

COQUINA SHORES
Community Development District

OCTOBER 15, 2026

AGENDA

**Coquina Shores
Community Development District**

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

October 8, 2026

Board of Supervisors
Coquina Shores CDD

Call-in #: 1-877-304-9269; Code 3006875

Dear Board Members and Staff:

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

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the August 20, 2026 Meeting
- IV. Update on the Project Status
- V. Consideration of Authorizing Resolution for Florida PRIME Trust Account
- VI. Consideration of Acquisition of Phase 1 Improvements
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
- VIII. Financial Reports
 - A. Financial Statements as of August 31, 2026
 - B. Check Register
 - C. Ratification of Construction Funding Request #2

IX. Other Business

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – Thursday, November 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, August 20, 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
Bill Livingston	Supervisor
Brett North	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer

The following is a summary of the discussions and actions taken at the August 20, 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 July 23, 2026 Meeting**

There being no corrections to the minutes, a motion to approve followed.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the minutes of the July 23, 2026 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS **Ratification of Cline Construction Change**

Order Nos. 6 and 7

Copies of the change orders were presented to the Board for their review.

Mr. Kovacic noted that the total construction costs will come in under the original contracted amount.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Cline Construction change order numbers 6 and 7 were ratified.

FIFTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter with
Grau & Associates for the Fiscal Year 2026
Audit**

Mr. Oliver stated that the fee for the fiscal year 2026 audit is \$4,900, which is \$100 over the budgeted amount, so the budget will need to be adjusted.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the engagement letter with Grau & Associates was accepted.

SIXTH ORDER OF BUSINESS

**Public Hearings for the Purpose of Adopting
the Budget and Imposing Special
Assessments for Fiscal Year 2027**

Mr. Oliver provided an overview of the budget.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the public hearings were opened.

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

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the public hearings were closed.

A. Consideration of Resolution 2026-06, Relating to Annual Appropriations and

Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-06, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-07, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-07, imposing special assessments and certifying an assessment roll was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Revised Rules of Procedure; Consideration of Resolution 2026-08

Ms. Buchanan stated that her firm updates the rules of procedure every few years to include changes made following the legislative sessions, as well as updated best practices. A few of the changes made were to notice requirements for rule changes, and clarifications to meeting conduct and procurement procedures.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the public hearing was opened.

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

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the public hearing was closed.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor Resolution 2026-08, adopting revised rules of procedure was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Requisition No. 15

Mr. Oliver stated that after review of the invoice, it was discovered it should be paid from the general fund.

No action was taken on this item.

Mr. Lockwood provided a project update.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Oliver presented a meeting schedule including meetings on the third Thursday of each month at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center, which is consistent with the previous year.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the fiscal year 2027 meeting schedule was approved as presented.
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2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Oliver presented proposed goals and objectives, noting they are largely compliance based and are consistent with the previous year.

On MOTION by Mr. Kovacic seconded by Mr. Livingston with all in favor the goals and objectives for fiscal year 2027 were approved as presented.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 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 \$148,906.96 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.

TENTH ORDER OF BUSINESS

Other Business

Mr. North stated that he would attend the August meeting in person as Mr. Fossler will need to attend by phone for August, September and October.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, September 17, 2026 at 2:00 p.m. at the Hilton Garden Inn Palm Coast Town Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



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

WHEREAS, Coquina Shores Community Development District (“Participant”) is (check one or more, as applicable)

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

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

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

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

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

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

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

NOW THEREFORE, be it resolved as follows:

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

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

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

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

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

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

the ____ Day of _____, 20 ____.

PARTICIPANT NAME: Coquina Shores Community Development District

BY: Signature _____

 Printed Name _____

 Title _____

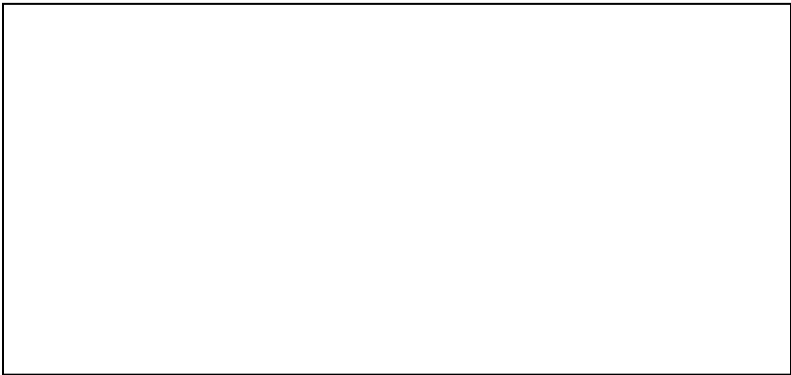
(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____

 Printed Name _____

 Title _____

SEAL:



SIXTH ORDER OF BUSINESS



October __, 2026

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

RE: Acquisition of Improvements – Coquina Shores Phase 1

Dear Board of Supervisors:

Pulte Home Company, LLC (“Developer”) has completed and wishes to convey to the Coquina Shores Community Development District (“District”) water, sewer, reuse, stormwater and grading improvements (“Improvements”), which are more particularly described in **Exhibit A** and which relate to improvements described in the District’s *Master Engineer’s Report*, dated November 16, 2023 (“Engineer’s Report” and the master project described therein, the “Capital Improvement Plan”).

As consideration for the conveyance of the Improvements, the District agrees to pay the Developer up to **\$10,950,714.36**, representing the actual cost of completing the Improvements through the District’s future issuance of tax-exempt bonds or other available legal proceeds if and when available. Notwithstanding anything to the contrary herein, to the extent any amounts are still owed to contractors, the Developer agrees to timely make payment for all remaining amounts owed and to ensure that no liens are placed on the Improvements or the District’s property.

Sincerely,

PULTE HOME COMPANY, LLC

By: _____
Print Name: _____
Its: _____

District Acceptance:

**COQUINA SHORES
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Exhibit A: Description of Improvements – Phase 1

EXHIBIT A
Description of Improvements– Phase 1

Pulte Home Company, LLC, has caused to be completed in and for the Coquina Shores Community Development District, the following Improvements:

