

COQUINA SHORES
Community Development District

JULY 23, 2026

AGENDA

**Coquina Shores
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.coquinashorescdd.com

July 16, 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, July 23, 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 May 21, 2026 Meeting
- IV. Discussion of the Fiscal Year 2027 Budget
- V. Actions Related to Issuance of Surety Bond
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
- VII. Financial Reports
 - A. Financial Statements as of May 31, 2026
 - B. Check Registers
- VIII. Other Business
- IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – Thursday, August 20, 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, May 21, 2026 at 2:05 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>	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the May 21, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 2:05 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 April 16, 2026 Meeting**

There were no revisions to the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor the minutes of the April 16, 2026 meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-04,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. Oliver presented the proposed budget for fiscal year 2027, noting the budget as presented would result in an increase in the assessments to be direct billed, largely due to additional funds being set budgeted for maintaining preserve areas and the stormwater system.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-04, approving the proposed budget and setting a public hearing for August 20, 2026 at 2:00 p.m. was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-05,
Setting a Public Hearing to Adopt Revised
Rules of Procedure**

Mr. Oliver stated that District Counsel has updated the rules of procedure to include changes made during recent legislative sessions.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor Resolution 2026-05, setting a public hearing for August 18, 2026 at 2:00 p.m. to adopt revised rules of procedure was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Requisition No. 11

A copy of requisition number 11, totaling \$152,086.76 payable to S.E. Cline Construction was presented to the Board.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor requisition number eleven was approved.

Mr. Fossler asked if S.E. Cline has been made aware of the certification requirements in order for pay application number for the release of retainage to be paid.

Mr. Kovacic responded that he has communicated the Board's intent not to release the last payment application until after all of the closing documents have been processed by the regulatory agencies.

C. District Manager – Report on the Number of Registered Voters (0)

Mr. Oliver stated that the Supervisor of Elections has reported there to be zero registered voters residing within the District's boundaries.

Next, Mr. Oliver reminded the board members to file their Form 1 by July 1st and to complete four hours of ethics training by December 31st.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 2026

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

B. Check Register

A copy of the check register totaling \$4,917.17 was included in the agenda package for the Board's review.

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

C. Consideration of Construction Funding Request

A copy of construction funding request number one totaling \$143,461.16 was presented to the Board.

On MOTION by Mr. Kovacic seconded by Mr. Fossler with all in favor construction funding request number one was approved.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Kovacic and Mr. Livingston stated that they could not attend the June meeting. The Board discussed possibly canceling the meeting.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, June 18, 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

Coquina Shores
Community Development District

Approved Budget
FY 2027

July 23, 2026



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1	<u>General Fund</u>
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4-5	<u>Debt Service Fund Series 2025</u>
6	<u>Assessment Schedule</u>

Coquina Shores
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$182,962	\$182,962	\$-	\$182,962	\$233,360
Developer Contribution	-	9,006	-	9,006	-
TOTAL REVENUES	\$182,962	\$191,968	\$-	\$191,968	\$233,360

EXPENDITURES:

Administrative:

Supervisor Fees	\$12,000	\$1,000	\$800	\$1,800	\$12,000
FICA Taxes	918	77	61	138	918
Engineer	12,000	15,617	6,000	21,617	18,000
Attorney	25,000	2,684	22,316	25,000	25,000
Annual Audit	3,300	4,800	-	4,800	4,800
Assessment Administration	7,500	-	-	-	7,950
Arbitrage Rebate	600	-	-	-	-
Dissemination Agent	7,500	4,375	2,500	6,875	7,950
Trustee Fees	4,600	1,250	-	1,250	4,600
Management Fees	47,250	31,500	15,750	47,250	50,085
Information Technology	2,003	1,335	668	2,003	2,124
Website Maintenance	1,336	891	445	1,336	1,416
Telephone	500	78	122	200	500
Postage & Delivery	1,500	42	58	100	1,000
General Liability and Public Officials Insurance	5,500	5,512	-	5,512	6,063
Printing & Binding	1,200	299	201	500	1,200
Legal Advertising	5,000	315	4,685	5,000	5,000
Other Current Charges	4,080	2,244	1,200	3,444	4,080
Office Supplies	1,000	1	20	21	500
Dues, Licenses & Subscriptions	175	219	-	219	175
TOTAL ADMINISTRATIVE	\$142,962	\$72,238	\$54,826	\$127,065	\$153,360

Operation and Maintenance

Operation and Maintenance	40,000	-	20,000	20,000	80,000
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TOTAL OPERATION AND MAINTENANCE	\$40,000	\$-	\$20,000	\$20,000	\$80,000
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TOTAL EXPENDITURES	\$182,962	\$72,238	\$74,826	\$147,065	\$233,360
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Other Sources/(Uses)

Transfer In/(Out)	-	-	-	-	-
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TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
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EXCESS REVENUES (EXPENDITURES)	\$-	\$119,729	\$(74,826)	\$44,903	\$-
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Coquina Shores
Community Development District
Budget Narrative

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year or direct bill developers to cover operating expenses.

