LS	1	\$ 6,426.00	\$ 6,426.00	0%	\$ -	15%	\$ 963.90	\$ -	\$ 963.90	\$ 963.90	\$ 48.20
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	30%	\$ 5,533.50	30%	\$ -	\$ -	\$ -	\$ 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%	\$ -	100%	\$ 17,882.10	\$ -	\$ 17,882.10	\$ 17,882.10	\$ 894.11
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%	\$ -	50%	\$ 1,655.00	\$ -	\$ 1,655.00	\$ 1,655.00	\$ 82.75
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.:**

**4**

**Job# 1224**

**For Period Ending: 1/31/2026**

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	3%	\$ 1,579.95	3%	\$ -	\$ 34,625.96	\$ -	\$ 36,205.91	\$ 1,810.30
33	6" PVC DR18 Force Main	LF	2080	\$ 49.34	\$ 102,627.20	25.4907%	\$ 26,160.38	93.7500%	\$ 70,052.62	\$ -	\$ 70,052.62	\$ 96,213.00	\$ 4,810.65
34	8" HDPE Force Main Directional Drill	LF	150	\$ 466.03	\$ 69,904.50	0%	\$ -	93.3333%	\$ 65,244.20	\$ -	\$ 65,244.20	\$ 65,244.20	\$ 3,262.21
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	13%	\$ 8,172.51	73%	\$ 37,719.25	\$ -	\$ 37,719.25	\$ 45,891.76	\$ 2,294.59
37	12" DR18 PVC Water Main	LF	40	\$ 155.92	\$ 6,236.80	0%	\$ -	0%	\$ -	\$ 2,421.89	\$ 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	\$ 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	\$ 12,950.02	\$ 647.50
40	16" DR18 PVC Reuse Main	LF	2200	\$ 97.41	\$ 214,302.00	26.1850%	\$ 56,114.90	88.6364%	\$ 133,834.60	\$ -	\$ 133,834.60	\$ 189,949.50	\$ 9,497.48
41	18" HDPE Reuse Main Dircetional Drill	LF	300	\$ 693.73	\$ 208,149.00	0%	\$ -	59.9914%	\$ 124,871.40	\$ -	\$ 124,871.40	\$ 124,871.40	\$ 6,243.57
42	Reuse Main Fittings & Valves	LS	1	\$ 174,522.39	\$ 174,522.39	54.2624%	\$ 94,699.92	75%	\$ 36,191.87	\$ -	\$ 36,191.87	\$ 130,891.79	\$ 6,544.59
43	Mobilization	LS	1	\$ 2,123.00	\$ 2,123.00	50%	\$ 1,061.50	50%	\$ -	\$ -	\$ -	\$ 1,061.50	\$ 53.08
				\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
									\$ -				
	<b>Project Total:</b>				\$ 1,470,151.33	0%	\$ 196,338.08	0%	\$ 488,819.54	\$ 50,220.26	\$ 504,413.84	\$ 735,377.88	\$ 36,768.92
#	<b>Change Orders</b>								\$ -				
	<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
	<b>Totals after Change Orders</b>				\$ 1,490,097.33	0%	\$ 216,284.08	0%	\$ 488,819.54	\$ 50,220.26	\$ 504,413.84	\$ 755,323.88	\$ 37,766.22

*EIGHTH ORDER OF BUSINESS*

*A.*

***Coquina Shores***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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**Coquina Shores**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 120,888	\$ -	\$ -	\$ -	\$ 120,888
Due from Developer	-	-	-	-	-
Due from General Fund	-	88,630	-	-	88,630
<b>Series 2022</b>					
Reserve	-	135,915	-	-	135,915
Interest	-	43	-	-	43
Revenue	-	-	-	-	-
Construction	-	-	-	1,178,247	1,178,247
Cost of Issuance	-	-	-	12,942	12,942
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 120,888</b>	<b>\$ 224,588</b>	<b>\$ -</b>	<b>\$ 1,191,189</b>	<b>\$ 1,536,665</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 14,694	\$ -	\$ -	\$ -	\$ 14,694
FICA Payable	-	-	-	-	-
Due to Debt Service	88,630	-	-	-	88,630
Due to General Fund	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 103,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103,324</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	224,588	-	-	224,588
Capital Project	-	-	-	1,191,189	1,191,189
Unassigned	17,563	-	-	-	17,563
<b>Total Fund Balances</b>	<b>\$ 17,563</b>	<b>\$ 224,588</b>	<b>\$ -</b>	<b>\$ 1,191,189</b>	<b>\$ 1,433,341</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 120,888</b>	<b>\$ 224,588</b>	<b>\$ -</b>	<b>\$ 1,191,189</b>	<b>\$ 1,536,665</b>