Improvements

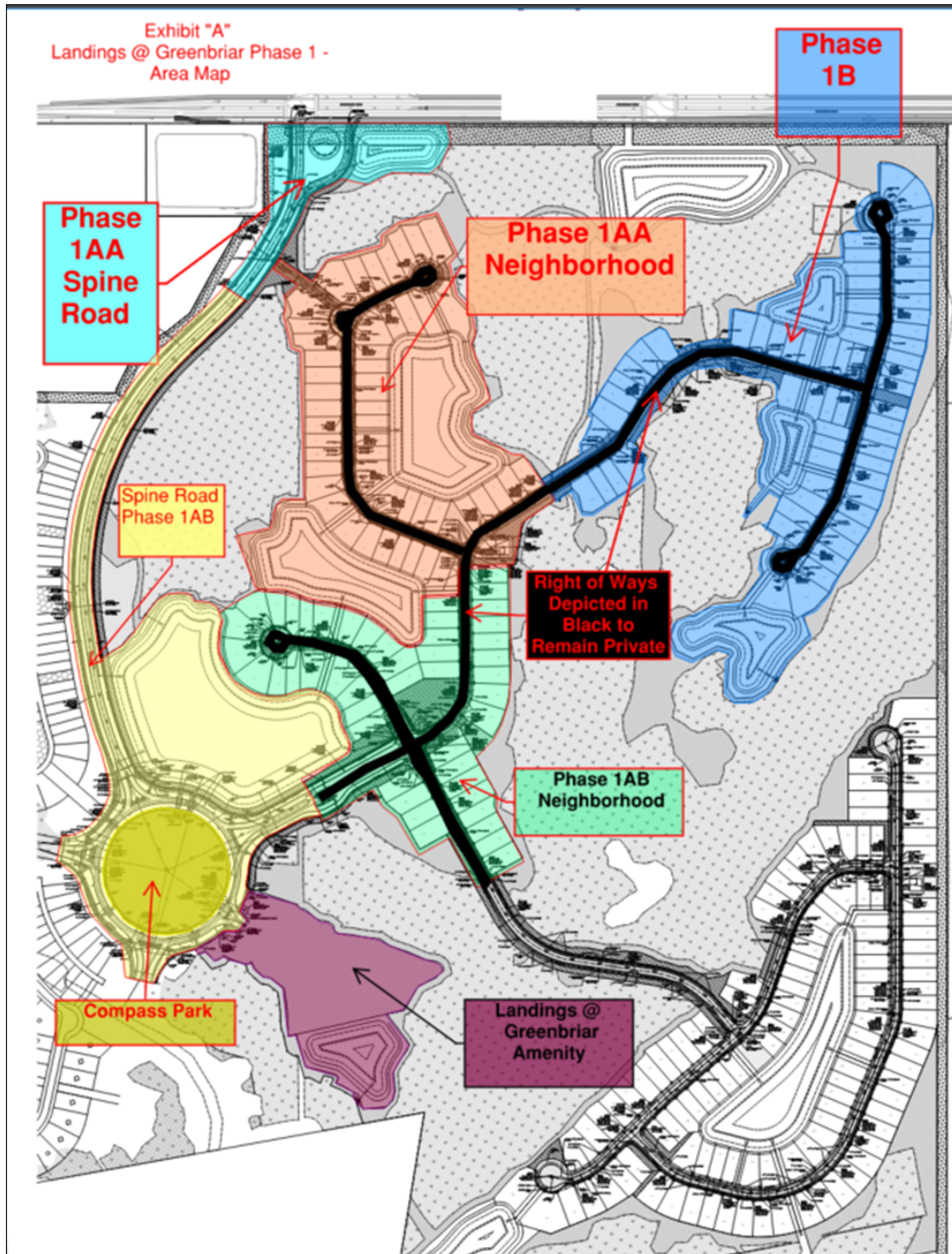
The infrastructure, described below, subject to the Plat titled “Coquina Shores Phase 1” recorded at Map Book 45, Pages 15, et seq., of the Official Records of Flagler County, Florida, and located at 6150 State Highway 100 E, Palm Coast, Florida 32137, and further described herein:

The Improvements consist of completed Phase 1 potable water lines; sanitary (wastewater) gravity sewer lines, manholes and services; lift station improvements, including the wet well, lift station, dewatering and survey; force main; and reclaimed water (reuse) mains, including pipes, fittings, valves, services, hydrants, crossings, restraints, testing, layout and appurtenances; stormwater management and drainage system, including curb inlets, double curb inlets, control structures, E inlets, manholes, mitered end sections, HP storm pipe (15”-60”), end caps, underdrain and cleanouts, retaining walls #1, #2 and #6 (and CO #7 added wall), cut-off wall, grade rings, dewatering, layout and quality assurance, including storm structure modifications under Change Orders 4, 7, 10, 12 and 13 (CO 13: Storm Structure #25 revised from double curb grate to double valley gutter grate); and grading/earthwork, including clearing, stripping, respread, cut/fill, finish grade, additional tree removal (CO 5), unsuitable soil remediation (CO 6), and drip line survey/boulder relocation (CO 8). Excludes all incomplete work, including lift station start-up and all as-builts and pressure/bacteriological testing items not yet complete, as well as CO #10 Retaining Walls 3, 4 and 5 (70% complete); storm drain as-builts (base and CO 7, 10, 12 as-builts, 25% complete); CO #16 clearing and stripping (30% complete); and grading as-builts (50% complete), as of Pay App No. 306-27.

All as further identified in the invoices below:

<u>Contractor</u>		<u>Reimbursable Cost</u>
Pipeline Constructors, Inc.		
Sanitary Sewer	\$1,814,744.30	\$10,950,714.36
Force Main	\$164,692.05	
Lift Station	\$481,260.95	
Water	\$1,391,109.22	
Reuse Main	\$1,268,080.63	
Storm Drain	\$2,386,968.81	
Earthwork/Grading	\$3,443,858.40	
TOTAL	\$10,950,714.36	<i>\$10,950,714.36</i>

And constructed on the area depicted as Phase 1 on the map below:



AFFIDAVIT REGARDING COSTS PAID

STATE OF FLORIDA

COUNTY OF _____

I, _____, of Pulte Home Company, LLC (“**Developer**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is _____, and I am _____ of the Developer. I have authority to make this affidavit on behalf of the Developer.
3. The Developer is the primary owner and/or developer of certain lands within the Coquina Shores Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The *Master Engineer’s Report*, dated November 16, 2023, among other applicable reports related to the District’s current and future bond series (together, “**Engineer’s Report**”) describes certain improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Pursuant to certain agreements with contractors, the Developer has expended funds to develop water, sewer, reuse, stormwater and grading improvements (“**Improvements**”) described in the Engineer’s Report. The attached **Exhibit A** accurately identifies the improvements completed to date and states the amounts that Developer has spent on the improvements.
6. The Developer has in its files all invoices and proof of all payments related to the Improvements described in **Exhibit A**, and agrees to produce such documentation upon request.
7. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of accepting an acquisition of the Improvements described in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

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

Executed this _____ day of October 2026.

AFFIANT

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of October 2026, by _____, on behalf of Pulte Home Company, LLC, who ☐ is personally known to me or ☐ produced _____ as identification.