Developer Contribution

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund all General Fund Expenditures for the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm. to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Telephone

Phone, internet, and Wi-Fi service for Office.

Coquina Shores
Community Development District
Budget Narrative

Expenditures - Administrative (continued)
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Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based estimated premiums.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Current Other Charges

This includes monthly bank charges, meeting site fees, and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations

Operations and Maintenance

Estimated cost related to operations and miantenance of any improvements which may come on line during FY27.

Coquina Shores
Community Development District
Approved Budget
Debt Service Series 2025 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$186,120	\$-	\$-	\$-	\$93,406
Special Assessments-Direct Bill	270,666	270,666	-	270,666	\$270,666
Interest Earnings	-	4,392	2,010	6,402	2,000
Carry Forward Surplus ⁽¹⁾	-	18,177	-	18,177	113,849
TOTAL REVENUES	\$456,786	\$293,235	\$2,010	\$295,245	\$479,922
EXPENDITURES:					
Series 2020A1					
Interest 11/1	\$18,177	\$18,177	\$-	\$18,177	\$104,373
Interest 5/1	105,541	105,541	-	105,541	104,373
Principal 5/1	55,000	55,000	-	55,000	60,000
TOTAL EXPENDITURES	\$178,718	\$178,718	\$-	\$178,718	\$268,745
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(2,678)	\$-	\$(2,678)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(2,678)	\$-	\$(2,678)	\$-
TOTAL EXPENDITURES	\$178,718	\$181,395	\$-	\$181,395	\$268,745
EXCESS REVENUES (EXPENDITURES)	\$278,068	\$111,839	\$2,010	\$113,849	\$211,177