**Coquina Shores**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 182,962	\$ 40,124	\$ 40,124	\$ -
Developer Contributions	-	-	9,006	9,006
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 182,962</b>	<b>\$ 40,124</b>	<b>\$ 49,130</b>	<b>\$ 9,006</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 200	\$ 2,800
FICA Expense	918	230	15	214
Engineering	12,000	3,000	11,345	(8,345)
Attorney	25,000	6,250	2,684	3,566
Annual Audit	3,300	-	-	-
Assessment Administration	7,500	-	-	-
Arbitrage	600	-	-	-
Dissemination Agent	7,500	1,875	1,250	625
Trustee Fees	4,600	-	-	-
Management Fees	47,250	11,813	11,813	-
Information Technology	2,003	501	501	-
Website Maintenance	1,336	334	334	-
Telephone	500	125	31	94
Postage & Delivery	1,500	375	5	370
General Liability and Public Officials Insurance	5,500	5,500	5,512	(12)
Printing & Binding	1,200	300	162	138
Legal Advertising	5,000	1,250	191	1,059
Other Current Charges	4,080	1,020	1,470	(450)
Office Supplies	1,000	250	0	250
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 142,962</b>	<b>\$ 35,997</b>	<b>\$ 35,688</b>	<b>\$ 309</b>
<b><i>Operations &amp; Maintenance</i></b>				
Operation and Maintenance	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 182,962</b>	<b>\$ 35,997</b>	<b>\$ 35,688</b>	<b>\$ 309</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,442</b>	<b>\$ -</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,442</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,121</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,563</b>	<b>\$ -</b>

**Coquina Shores**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 40,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,124
Developer Contributions	5,512	3,494	-	-	-	-	-	-	-	-	-	-	9,006
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 5,512</b>	<b>\$ 43,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>49,130</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
FICA Expense	-	-	15	-	-	-	-	-	-	-	-	-	15
Engineering	2,269	6,884	2,193	-	-	-	-	-	-	-	-	-	11,345
Attorney	-	-	2,684	-	-	-	-	-	-	-	-	-	2,684
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	625	625	-	-	-	-	-	-	-	-	-	1,250
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,938	3,938	3,938	-	-	-	-	-	-	-	-	-	11,813
Information Technology	167	167	167	-	-	-	-	-	-	-	-	-	501
Website Maintenance	111	111	111	-	-	-	-	-	-	-	-	-	334
Telephone	18	-	13	-	-	-	-	-	-	-	-	-	31
Postage & Delivery	2	2	1	-	-	-	-	-	-	-	-	-	5
General Liability and Public Officials Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	30	42	90	-	-	-	-	-	-	-	-	-	162
Legal Advertising	132	30	30	-	-	-	-	-	-	-	-	-	191
Other Current Charges	82	1,348	40	-	-	-	-	-	-	-	-	-	1,470
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 12,435</b>	<b>\$ 13,147</b>	<b>\$ 10,106</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>35,688</b>
<b>Operation and Maintenance</b>													
Operation and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operation and Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 12,435</b>	<b>\$ 13,147</b>	<b>\$ 10,106</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>35,688</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (6,923)</b>	<b>\$ 30,471</b>	<b>\$ (10,106)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>13,442</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (6,923)</b>	<b>\$ 30,471</b>	<b>\$ (10,106)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>13,442</b>

# Coquina Shores

## Community Development District

### Debt Service Fund Series 2025

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

For The Period Ending December 31, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 186,120	\$ -	\$ -	\$ -
Special Assessments -Direct Bill	270,666	88,630	88,630	
Interest Income	-	-	625	625
<b>Total Revenues</b>	<b>\$ 456,786</b>	<b>\$ 88,630</b>	<b>\$ 89,255</b>	<b>\$ 625</b>
<b>Expenditures:</b>				
Interest -11/01	\$ 18,177	\$ 18,177	\$ 18,177	\$ -
Interest - 5/01	105,541	-	-	-
Principal - 5/01	55,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 178,718</b>	<b>\$ 18,177</b>	<b>\$ 18,177</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 278,068</b>	<b>\$ 70,453</b>	<b>\$ 71,078</b>	<b>\$ 625</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bonds Proceeds	-	-	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 278,068</b>	<b>\$ 70,453</b>	<b>\$ 71,078</b>	<b>\$ 625</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 153,510</b>	
<b>Fund Balance - Ending</b>	<b>\$ 278,068</b>		<b>\$ 224,588</b>	