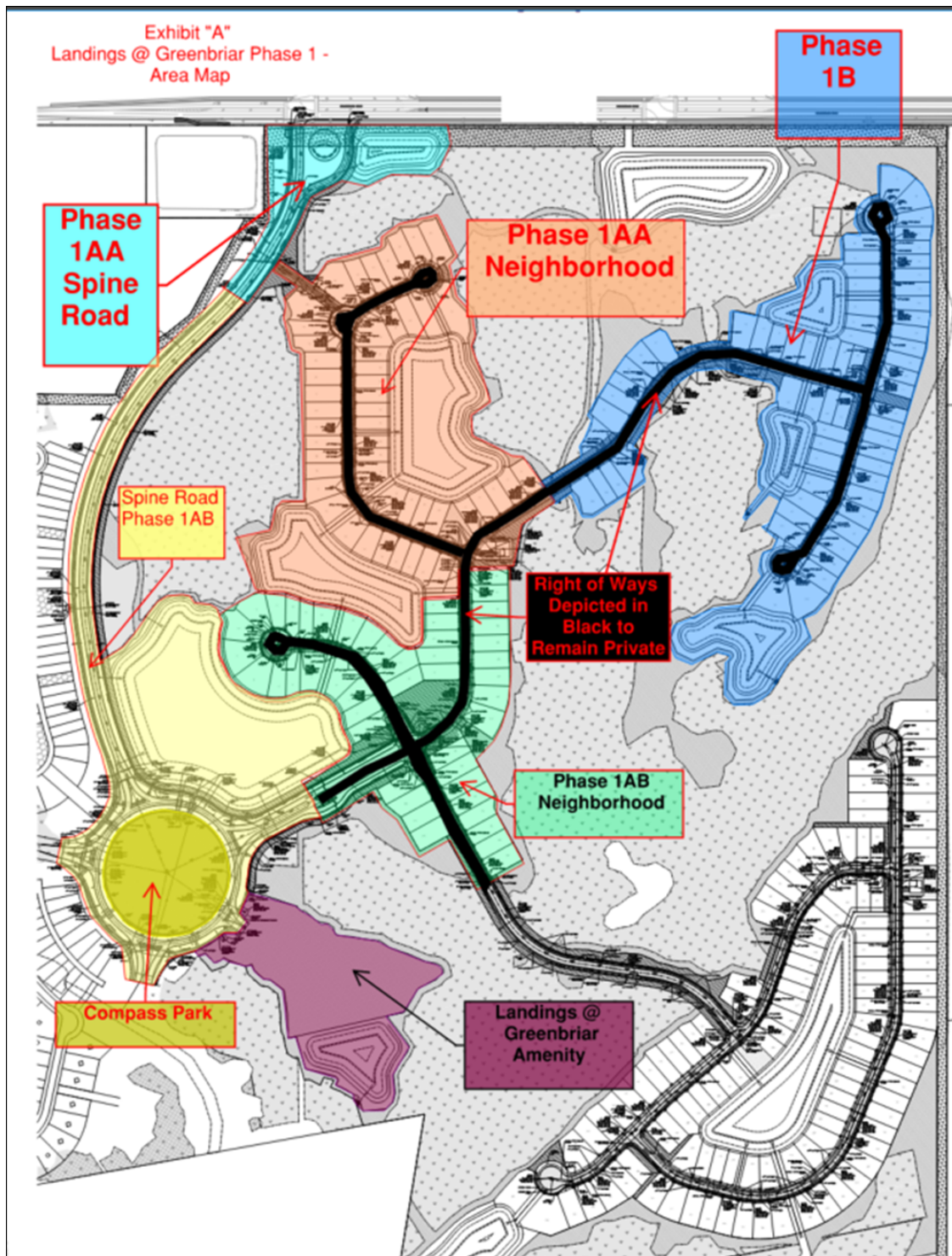
(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

EXHIBIT A
Description of Improvements
Coquina Shores Phase 1

And constructed on the area depicted as Phase 1 on the map below:



ACKNOWLEDGMENT AND RELEASE

THIS ACKNOWLEDGMENT AND RELEASE is made the ____ day of October 2026, by **PIPELINE CONSTRUCTORS, INC.**, a Florida corporation, with a mailing address of 2117 North Temple Avenue, Starke, Florida 32091 (the “**Contractor**”), in favor of the **COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT** (the “**District**”), which is a local unit of special-purpose government situated in Flagler County, Florida, and having offices located at c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

WHEREAS, pursuant to that certain Contractor Project Agreement / Work Order Agreement (“**Contract**”) dated August 6, 2025, under that certain Master Trade Agreement dated May 2, 2018, between Contractor and Pulte Home Company, LLC (“**Developer**”), Contractor has constructed for the Developer water, sewer, reuse, stormwater and grading improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, the Developer now intends to convey the Improvements to the District and/or another public utility provider and/or local government and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District has acquired or is acquiring the Improvements constructed by Contractor in connection with the Contract, from the Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements, including all retainage. Contractor further certifies that, as of the date of execution of this

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

SECTION 6. ASSIGNMENT. THE Contractor acknowledges that any and all rights, claims guarantees, bonds, indemnification, and warranties arising out of Contract may be assigned by the District to the City of Palm Coast.

SECTION 7. EFFECTIVE DATE. This Acknowledgment and Release shall take effect upon execution.

ATTEST

PIPELINE CONSTRUCTORS, INC., a Florida corporation

[print name]