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$103,097.50

Coquina Shores
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	3,810,000	4.250%	-	104,372.50	104,372.50
05/01/27	3,810,000	4.250%	60,000	104,372.50	
11/01/27	3,750,000	4.250%	-	103,097.50	267,470.00
05/01/28	3,750,000	4.250%	60,000	103,097.50	
11/01/28	3,690,000	4.250%	-	101,822.50	264,920.00
05/01/29	3,690,000	4.250%	60,000	101,822.50	
11/01/29	3,630,000	4.250%	-	100,547.50	262,370.00
05/01/30	3,630,000	4.250%	70,000	100,547.50	
11/01/30	3,560,000	4.250%	-	99,060.00	269,607.50
05/01/31	3,560,000	4.250%	70,000	99,060.00	
11/01/31	3,490,000	4.250%	-	97,572.50	266,632.50
05/01/32	3,490,000	4.250%	70,000	97,572.50	
11/01/32	3,420,000	4.250%	-	96,085.00	263,657.50
05/01/33	3,420,000	5.500%	75,000	96,085.00	
11/01/33	3,345,000	5.500%	-	94,022.50	265,107.50
05/01/34	3,345,000	5.500%	80,000	94,022.50	
11/01/34	3,265,000	5.500%	-	91,822.50	265,845.00
05/01/35	3,265,000	5.500%	85,000	91,822.50	
11/01/35	3,180,000	5.500%	-	89,485.00	266,307.50
05/01/36	3,180,000	5.500%	90,000	89,485.00	
11/01/36	3,090,000	5.500%	-	87,010.00	266,495.00
05/01/37	3,090,000	5.500%	90,000	87,010.00	
11/01/37	3,000,000	5.500%	-	84,535.00	261,545.00
05/01/38	3,000,000	5.500%	100,000	84,535.00	
11/01/38	2,900,000	5.500%	-	81,785.00	266,320.00
05/01/39	2,900,000	5.500%	105,000	81,785.00	
11/01/39	2,795,000	5.500%	-	78,897.50	265,682.50
05/01/40	2,795,000	5.500%	115,000	78,897.50	
11/01/40	2,680,000	5.500%	-	75,735.00	269,632.50
05/01/41	2,680,000	5.500%	115,000	75,735.00	
11/01/41	2,565,000	5.500%	-	72,572.50	263,307.50
05/01/42	2,565,000	5.500%	120,000	72,572.50	
11/01/42	2,445,000	5.500%	-	69,272.50	261,845.00
05/01/43	2,445,000	5.500%	130,000	69,272.50	
11/01/43	2,315,000	5.500%	-	65,697.50	264,970.00
05/01/44	2,315,000	5.500%	135,000	65,697.50	
11/01/44	2,180,000	5.500%	-	61,985.00	262,682.50
05/01/45	2,180,000	5.500%	145,000	61,985.00	
11/01/45	2,035,000	5.500%	-	57,997.50	264,982.50
05/01/46	2,035,000	5.700%	155,000	57,997.50	
11/01/46	1,880,000	5.700%	-	53,580.00	266,577.50
05/01/47	1,880,000	5.700%	165,000	53,580.00	
11/01/47	1,715,000	5.700%	-	48,877.50	267,457.50
05/01/48	1,715,000	5.700%	175,000	48,877.50	
11/01/48	1,540,000	5.700%	-	43,890.00	267,767.50
05/01/49	1,540,000	5.700%	185,000	43,890.00	
11/01/49	1,355,000	5.700%	-	38,617.50	267,507.50
05/01/50	1,355,000	5.700%	195,000	38,617.50	
11/01/50	1,160,000	5.700%	-	33,060.00	266,677.50
05/01/51	1,160,000	5.700%	205,000	33,060.00	
11/01/51	955,000	5.700%	-	27,217.50	265,277.50
05/01/52	955,000	5.700%	220,000	27,217.50	
11/01/52	735,000	5.700%	-	20,947.50	268,165.00
05/01/53	735,000	5.700%	230,000	20,947.50	
11/01/53	505,000	5.700%	-	14,392.50	265,340.00
05/01/54	505,000	5.700%	245,000	14,392.50	
11/01/54	260,000	5.700%	-	7,410.00	266,802.50
05/01/55	260,000	5.700%	260,000	7,410.00	
					267,410.00
Total			\$3,810,000	\$4,002,735	\$7,812,735.00

SIXTH ORDER OF BUSINESS

B.

COQUINA SHORES CDD

2025 SERIES BONDS

No	Entity	For	Invoice No	Date	Amount
12	ETM	Consulting tasks for CDD - Invoice 225038 (Feb 2026)		5/19/26	\$ 921.25
13	ETM	Consulting tasks for CDD - Invoice 226121 (April 2026)		5/19/26	566.25
14	ETM	Consulting tasks for CDD - Invoice 225325 (May 2026)		5/19/26	\$ 1,087.50
					\$ 2,575.00

SEVENTH ORDER OF BUSINESS

A.

Coquina Shores
Community Development District

Unaudited Financial Reporting
May 31, 2026



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6	<u>Construction Schedule</u>
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9	<u>Check Register</u>

Coquina Shores
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 125,013	\$ -	\$ -	\$ -	\$ 125,013
Due from Developer	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Series 2022					
Reserve	-	135,333	-	-	135,333
Interest	-	38	-	-	38
Revenue	-	111,782	-	-	111,782
Sinking	-	20	-	-	20
Construction	-	-	-	-	-
Cost of Issuance	-	-	-	13,157	13,157
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 125,013	\$ 247,172	\$ -	\$ 13,157	\$ 385,343
Liabilities:					
Accounts Payable	\$ 1,163	\$ -	\$ -	\$ -	\$ 1,163
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 1,163	\$ -	\$ -	\$ -	\$ 1,163
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	247,172	-	-	247,172
Capital Project	-	-	-	13,157	13,157
Unassigned	123,851	-	-	-	123,851
Total Fund Balances	\$ 123,851	\$ 247,172	\$ -	\$ 13,157	\$ 384,180
Total Liabilities & Fund Balance	\$ 125,013	\$ 247,172	\$ -	\$ 13,157	\$ 385,343