# Coquina Shores

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Actual
	Thru 12/31/25
<b>Revenues</b>	
Interest Income	\$ 12,859
<b>Total Revenues</b>	<b>\$ 12,859</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 2,238,710
Cost of Issuance Expenses	10,400
Underwriters Discount	-
<b>Total Expenditures</b>	<b>\$ 2,249,110</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,236,251)</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ -
Bond Proceeds	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,236,251)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 3,427,440</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,191,189</b>

**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
12/23/25	2	JX Palm Coast Land LLC	Phase I Infrastructure Improvements	1,308,848.21
12/12/25	3	S. E. Cline Construction	Choquina Shores Offsite Application #1	48,464.78
1/9/26	4	S. E. Cline Construction	Choquina Shores Offsite Application #2	86,379.86
1/9/26	5	S. E. Cline Construction	Choquina Shores Offsite Application #3	854,439.80

<b>TOTAL</b>	<b>\$ 3,179,529.52</b>
--------------	------------------------

Project (Construction) Fund at 9/30/25	\$ 3,404,190.32
Interest Earned and Transfer thru 12/31/25	12,766.88
Transfer from COI	-
Transfer from Debt Service	-
Outstanding Requisitions	940,819.66
Requisitions Paid thru 09/30/25	(3,179,529.52)

<b>Remaining Project (Construction) Fund</b>	<b>\$ 1,178,247.34</b>
----------------------------------------------	------------------------

# Coquina Shores

## Community Development District

### Long Term Debt Report

Series 2025, Special Assessment Revenue 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	135,915
Bonds Outstanding -	\$3,865,000
Less: Principal Payment - 12/15/23	\$0
<b>Current Bonds Outstanding</b>	<b>\$3,865,000</b>

**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
<b>TOTAL DIRECT INVOICES (1)(2)</b>	<b>650</b>	<b>270,666.25</b>	<b>182,962.00</b>	<b>453,628.25</b>
ASSESSED REVENUE TAX ROLL	0	-	-	-
<b>TOTAL NET ASSESSMENTS</b>	<b>650</b>	<b>364,072.50</b>	<b>182,962.00</b>	<b>453,628.25</b>

DUE/RECEIVED	BALANCE DUE	SERIES 2025 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
JX PALM COAST LAND LLC	128,754.49	88,630.00	40,124.48	128,754.48
PULTE	49,029.81	70,054.69	77,034.78	147,089.47
<b>TOTAL DIRECT INVOICES (1)(2)</b>	<b>177,784.30</b>	<b>158,684.69</b>	<b>117,159.26</b>	<b>275,843.95</b>
ASSESSED REVENUE TAX ROLL	-	-	-	-
<b>TOTAL NET ASSESSMENTS</b>	<b>177,784.30</b>	<b>317,369.38</b>	<b>117,159.26</b>	<b>275,843.95</b>

(1) Assessments for bulk lands are due: 65% due 4/1/26 and 40% due 9/30/26

(2) O&M is due 25% by 10/15/25, 1/1/26, 4/1/26, 7/1/26

*B.*

**Coquina Shores**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
12/03/25	81	\$	29.60
12/04/25	82		658.53
12/08/25	83-86		\$17,565.53
<b>SUBTOTAL</b>			<b>\$18,253.66</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/25	00004	11/12/25	7454557	202511	310	51300	48000			*	29.60		
			11/12						NTC OF MTG#11816348			29.60	000081
									GANNET MEDIA CORP				
12/04/25	00003	10/31/25	3644767	202509	310	51300	31500			*	658.53		
			AUG/SEP						GENERAL COUNSEL			658.53	000082
									KUTAK ROCK LLP				
12/08/25	00001	11/01/25	30	202511	310	51300	34000			*	3,937.50		
			NOV						MANAGEMENT FEES				
		11/01/25	30	202511	310	51300	35300			*	111.33		
			NOV						WEBSITE ADMIN				
		11/01/25	30	202511	310	51300	35100			*	166.92		
			NOV						INFO TECH				
		11/01/25	30	202511	310	51300	31300			*	625.00		
			NOV						DISSEM AGENT SRVCS				
		11/01/25	30	202511	310	51300	51000			*	.09		
			OFFICE						SUPPLIES				
		11/01/25	30	202511	310	51300	42000			*	2.22		
			POSTAGE										
		11/01/25	30	202511	310	51300	42500			*	42.00		
			COPIES										
		11/01/25	30	202511	310	51300	49000			*	317.50		
			AUG						AMEX-HILTON GARDEN				
		11/01/25	30	202511	310	51300	49000			*	317.50		
			SEP						AMEX-HILTON GARDEN				
									GOVERNMENTAL MANAGEMENT SRVCS LLC			5,520.06	000083
12/08/25	00001	12/01/25	31	202512	310	51300	34000			*	3,937.50		
			DEC						MANAGEMENT FEES				
		12/01/25	31	202512	310	51300	35300			*	111.33		
			DEC						WEBSITE ADMIN				
		12/01/25	31	202512	310	51300	35100			*	166.92		
			DEC						INFO TECH				
		12/01/25	31	202512	310	51300	31300			*	625.00		
			DEC						DISSEM AGENT SRVCS				
		12/01/25	31	202512	310	51300	51000			*	.03		
			OFFICE						SUPPLIES				
		12/01/25	31	202512	310	51300	42000			*	.74		
			POSTAGE										
		12/01/25	31	202512	310	51300	42500			*	90.15		
			COPIES										
		12/01/25	31	202512	310	51300	41000			*	12.78		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SRVCS LLC			4,944.45	000084