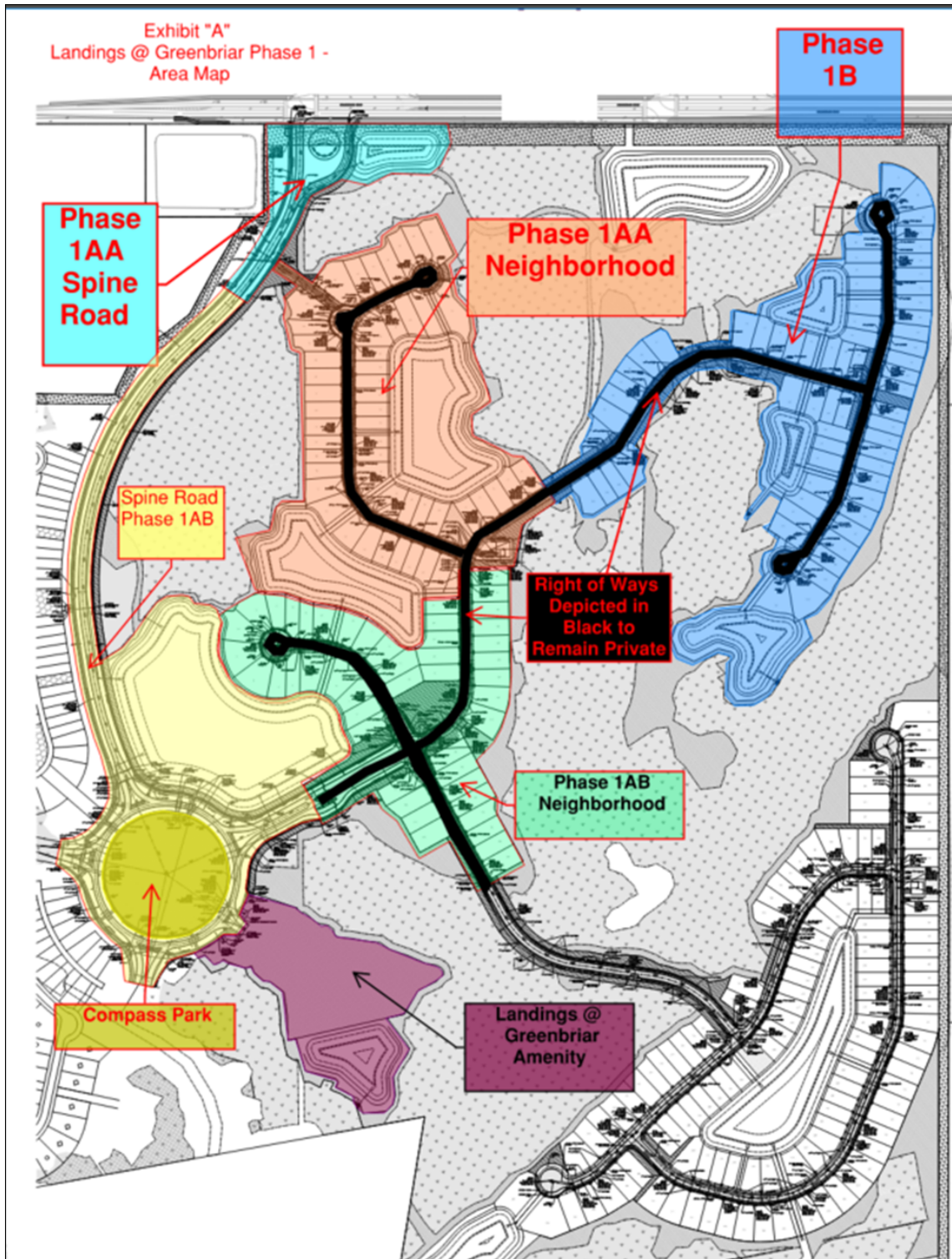
By: _____
Its: _____

[print name]

EXHIBIT A
Description of Improvements

[CONTINUED ON FOLLOWING PAGE]

And constructed on the area depicted as Phase 1 on the map below:



DISTRICT ENGINEER’S CERTIFICATE

October __, 2026

Board of Supervisors
Coquina Shores Community Development District

Re: Coquina Shores Community Development District (Flagler County, Florida)
Acquisition of Improvements – Phase 1

Ladies and Gentlemen:

The undersigned, a representative of England-Thims & Miller, Inc. (“**District Engineer**”), as District Engineer for Coquina Shores Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acquisition from Pulte Home Company, LLC (“**Developer**”) of water, sewer, reuse, stormwater and grading improvements (“**Improvements**”), as more fully described in that certain bill of sale (“**Bill of Sale**”) dated as of or about the same date as this certificate and in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the *Master Engineer’s Report*, dated November 16, 2023 (“**Engineer’s Report**”), specially benefit property within the District as further described in the Engineer’s Report, and are within the scope of the improvements included in the District’s Capital Improvement Plan anticipated to be funded by the District’s Special Assessment Bonds.
3. In my opinion, the Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. The total, actual costs associated with the Improvements are as set forth in Exhibit A of the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Name: [Name], P.E.
Its: [Title]
Florida Registration No. []
District Engineer

STATE OF FLORIDA
COUNTY OF _____

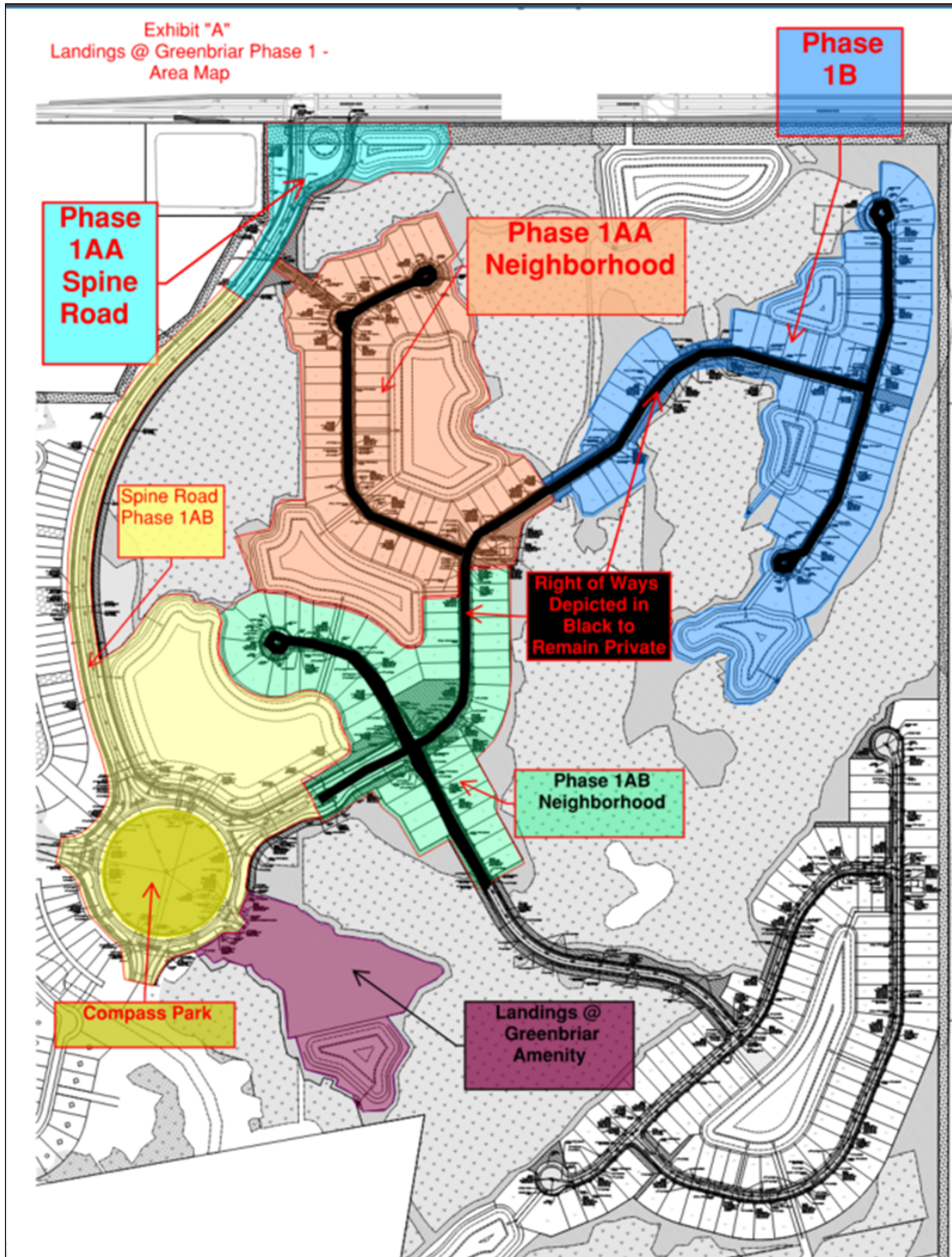
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of October 2026, by [Name], P.E., [Title] of England-Thims & Miller, Inc., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A
Description of Improvements
Coquina Shores Phase 1

[CONTINUED ON FOLLOWING PAGE]

And constructed on the area depicted as Phase 1 on the map below:



BILL OF SALE

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this ____ day of October 2026, by **Pulte Home Company, LLC**, a Michigan limited liability company, whose address for purposes hereof is 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (“Grantor”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Coquina Shores Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“District” or “Grantee”) whose address is c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and their respective successors and assigns.)