Coquina Shores
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 182,962	\$ 182,962	\$ 182,962	\$ -
Developer Contributions	-	-	9,006	9,006
Interest Income	-	-	-	-
Total Revenues	\$ 182,962	\$ 182,962	\$ 191,968	\$ 9,006
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 1,000	\$ 7,000
FICA Expense	918	612	77	536
Engineering	12,000	8,000	15,617	(7,617)
Attorney	25,000	16,667	2,684	13,982
Annual Audit	3,300	3,300	4,800	(1,500)
Assessment Administration	7,500	-	-	-
Arbitrage	600	-	-	-
Dissemination Agent	7,500	5,000	4,375	625
Trustee Fees	4,600	1,250	1,250	-
Management Fees	47,250	31,500	31,500	-
Information Technology	2,003	1,336	1,335	-
Website Maintenance	1,336	890	891	-
Telephone	500	333	78	256
Postage & Delivery	1,500	1,000	42	958
General Liability and Public Officials Insurance	5,500	5,500	5,512	(12)
Printing & Binding	1,200	800	299	501
Legal Advertising	5,000	3,333	315	3,018
Other Current Charges	4,080	2,720	2,244	476
Office Supplies	1,000	667	1	666
Dues, Licenses & Subscriptions	175	175	219	(44)
Total General & Administrative	\$ 142,962	\$ 91,083	\$ 72,238	\$ 18,845
<u>Operations & Maintenance</u>				
Operation and Maintenance	\$ 40,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 182,962	\$ 91,083	\$ 72,238	\$ 18,845
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 119,729	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 119,729	\$ -
Fund Balance - Beginning	\$ -		\$ 4,121	
Fund Balance - Ending	\$ -		\$ 123,851	

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	\$ -	\$ 97,097	\$ -	\$ 45,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	182,962
Developer Contributions	5,512	3,494	-	-	-	-	-	-	-	-	-	-	9,006
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 5,512	\$ 43,618	\$ -	\$ 97,097	\$ -	\$ 45,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	191,968
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	1,000
FICA Expense	-	-	15	15	-	15	15	15	-	-	-	-	77
Engineering	2,269	6,884	2,193	565	921	566	1,088	1,131	-	-	-	-	15,617
Attorney	-	-	2,684	-	-	-	-	-	-	-	-	-	2,684
Annual Audit	-	-	-	-	-	4,800	-	-	-	-	-	-	4,800
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	625	625	625	625	625	625	625	-	-	-	-	4,375
Trustee Fees	-	-	-	-	-	1,250	-	-	-	-	-	-	1,250
Management Fees	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	-	-	-	31,500
Information Technology	167	167	167	167	167	167	167	167	-	-	-	-	1,335
Website Maintenance	111	111	111	111	111	111	111	111	-	-	-	-	891
Telephone	18	-	13	14	-	7	26	-	-	-	-	-	78
Postage & Delivery	2	2	1	3	3	28	1	1	-	-	-	-	42
General Liability and Public Officials Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	30	42	90	32	44	10	20	31	-	-	-	-	299
Legal Advertising	132	30	30	30	31	-	32	31	-	-	-	-	315
Other Current Charges	82	1,348	40	36	41	31	-	666	-	-	-	-	2,244
Office Supplies	0	0	0	0	0	0	0	0	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	44	-	-	-	-	-	219
Total General & Administrative	\$ 12,435	\$ 13,147	\$ 10,106	\$ 5,736	\$ 5,881	\$ 11,749	\$ 6,267	\$ 6,917	\$ -	\$ -	\$ -	\$ -	72,238
<u>Operation and Maintenance</u>													
Operation and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operation and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 12,435	\$ 13,147	\$ 10,106	\$ 5,736	\$ 5,881	\$ 11,749	\$ 6,267	\$ 6,917	\$ -	\$ -	\$ -	\$ -	72,238
Excess (Deficiency) of Revenues over Expenditures	\$ (6,923)	\$ 30,471	\$ (10,106)	\$ 91,361	\$ (5,881)	\$ 33,991	\$ (6,267)	\$ (6,917)	\$ -	\$ -	\$ -	\$ -	119,729
<u>Other Financing Sources/Uses:</u>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (6,923)	\$ 30,471	\$ (10,106)	\$ 91,361	\$ (5,881)	\$ 33,991	\$ (6,267)	\$ (6,917)	\$ -	\$ -	\$ -	\$ -	119,729