COQS COQUINA SHORES TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/25	00001	10/01/25	29 202510 310-51300-34000	OCT MANAGEMENT FEES	*	3,937.50	
		10/01/25	29 202510 310-51300-35300	OCT WEBSITE ADMIN	*	111.33	
		10/01/25	29 202510 310-51300-35100	OCT INFO TECH	*	166.92	
		10/01/25	29 202510 310-51300-51000	OFFICE SUPPLIES	*	.09	
		10/01/25	29 202510 310-51300-42000	POSTAGE	*	2.22	
		10/01/25	29 202510 310-51300-42500	COPIES	*	30.00	
		10/01/25	29 202510 310-51300-41000	TELEPHONE	*	17.96	
							4,266.02 000085
-----							-----
12/08/25	00003	11/12/25	3655530 202509 310-51300-31500	AUG/SEP GENERAL COUNSEL	*	2,835.00	
							2,835.00 000086
-----							-----
						TOTAL FOR BANK A	18,253.66
						TOTAL FOR REGISTER	18,253.66

COQS COQUINA SHORES TLEE



ACCOUNT NAME Coquina Shores CDD		ACCOUNT # 1268464	INV DATE 11/30/25
INVOICE # 0007454557	INVOICE PERIOD Nov 1- Nov 30, 2025	CURRENT INVOICE TOTAL \$29.60	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$29.60	

BILLING ACCOUNT NAME AND ADDRESS  Coquina Shores CDD 475 W Town PL # 114 St Augustine, FL 32092-3649	PAYMENT DUE DATE: DECEMBER 31, 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.
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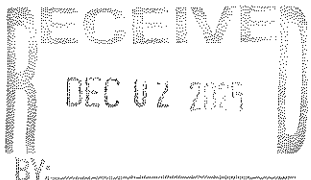
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) FEDERAL ID 47-2390983

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
11/1/25	Balance Forward	\$131.65
11/25/25	PAYMENT - THANK YOU	-\$131.65

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/12/25	11816348	DTB Flagler/ Palm Coast News Tribune	NOTICE OF MEETING		\$29.60



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	\$29.60
	Service Fee 3.99%	\$1.18
	*Cash/Check/ACH Discount	-\$1.18
	*Payment Amount by Cash/Check/ACH	\$29.60
	Payment Amount by Credit Card	\$30.78

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Coquina Shores CDD		ACCOUNT NUMBER 1268464		INVOICE NUMBER 0007454557		AMOUNT PAID \$29.60
CURRENT DUE \$29.60	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* \$29.60
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 \$30.78
To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>						

00012684640000000000000074545570000296067175

**AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

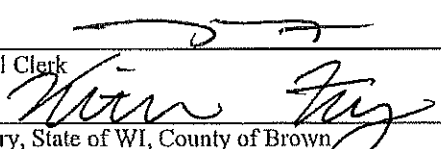
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website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

DTB news-journalonline.com 11/12/2025  
DTB Palm Coast News Tribune 11/12/2025

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 11/12/2025

Legal Clerk

  
Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$29.60  
Tax Amount: \$0.00  
Payment Cost: \$29.60  
Order No: 11816348 # of Copies:  
Customer No: 1268464 0  
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, November 20, 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) 940-6850 ("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.