This instrument is intended to convey certain property rights related to certain improvements located on or within the following property (collectively, “Real Property”), but not including title to said Real Property:

See **EXHIBIT A** attached hereto.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title, and interest of Grantor in and to the following improvements and other property interests as described below (hereinafter collectively the “Improvements”) to have and to hold for Grantee’s own use and benefit forever:

- a. The infrastructure described herein as Phase 1 and as depicted on the Plat titled “Coquina Shores Phase 1,” recorded at Map Book 45, Pages 15, et seq., of the Official Records of Flagler County, Florida, located at 6150 State Highway 100 E, Palm Coast, Florida 32137, consisting of completed Phase 1 potable water lines; sanitary (wastewater) gravity sewer lines, manholes and services; lift station improvements, including the wet well, lift station, dewatering and survey; force main; and reclaimed water (reuse) mains, including pipes, fittings, valves, services, hydrants, crossings, restraints, testing, layout and appurtenances; stormwater management and drainage system, including curb inlets, double curb inlets, control structures, E inlets, manholes, mitered end sections, HP storm pipe (15”-60”), end caps, underdrain and cleanouts, retaining walls #1, #2 and #6 (and CO #7 added wall), cut-off wall, grade rings, dewatering, layout and quality assurance, including storm structure modifications under Change Orders 4, 7, 10, 12 and 13 (CO 13: Storm Structure #25 revised from double curb grate to double valley gutter grate); and grading/earthwork, including clearing, stripping, respread, cut/fill, finish grade, additional tree

removal (CO 5), unsuitable soil remediation (CO 6), and drip line survey/boulder relocation (CO 8). Excludes all incomplete work, including lift station start-up and all as-builts and pressure/bacteriological testing items not yet complete, as well as CO #10 Retaining Walls 3, 4 and 5 (70% complete); storm drain as-builts (base and CO 7, 10, 12 as-builts, 25% complete); CO #16 clearing and stripping (30% complete); and grading as-builts (50% complete), as of Pay App No. 306-27.

- b. All of the right, title, interest, and benefit of Grantor in, to, and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements, together with copies of all such documents to be provided to Grantee within fifteen (15) days of the date of this Bill of Sale; and
- c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (a) Grantor is the lawful owner of the Improvements; (b) the Improvements are free and clear from any liens or encumbrances, and Grantor has obtained and will provide to Grantee final unconditional lien releases from all contractors and subcontractors involved in the construction of the Improvements, with any remaining retainage payments to be made by Grantor prior to or simultaneously with closing; (c) Grantor has good right to sell the Improvements; and (d) Grantor will warrant and defend the sale of the Improvements hereby made unto Grantee against all lawful claims and demands of all persons whosoever.

3. Except for the covenants in Section 2, this conveyance is made on an “as is” basis. Grantor represents that, to the best of its actual knowledge, there are no latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, Grantor affirmatively represents that it has the contractual right, consent, and lawful authority of any and all forms to take this action in this document and in this form.

5. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

6. Grantor, at its expense, agrees to complete any punch list items, make any remaining payments owed to contractors and/or subcontractors, and to post and maintain any required bonds, including, but not limited to, maintenance bonds.

7. As consideration for the sale of the Improvements, subject to availability of funds, Grantee shall make payment for up to the cost of the Improvements in the amounts set forth in

Exhibit A if such funds are available from proceeds from a future issuance of bonds.

8. Grantor agrees, at the direction of Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal this ____ day of October 2026.

Signed, sealed, and delivered by:

PULTE HOME COMPANY, LLC

By: _____

Print: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this _____ day of October 2026, before me by means of [] physical presence or [] online notarization appeared _____, who acting on behalf of Pulte Home Company, LLC, signed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person [] is personally known to me or [] has produced _____ as identification and [] did or [] did not take an oath.

(NOTARY SEAL)

Notary Public Signature

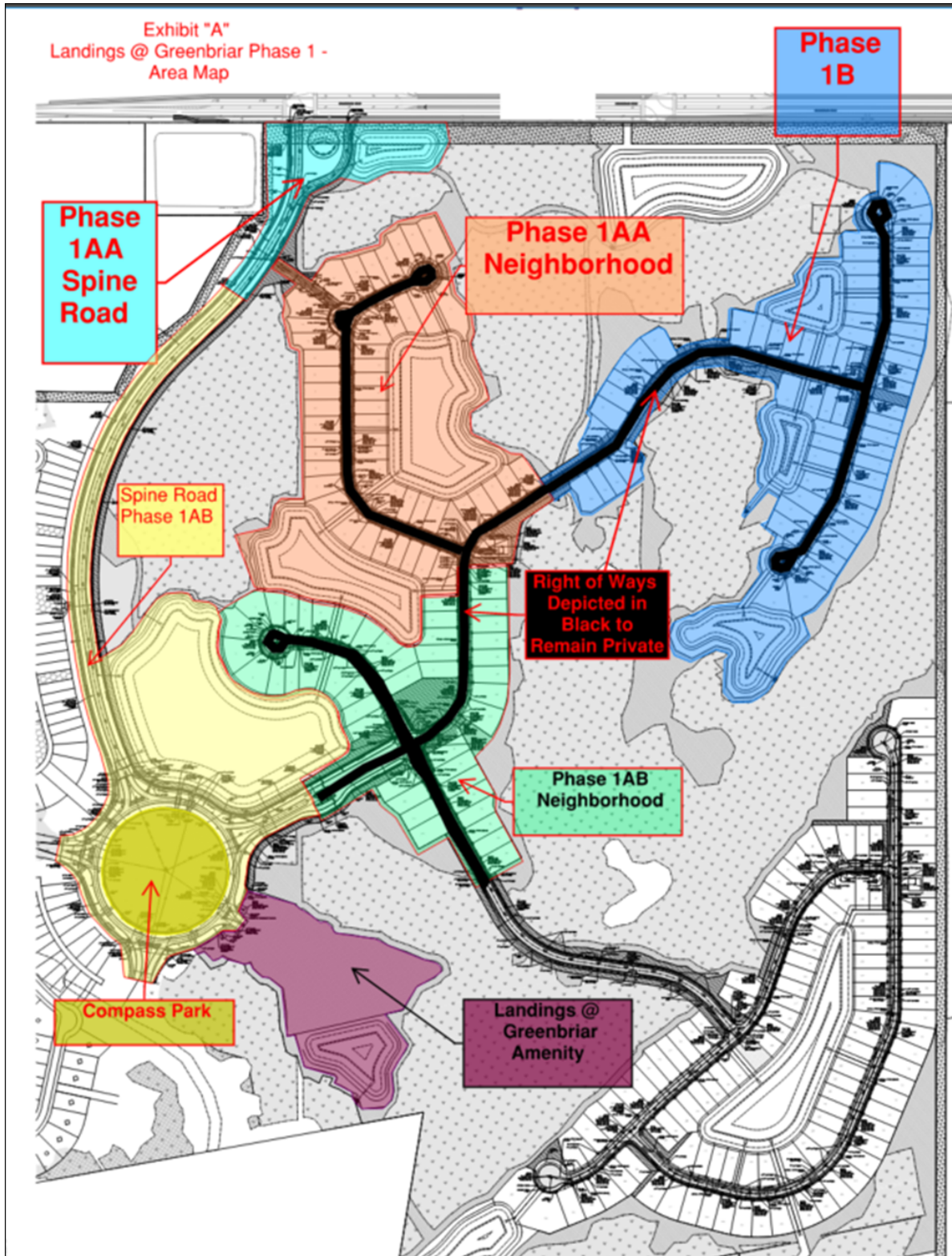
(Name typed, printed, or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Exhibit A – Description of Improvements