Coquina Shores
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Proposed	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 186,120	\$ -	\$ -	\$ -
Special Assessments -Direct Bill	270,666	270,666	270,666	
Interest Income	-	-	4,392	4,392
Total Revenues	\$ 456,786	\$ 270,666	\$ 275,058	\$ 4,392
Expenditures:				
Interest -11/01	\$ 18,177	\$ 18,177	\$ 18,177	\$ -
Interest - 5/01	105,541	105,541	105,541	-
Principal - 5/01	55,000	55,000	55,000	-
Total Expenditures	\$ 178,718	\$ 178,718	\$ 178,718	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 278,068	\$ 91,948	\$ 96,340	\$ 4,392
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,678)	\$ (2,678)
Bonds Proceeds	-	-	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,678)	\$ (2,678)
Net Change in Fund Balance	\$ 278,068	\$ 91,948	\$ 93,663	\$ 1,714
Fund Balance - Beginning	\$ -		\$ 153,510	
Fund Balance - Ending	\$ 278,068		\$ 247,172	

Coquina Shores
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Actual
	Thru 05/31/26
<u>Revenues</u>	
Interest Income	\$ 31,901
Total Revenues	\$ 31,901
<u>Expenditures:</u>	
Capital Outlay	\$ 3,438,462
Cost of Issuance Expenses	10,400
Underwriters Discount	-
Total Expenditures	\$ 3,448,862
Excess (Deficiency) of Revenues over Expenditures	\$ (3,416,961)
<u>Other Financing Sources/(Uses)</u>	
Transfer In/(Out)	\$ 2,678
Bond Proceeds	-
Total Other Financing Sources (Uses)	\$ 2,678
Net Change in Fund Balance	\$ (3,414,283)
Fund Balance - Beginning	\$ 3,427,440
Fund Balance - Ending	\$ 13,157

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	Coquina Shores Offsite Application #1	48,464.78
1/9/26	4	S. E. Cline Construction	Coquina Shores Offsite Application #2	86,379.86
1/9/26	5	S. E. Cline Construction	Coquina Shores Offsite Application #3	85,439.80
3/11/26	6	S. E. Cline Construction	Coquina Shores Offsite Application #4	497,273.22
3/12/26	7	S. E. Cline Construction	Coquina Shores Offsite Application #5	205,670.52
4/10/26	8	S. E. Cline Construction	Coquina Shores Offsite Application #6	310,396.08
4/10/26	9	Kutak Rock LLP	Professional services related to Project Construction Inv #3655531	140.00
4/10/26	10	Kutak Rock LLP	Professional services related to Project Construction Inv #3655532	5,190.50
5/29/26	11	S. E. Cline Construction	Coquina Shores Offsite Application #7 - Partial Payment	9,261.98

TOTAL	\$ 3,438,461.82
--------------	------------------------

Project (Construction) Fund at 9/30/25	\$ 3,404,190.32
Interest Earned and Transfer thru 05/31/26	31,593.86
Transfer from COI	-
Transfer from Debt Service (Reserve)	2,677.64
Outstanding Requisitions	-
Requisitions Paid thru 05/31/26	(3,438,461.82)

Remaining Project (Construction) Fund	\$ -
--	-------------

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	135,333
Bonds Outstanding -	\$3,865,000
Less: Principal Payment - 5/1/26	(\$55,000)
Current Bonds Outstanding	\$3,810,000

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 HOME COMPANY, LLC	223	93,406.25	102,713.03	196,119.28
TOTAL DIRECT INVOICES (1)(2)	650	270,666.25	182,962.00	453,628.25
ASSESSED REVENUE TAX ROLL	0	-	-	-
TOTAL NET ASSESSMENTS	650	270,666.25	182,962.00	453,628.25

DUE/RECEIVED	BALANCE DUE	SERIES 2025 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
JX PALM COAST LAND LLC	0.00	177,260.00	80,248.97	257,508.97
PULTE HOME COMPANY, LLC	0.00	93,406.25	102,713.03	196,119.28
TOTAL DIRECT RECEIVED	0.00	270,666.25	182,962.00	453,628.25
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	0.00	270,666.25	182,962.00	453,628.25

(1) Assessments for bulk lands are due: 60% 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.

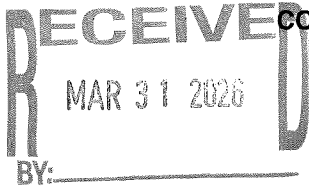
Coquina Shores
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
4/1/2026 - 4/30/26	101-103	\$77,353.96
5/1/2026 - 5/31/26	104-109	9,365.85
SUBTOTAL		\$86,719.81