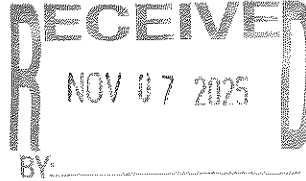
Jim Oliver  
District Manager  
11816348 11/12/2025 1x

**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

October 31, 2025



Reference: Invoice No. 3644767  
Client Matter No. 44223-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3644767  
44223-1

Re: General Counsel

For Professional Legal Services Rendered

08/13/25	K. Haber	0.40	102.00	Correspond with Hogge regarding appropriation and assessment resolutions; correspond with Oliver regarding the same
08/17/25	K. Haber	0.20	51.00	Correspond with Oliver and Hogge regarding funding agreement
08/20/25	K. Haber	0.50	127.50	Revise assessment resolution; correspond with Oliver, Hogge, and Fulks regarding same
08/21/25	K. Buchanan	0.50	175.00	Prepare for and attend board meeting
09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
TOTAL HOURS		1.70		

**KUTAK ROCK LLP**

Coquina Shores CDD

October 31, 2025

Client Matter No. 44223-1

Invoice No. 3644767

Page 2

TOTAL FOR SERVICES RENDERED \$488.50

DISBURSEMENTS

Meals 2.38

Travel Expenses 167.65

TOTAL DISBURSEMENTS 170.03

TOTAL CURRENT AMOUNT DUE \$658.53

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 30

**Invoice Date:** 11/1/25

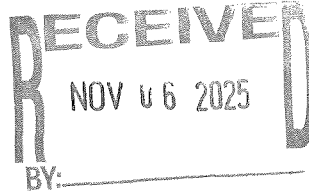
**Due Date:** 11/1/25

**Case:**

**P.O. Number:**

**Bill To:**

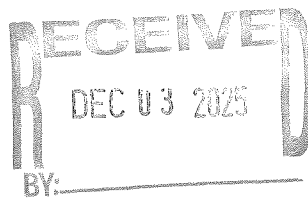
Coquina Shores CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		3,937.50	3,937.50
Website Administration - November 2025		111.33	111.33
Information Technology - November 2025		166.92	166.92
Dissemination Agent Services - November 2025		625.00	625.00
Office Supplies		0.09	0.09
Postage		2.22	2.22
Copies		42.00	42.00
AMEX Charge 8/22/25 - Hilton Garden Inn		317.50	317.50
AMEX Charge 10/2/25 - Hilton Garden Inn		317.50	317.50
<b>Total</b>			<b>\$5,520.06</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,520.06</b>

**Governmental Management Services, LLC**475 West Town Place, Suite 114  
St. Augustine, FL 32092**Invoice****Invoice #:** 31**Invoice Date:** 12/1/25**Due Date:** 12/1/25**Case:****P.O. Number:****Bill To:**Coquina Shores CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - December 2025		3,937.50	3,937.50
Website Administration - December 2025		111.33	111.33
Information Technology - December 2025		166.92	166.92
Dissemination Agent Services - December 2025		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.74	0.74
Copies		90.15	90.15
Telephone		12.78	12.78
<b>Total</b>			<b>\$4,944.45</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,944.45</b>


  
**RECEIVED**  
 DEC 03 2025  
 BY: \_\_\_\_\_

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 29

**Invoice Date:** 10/1/25

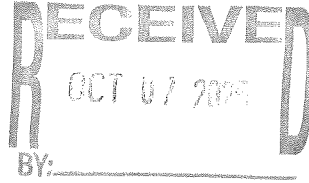
**Due Date:** 10/1/25

**Case:**

**P.O. Number:**

**Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		3,937.50	3,937.50
Website Administration - October 2025		111.33	111.33
Information Technology - October 2025		166.92	166.92
Office Supplies		0.09	0.09
Postage		2.22	2.22
Copies		30.00	30.00
Telephone		17.96	17.96
<b>Total</b>			<b>\$4,266.02</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,266.02</b>

**KUTAK ROCK LLP**

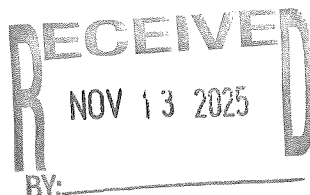
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 12, 2025



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

Reference: Invoice No. 3655530  
Client Matter No. 44223-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3655530  
44223-1

Re: General Counsel

For Professional Legal Services Rendered

08/07/25	K. Buchanan	3.00	1,050.00	Prepare bond documents
09/04/25	K. Buchanan	0.30	105.00	Confer with chair regarding construction contract requirements
09/19/25	K. Buchanan	0.30	105.00	Review open items
09/25/25	K. Buchanan	4.50	1,575.00	Prepare for and attend board meeting

TOTAL HOURS 8.10

TOTAL FOR SERVICES RENDERED \$2,835.00

TOTAL CURRENT AMOUNT DUE \$2,835.00