EXHIBIT A
Description of Improvements

[CONTINUED ON FOLLOWING PAGE]

And constructed on the area depicted as Phase 1 on the map below:



SEVENTH ORDER OF BUSINESS

C.

Coquina Shores Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Coquina Shores Community Development District

District Manager:_____

Date:_____

Print Name:_____

Coquina Shores Community Development District

EIGHTH ORDER OF BUSINESS

A.

Coquina Shores
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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

Coquina Shores
Community Development District
Combined Balance Sheet
August 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	\$ 100,426	\$ -	\$ -	\$ -	\$ 100,426
Due from Developer	3,664	-	-	-	3,664
Due from General Fund	-	-	-	-	-
Series 2025					
Reserve	-	135,333	-	-	135,333
Interest	-	38	-	-	38
Revenue	-	112,698	-	-	112,698
Sinking	-	20	-	-	20
Construction	-	-	-	14,394	14,394
Cost of Issuance	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 104,090	\$ 248,088	\$ -	\$ 14,394	\$ 366,572
Liabilities:					
Accounts Payable	\$ 106	\$ -	\$ -	\$ -	\$ 106
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 106	\$ -	\$ -	\$ -	\$ 106
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	248,088	-	-	248,088
Capital Project	-	-	-	14,394	14,394
Unassigned	103,984	-	-	-	103,984
Total Fund Balances	\$ 103,984	\$ 248,088	\$ -	\$ 14,394	\$ 366,466
Total Liabilities & Fund Balance	\$ 104,090	\$ 248,088	\$ -	\$ 14,394	\$ 366,572

Coquina Shores
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 182,962	\$ 182,962	\$ 182,962	\$ -
Developer Contributions	-	-	9,006	9,006
Total Revenues	\$ 182,962	\$ 182,962	\$ 191,968	\$ 9,006
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 1,400	\$ 9,600
FICA Expense	918	842	107	734
Engineering	12,000	12,000	15,735	(3,735)
Attorney	25,000	22,917	6,352	16,565
Annual Audit	3,300	3,300	4,800	(1,500)
Assessment Administration	7,500	7,500	-	7,500
Arbitrage	600	550	-	550
Dissemination Agent	7,500	6,875	6,250	625
Trustee Fees	4,600	4,600	1,250	3,350
Management Fees	47,250	43,313	43,313	-
Information Technology	2,003	1,836	1,836	-
Website Maintenance	1,336	1,224	1,225	-
Telephone	500	458	119	339
Postage & Delivery	1,500	1,375	111	1,264
General Liability and Public Officials Insurance	5,500	5,500	5,512	(12)
Printing & Binding	1,200	1,100	399	701
Legal Advertising	5,000	4,583	812	3,771
Other Current Charges	4,080	3,740	2,663	1,077
Office Supplies	1,000	917	1	916
Dues, Licenses & Subscriptions	175	175	219	(44)
Total General & Administrative	\$ 142,962	\$ 133,805	\$ 92,105	\$ 41,700
<u>Operations & Maintenance</u>				
Operation and Maintenance	\$ 40,000	\$ 36,667	\$ -	\$ 36,667
Total Operations & Maintenance	\$ 40,000	\$ 36,667	\$ -	\$ 36,667
Total Expenditures	\$ 182,962	\$ 170,471	\$ 92,105	\$ 78,366
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 99,862	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 99,862	\$ -
Fund Balance - Beginning	\$ -		\$ 4,121	
Fund Balance - Ending	\$ -		\$ 103,984	

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	\$ -	\$ 200	\$ 200	\$ -	1,400
FICA Expense	-	-	15	15	-	15	15	15	-	15	15	-	107
Engineering	2,269	6,884	2,193	565	921	566	1,088	1,131	55	-	64	-	15,735
Attorney	1,997	687	-	641	475	450	830	1,273	-	-	-	-	6,352
Annual Audit	-	-	-	-	-	4,800	-	-	-	-	-	-	4,800
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	625	625	625	625	625	625	625	625	625	625	-	6,250
Trustee Fees	-	-	-	-	-	1,250	-	-	-	-	-	-	1,250
Management Fees	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	43,313
Information Technology	167	167	167	167	167	167	167	167	167	167	167	-	1,836
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	-	1,225
Telephone	18	-	13	14	-	7	26	-	14	27	-	-	119
Postage & Delivery	2	2	1	3	3	28	1	1	16	50	3	-	111
General Liability and Public Officials Insurance	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	30	42	90	32	44	10	20	31	48	4	48	-	399
Legal Advertising	132	30	30	30	31	-	32	31	-	455	42	-	812
Other Current Charges	82	1,348	40	36	41	31	-	666	35	28	356	-	2,663
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	44	-	-	-	-	-	219
Total General & Administrative	\$ 14,433	\$ 13,834	\$ 7,422	\$ 6,376	\$ 6,356	\$ 12,199	\$ 7,096	\$ 8,190	\$ 5,010	\$ 5,620	\$ 5,569	\$ -	92,105
<u>Operation and Maintenance</u>													
Operation and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operation and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 14,433	\$ 13,834	\$ 7,422	\$ 6,376	\$ 6,356	\$ 12,199	\$ 7,096	\$ 8,190	\$ 5,010	\$ 5,620	\$ 5,569	\$ -	92,105
Excess (Deficiency) of Revenues over Expenditures	\$ (8,921)	\$ 29,784	\$ (7,422)	\$ 90,721	\$ (6,356)	\$ 33,541	\$ (7,096)	\$ (8,190)	\$ (5,010)	\$ (5,620)	\$ (5,569)	\$ -	99,862
<u>Other Financing Sources/Uses:</u>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (8,921)	\$ 29,784	\$ (7,422)	\$ 90,721	\$ (6,356)	\$ 33,541	\$ (7,096)	\$ (8,190)	\$ (5,010)	\$ (5,620)	\$ (5,569)	\$ -	99,862