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/01/26	00009	4/01/26 04012026	202604 300-20700-10300		*	23,351.56	
		3/26 PULTE 4/1 WIRE					
		4/01/26 04012026	202604 300-20700-10300		*	44,315.00	
		3/27 JX PC LAND 4/1					
COQUINA SHORES CDD C/O BNY DS 2025							67,666.56 000101
4/10/26	00001	4/01/26 35	202604 310-51300-34000		*	3,937.50	
		APR MANAGEMENT FEES					
		4/01/26 35	202604 310-51300-35300		*	111.33	
		APR WEBSITE ADMIN					
		4/01/26 35	202604 310-51300-35100		*	166.92	
		APR INFO TECH					
		4/01/26 35	202604 310-51300-31300		*	625.00	
		APR DISSEM AGENT SRVCS					
		4/01/26 35	202604 310-51300-51000		*	.03	
		OFFICE SUPPLIES					
		4/01/26 35	202604 310-51300-42000		*	.74	
		POSTAGE					
		4/01/26 35	202604 310-51300-42500		*	19.95	
		COPIES					
		4/01/26 35	202604 310-51300-41000		*	25.93	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SRVCS LLC							4,887.40 000102
4/10/26	00008	3/02/26 28761	202603 310-51300-32200		*	4,800.00	
		AUDIT FYE 09/30/2025					
GRAU AND ASSOCIATES							4,800.00 000103
TOTAL FOR BANK A						77,353.96	
TOTAL FOR REGISTER						77,353.96	

COQS COQUINA SHORES TLEE



COQUINA SHORES CDD
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
April 1, 2026	\$67,666.56	Sheryl Fulks

Payable to:

Coquina Shore CDD C/O Bank of New York Mellon DS 2025 #9
--

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10300
------	-------------------

Intended Use of Funds Requested:

3/26/26 PULTE 4/1 WIRE	\$ 23,351.56
3/27/26 JX PALM COAST LAND 4/1	44,315.00
	\$ 67,666.56

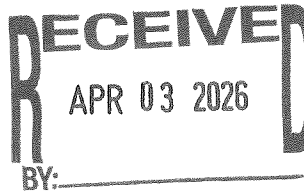
(Attach supporting documentation for request. Overnight via Fedex with deposit letter
from Accountant)

Governmental Management Services, LLC

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

Invoice**Invoice #:** 35**Invoice Date:** 4/1/26**Due Date:** 4/1/26**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 - April 2026		3,937.50	3,937.50
Website Administration - April 2026		111.33	111.33
Information Technology - April 2026		166.92	166.92
Dissemination Agent Services - April 2026		625.00	625.00
Office Supplies		0.03	0.03
Postage		0.74	0.74
Copies		19.95	19.95
Telephone		25.93	25.93
		Total	\$4,887.40
		Payments/Credits	\$0.00
		Balance Due	\$4,887.40

Grau and Associates

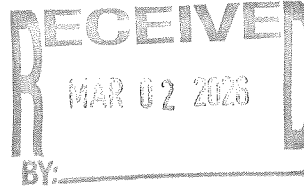
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Coquina Shores Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice No. 28761
Date 03/02/2026



SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ 4,800.00
Current Amount Due	\$ 4,800.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,800.00	0.00	0.00	0.00	0.00	4,800.00

Payment due upon receipt.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/11/26	00004	4/08/26	7689502	202604 310-51300-48000	PUBLISH PCNT MTG#12205722	*	32.36		
					USA TODAY MEDIA CORP			32.36	000104
5/18/26	00001	5/01/26	36	202605 310-51300-34000	MAY MANAGEMENT FEES	*	3,937.50		
		5/01/26	36	202605 310-51300-35300	MAY WEBSITE ADMIN	*	111.33		
		5/01/26	36	202605 310-51300-35100	MAY INFO TECH	*	166.92		
		5/01/26	36	202605 310-51300-31300	APR DISSEM AGENT SRVCS	*	625.00		
		5/01/26	36	202605 310-51300-51000	OFFICE SUPPLIES	*	.06		
		5/01/26	36	202605 310-51300-42000	POSTAGE	*	1.48		
		5/01/26	36	202605 310-51300-42500	COPIES	*	31.20		
		5/01/26	36A	202605 310-51300-49000	APR AMEX-HILTON INN MTG	*	635.00		
					GOVERNMENTAL MANAGEMENT SRVCS LLC			5,508.49	000105
5/18/26	00010	3/04/26	8091758	202603 310-51300-32300	ACCEPTANCE FEE	*	500.00		
		3/04/26	8091758	202603 310-51300-32300	ANNUAL CUSTODY ACCOUNT	*	750.00		
					US BANK			1,250.00	000106
5/28/26	00007	3/10/26	225038	202602 310-51300-31100	FEB CONSULTING TASKS	*	921.25		
					ENGLAND THIMS & MILLER			921.25	000107
5/28/26	00007	4/13/26	225325	202603 310-51300-31100	MAR CONSULTING TASKS	*	566.25		
					ENGLAND THIMS & MILLER			566.25	000108
5/28/26	00007	5/12/26	226121	202604 310-51300-31100	APR CONSULTING TASKS	*	1,087.50		
					ENGLAND THIMS & MILLER			1,087.50	000109
TOTAL FOR BANK A							9,365.85		
TOTAL FOR REGISTER							9,365.85		