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 186,120	\$ -	\$ -	\$ -
Special Assessments - Direct Bill	270,666	270,666	270,666	
Interest Income	-	-	6,414	6,414
Total Revenues	\$ 456,786	\$ 270,666	\$ 277,080	\$ 6,414
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	\$ 98,363	\$ 6,414
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,784)	\$ (3,784)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,784)	\$ (3,784)
Net Change in Fund Balance	\$ 278,068	\$ 91,948	\$ 94,579	\$ 2,630
Fund Balance - Beginning	\$ -		\$ 153,510	
Fund Balance - Ending	\$ 278,068		\$ 248,088	

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

	Actual
	Thru 08/31/26
<u>Revenues</u>	
Interest Income	\$ 32,032
Developer Contribution	142,825
Total Revenues	\$ 174,856
<u>Expenditures:</u>	
Capital Outlay	\$ 3,581,287
Cost of Issuance Expenses	10,400
Total Expenditures	\$ 3,591,687
Excess (Deficiency) of Revenues over Expenditures	\$ (3,416,830)
<u>Other Financing Sources/(Uses)</u>	
Transfer In/(Out)	\$ 3,784
Total Other Financing Sources (Uses)	\$ 3,784
Net Change in Fund Balance	\$ (3,413,046)
Fund Balance - Beginning	\$ 3,427,440
Fund Balance - Ending	\$ 14,394

**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 08/31/26	31,619.57
Transfer from COI	13,262.06
Transfer from Debt Service (Reserve)	3,783.84
Outstanding Requisitions	-
Requisitions Paid thru 08/31/26	(3,438,461.82)

Remaining Project (Construction) Fund	\$ 14,393.97
--	---------------------

**Coquina Shores Community Development District
Construction Funding Requests**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY26	Over and (short) Balance Due
1	5/11/26	6/11/26	\$ 142,824.78	\$ 142,824.78	\$ -
2	9/11/26	9/25/26	\$ 50,938.18	\$ 50,938.18	\$ -
3	3/29/26		\$ -	\$ 3,664.00	\$ 3,664.00
4			\$ -	\$ -	\$ -
5			\$ -	\$ -	\$ -
6			\$ -	\$ -	\$ -
7			\$ -	\$ -	\$ -

Due from Developer	\$ 193,762.96	\$ 197,426.96	\$ 3,664.00
--------------------	---------------	---------------	-------------

Total Developer Contributions

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		
7/1/2026 - 7/31/2026	114-115	\$8,586.39
8/1/2026 - 8/31/2026	117-120	\$9,386.97
SUBTOTAL		\$17,973.36

AP300R
*** CHECK NOS. 000117-000120

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
COQUINA SHORES - GENERAL FUND
BANK A COQUINA SHORES CDD

RUN 9/03/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/10/26	00007	7/13/26 226970	202606 310-51300-31100	JUN CONSULTING TASKS	*	55.00	
				ENGLAND THIMS & MILLER			55.00 000117
8/10/26	00001	8/01/26 39	202608 310-51300-34000	AUG MANAGEMENT FEES	*	3,937.50	
		8/01/26 39	202608 310-51300-35300	AUG WEBSITE ADMIN	*	111.33	
		8/01/26 39	202608 310-51300-35100	AUG INFO TECH	*	166.92	
		8/01/26 39	202608 310-51300-31300	AUG DISSEM AGENT SRVCS	*	625.00	
		8/01/26 39	202608 310-51300-51000	OFFICE SUPPLIES	*	.12	
		8/01/26 39	202608 310-51300-42000	POSTAGE	*	3.12	
		8/01/26 39	202608 310-51300-42500	COPIES	*	48.30	
		8/01/26 39	202608 310-51300-49000	JUL AMEX-HILTON INN MTG	*	317.50	
				GOVERNMENTAL MANAGEMENT SERVICES			5,209.79 000118
8/10/26	00003	4/06/26 3728601	202601 310-51300-31500	JAN GENERAL COUNSEL	*	640.50	
		4/06/26 3728601A	202602 310-51300-31500	FEB GENERAL COUNSEL	*	474.50	
		6/29/26 3763740	202603 310-51300-31500	MAR GENERAL COUNSEL	*	450.00	
		6/29/26 3763740A	202604 310-51300-31500	APR GENERAL COUNSEL	*	829.50	
		7/30/26 3780034	202605 310-51300-31500	MAY GENERAL COUNSEL	*	1,273.00	
				KUTAK ROCK LLP			3,667.50 000119
8/10/26	00004	7/31/26 7822588	202607 310-51300-48000	7/29 BUD 1-RUN #12501442	*	331.54	
		7/31/26 7822588	202607 310-51300-48000	7/8 RULE DEV #12438650	*	36.80	
		7/31/26 7822588	202607 310-51300-48000	7/8 MTG 7/23 #12449313	*	30.06	
		7/31/26 7822588	202607 310-51300-48000	7/15 RULEMAKING #12438657	*	56.28	
				USA TODAY MEDIA CORP			454.68 000120
				TOTAL FOR BANK A		9,386.97	
				COQS COQUINA SHORES TLEE			

AP300R
*** CHECK NOS. 000117-000120

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
COQUINA SHORES - GENERAL FUND
BANK A COQUINA SHORES CDD

RUN 9/03/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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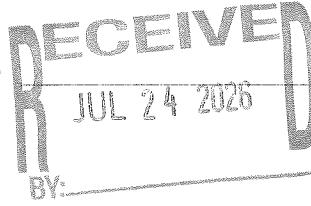
TOTAL FOR REGISTER

9,386.97

COQS COQUINA SHORES TLEE



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

July 13, 2026

Invoice No: 226970

Total This Invoice \$55.00

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

Professional Services rendered through July 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
Create and Distribute Requisitions
Create Requisition Summary
Make adjustments to Monthly requisitions
CDD Meeting Online
Work on adjustments to Requisitions 11

Labor

	Hours	Rate	Amount
Administrative Support			
Blair, Shelley 6/13/2026	.50	110.00	55.00
Totals	.50		55.00

Total Labor 55.00**Total this Phase \$55.00**

Phase XP Expenses

Total this Phase 0.00**Total This Invoice \$55.00**

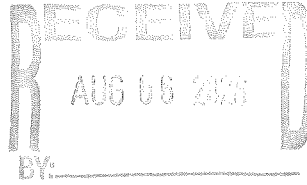
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 39
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		3,937.50	3,937.50
Website Administration - August 2026		111.33	111.33
Information Technology - August 2026		166.92	166.92
Dissemination Agent Services - August 2026		625.00	625.00
Office Supplies		0.12	0.12
Postage		3.12	3.12
Copies		48.30	48.30
Hilton Garden Inn Meeting Space - AMEX Charge 7/20/26		317.50	317.50
Total			\$5,209.79
Payments/Credits			\$0.00
Balance Due			\$5,209.79

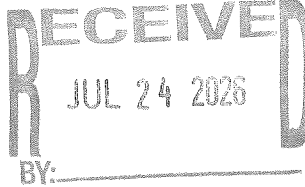
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 6, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3728601