COQS COQUINA SHORES TLEE

USA TODAY CO.



ACCOUNT NAME Coquina Shores CDD		ACCOUNT # 1268464	INV DATE 04/30/26
INVOICE # 0007689502	INVOICE PERIOD Apr 1- Apr 30, 2026	CURRENT INVOICE TOTAL \$32.36	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$32.36	

BILLING ACCOUNT NAME AND ADDRESS Coquina Shores CDD 475 W Town PL # 114 St Augustine, FL 32092-3649	PAYMENT DUE DATE: MAY 31, 2026 Legal Entity: USA TODAY 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@usatodayco.com

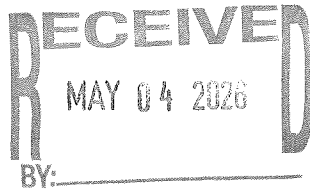
FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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
4/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/8/26	12205722	DTB Flagler/ Palm Coast News Tribune	Publish 4.8.26 PCNT - Coquina Shores April Meeting		\$32.36



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	\$32.36
Service Fee 3.99%	\$1.29
*Cash/Check/ACH Discount	-\$1.29
*Payment Amount by Cash/Check/ACH	\$32.36
Payment Amount by Credit Card	\$33.65

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Coquina Shores CDD		ACCOUNT NUMBER 1268464		INVOICE NUMBER 0007689502		AMOUNT PAID \$32.36
CURRENT DUE \$32.36	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* \$32.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$33.65
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001268464000000000000076895020000323667178

USA TODAY CO.



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

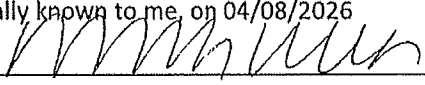
STATE OF WISCONSIN, COUNTY OF BROWN

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 Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

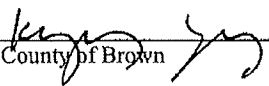
DTB news-journalonline.com 04/08/2026
DTB Palm Coast News Tribune 04/08/2026

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

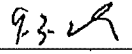
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/08/2026



Legal Clerk



Notary, State of WI, County of Brown

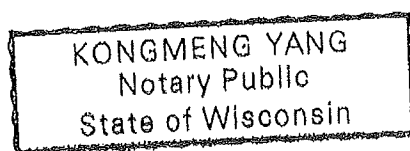


My commission expires

Publication Cost:	\$32.36	
Tax Amount:	\$0.00	
Payment Cost:	\$32.36	
Order No:	12205722	# of Copies:
Customer No:	1268464	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



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, April 16, 2026, 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

NT#12205722 4/8/26 1T

Governmental Management Services, LLC

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

Invoice

Invoice #: 36

Invoice Date: 5/1/26

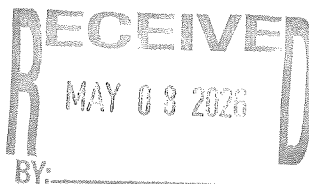
Due Date: 5/1/26

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 - May 2026		3,937.50	3,937.50
Website Administration - May 2026		111.33	111.33
Information Technology - May 2026		166.92	166.92
Dissemination Agent Services - May 2026		625.00	625.00
Office Supplies		0.06	0.06
Postage		1.48	1.48
Copies		31.20	31.20
AMEX Purchase 4/6 - Hilton Garden Inn Meeting Space		635.00	635.00
Total			\$5,508.49
Payments/Credits			\$0.00
Balance Due			\$5,508.49

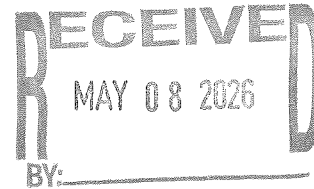


Corporate Trust Services
EP-MN-VN3L
60 Livingston Ave.
St Paul, MN 55107

2/3

Invoice Number: 8091758
Invoice Date: 03/04/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Coquina Shores Community Development District
Attn GMS North Florida LLC
475 West Town Place Suite 114
St. Augustine, FL 32092
United States



Coquina Shores Community Development District Custody Account

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$1,250.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Coquina Shores Community Development District
Custody Account

Invoice Number:	8091758
Current Due:	\$1,250.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:



Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 8091758
Invoice Date: 03/04/2026

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Coquina Shores Community Development District
Custody Account

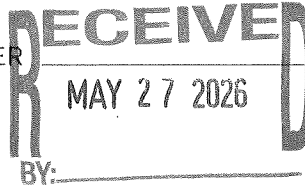
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	500.00	1.00		\$500.00
Subtotal Acceptance Fees				\$500.00
04050 Custodian	1.00	750.00	100.00%	\$750.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$750.00
TOTAL AMOUNT DUE				\$1,250.00





ENGLAND-THIMS & MILLER



14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.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

March 10, 2026

Invoice No: 225038

Total This Invoice	\$921.25
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Project 22515.00000 Coquina Shores Community Development District

EMAIL TO: BKOVAIC@BBXCAPITAL.COM

Professional Services rendered through February 28, 2026

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
Create and Prepare Requisitions
CDD Meeting Only
Review Pay Apps and Change Orders for CDD

Labor

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 2/28/2026	2.75	255.00	701.25
Administrative Support			
Blair, Shelley 2/28/2026	2.00	110.00	220.00
Totals	4.75		921.25
Total Labor			921.25
Total this Phase			\$921.25

Phase XP Expenses

Total this Phase	0.00
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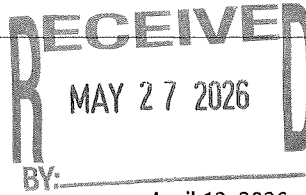
Total This Invoice	\$921.25
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ENGLAND-THIMS & MILLER

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

BY: April 13, 2026

Invoice No: 225325

Total This Invoice \$566.25

Project 22515.00000 Coquina Shores Community Development District

EMAIL TO: BKOVAIC@BBXCAPITAL.COM

Professional Services rendered through April 04, 2026

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
CDD Pay Apps and requisitions
Create SE Cline requisition
Email correspondance

Labor

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 3/14/2026	1.25	255.00	318.75
Administrative Support			
Blair, Shelley 3/7/2026	.75	110.00	82.50
Blair, Shelley 3/14/2026	1.00	110.00	110.00
Blair, Shelley 4/4/2026	.50	110.00	55.00
Totals	3.50		566.25
Total Labor			566.25
Total this Phase			\$566.25

Phase XP Expenses

Total this Phase 0.00**Total This Invoice \$566.25**

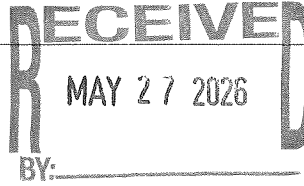
Project	22515.00000	Coquina Shores Community Development Dis	Invoice	225325
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Outstanding Invoices

Number	Date	Balance		
225038	3/10/2026	921.25		
Total		921.25	Total Now Due	\$1,487.50



ENGLAND-THIMS & MILLER



14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.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

May 12, 2026

Invoice No: 226121

Total This Invoice \$1,087.50

Project 22515.00000 Coquina Shores Community Development District

EMAIL TO: BKOVAIC@BBXCAPITAL.COM

Professional Services rendered through May 02, 2026

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
CDD Pay Apps and requisitions
Create SE Cline requisition
Email correspondance
Cdd Meeting online

Labor		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	4/11/2026	1.75	255.00	446.25
Lockwood, Scott	4/18/2026	1.25	255.00	318.75
Engineering Intern				
Zierden, Ashley	4/18/2026	.50	150.00	75.00
Administrative Support				
Blair, Shelley	4/11/2026	.75	110.00	82.50
Blair, Shelley	4/25/2026	.25	110.00	27.50
Blair, Shelley	5/2/2026	1.25	110.00	137.50
Totals		5.75		1,087.50
Total Labor				1,087.50
Total this Phase				\$1,087.50

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$1,087.50

Project	22515.00000	Coquina Shores Community Development Dis	Invoice	226121
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Outstanding Invoices

Number	Date	Balance
225038	3/10/2026	921.25
225325	4/13/2026	566.25
Total		1,487.50

Total Now Due \$2,575.00