Client Matter No. 44223-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3728601
44223-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	20.00	Prepare tracking chart for fiscal year 2027 budget adoption, audit acceptance and meeting schedule adoption
01/08/26	K. Buchanan	0.40	146.00	Confer with district manager regarding agenda package
01/15/26	K. Buchanan	1.00	365.00	Prepare for and attend board meeting
01/20/26	K. Buchanan	0.30	109.50	Review meeting minutes
02/12/26	K. Buchanan	0.30	109.50	Review tentative agenda and confer with district manager
02/26/26	K. Buchanan	1.00	365.00	Prepare for and attend board meeting
TOTAL HOURS		3.10		

KUTAK ROCK LLP

Coquina Shores CDD

April 6, 2026

Client Matter No. 44223-1

Invoice No. 3728601

Page 2

TOTAL FOR SERVICES RENDERED	\$1,115.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,115.00</u>
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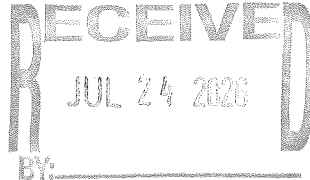
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3763740

Client Matter No. 44223-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3763740
44223-1

Re: General Counsel

For Professional Legal Services Rendered

03/19/26	K. Buchanan	0.20	73.00	Review audit response
03/19/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
03/20/26	H. Hurley	0.10	27.50	Prepare budget resolution documents
03/28/26	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
04/03/26	K. Buchanan	0.20	73.00	Review meeting minutes
04/05/26	G. Lovett	0.80	224.00	Monitor legislative process relating to matters impacting special districts
04/16/26	H. Hurley	0.80	220.00	Review agenda packet; attend board meeting; review notes distributed by district manager
04/20/26	K. Haber	0.20	57.00	Correspond with Oliver regarding revised rules of procedure, budget resolution, and hearing notices
04/21/26	K. Haber	0.40	114.00	Prepare budget resolution; correspond with Oliver regarding same
04/23/26	K. Haber	0.40	114.00	Prepare budget approval resolution; correspond with Oliver regarding same

KUTAK ROCK LLP

Coquina Shores CDD

June 29, 2026

Client Matter No. 44223-1

Invoice No. 3763740

Page 2

04/23/26	H. Hurley	0.10	27.50	Review minutes from April meeting; correspond with district manager regarding the same
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TOTAL HOURS	4.30
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TOTAL FOR SERVICES RENDERED	\$1,279.50
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TOTAL CURRENT AMOUNT DUE	\$1,279.50
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UNPAID INVOICES:

April 6, 2026	Invoice No. 3728601	1,115.00
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TOTAL DUE	<u>\$2,394.50</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

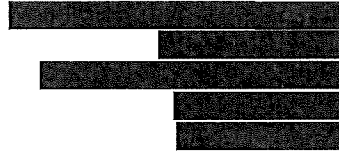
July 30, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3780034

Client Matter No. 44223-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3780034

44223-1

Re: General Counsel**For Professional Legal Services Rendered**

05/01/26	J. Daly	0.10	20.00	Draft rules of procedure
05/12/26	J. Daly	0.10	20.00	Review and revise rules of procedure
05/13/26	J. Daly	0.40	80.00	Draft resolution setting public hearing, notices of rulemaking and rule development, and resolution adopting revised rules of procedure; confer with staff regarding same
05/19/26	K. Buchanan	0.40	146.00	Confer with district manager
05/21/26	K. Buchanan	0.90	328.50	Prepare for and attend board meeting
05/21/26	K. Buchanan	0.50	182.50	Confer with district manager regarding infrastructure construction and turnover; review correspondence regarding same
05/28/26	K. Buchanan	0.50	182.50	Confer with Pulte representatives regarding budgeting and planning
05/28/26	K. Haber	1.10	313.50	Prepare budget resolutions and notices; correspond with Oliver and Hogge regarding same
TOTAL HOURS		4.00		

KUTAK ROCK LLP

Coquina Shores CDD

July 30, 2026

Client Matter No. 44223-1

Invoice No. 3780034

Page 2

TOTAL FOR SERVICES RENDERED	\$1,273.00
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TOTAL CURRENT AMOUNT DUE	\$1,273.00
--------------------------	------------

UNPAID INVOICES:

April 6, 2026	Invoice No. 3728601	1,115.00
June 29, 2026	Invoice No. 3763740	1,279.50

TOTAL DUE	<u>\$3,667.50</u>
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USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Coquina Shores CDD		1268464	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007822588	Jul 1- Jul 31, 2026	\$454.68	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$454.68	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Coquina Shores CDD Suite 114 475 W Town PL Saint Augustine, FL 32092-3648	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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing.
If you received this by mail, enroll today to avoid invoice delivery interruption:
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

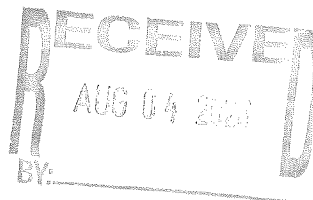
Date	Description	Amount
7/1/26	Balance Forward	\$0.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/29/26	DTB Flagler/ Palm Coast News Tribune	12501442	Budget 1st run		1	6.0000 x 9.95 in	\$331.54

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/8/26	12438650	DTB Flagler/ Palm Coast News Tribune	Rule Development for Rules of Procedure - Coquina Shores		\$36.80
7/8/26	12449313	DTB Flagler/ Palm Coast News Tribune	7/23 Meeting Notice		\$30.06
7/15/26	12438657	DTB Flagler/ Palm Coast News Tribune	Rulemaking	Rulemaking	\$56.28



USA TODAY CO. *LocaliQ	ACCOUNT NAME Coquina Shores CDD	ACCOUNT NUMBER 1268464	INVOICE PERIOD Jul 1- Jul 31, 2026	INV DATE 07/31/26
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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	\$454.68
	Service Fee 3.99%	\$18.14
	*Cash/Check/ACH Discount	-\$18.14
	*Payment Amount by Cash/Check/ACH	\$454.68
	Payment Amount by Credit Card	\$472.82

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Coquina Shores CDD		1268464		0007822588		\$454.68
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$454.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$454.68
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$472.82
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001268464000000000000078225880004546867172

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Coquina Shores CDD
475 W Town PL
Suite 114
Saint Augustine FL 32092-3648

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

DTB Palm Coast News Tribune 07/29/2026

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 07/29/2026

Legal Clerk

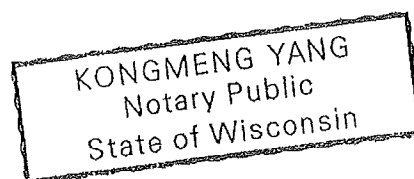
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$331.54	
Tax Amount:	\$0.00	
Payment Cost:	\$331.54	
Order No:	12501442	# of Copies:
Customer No:	1268464	1
PO #:		

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COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Coquina Shores Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 20, 2026
TIME: 2:00 PM
LOCATION: Hilton Garden Inn Palm Coast Town Center
55 Town Center Blvd.
Palm Coast, Florida 32137

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Phase	Total Units / Acres	Proposed Annual O&M Assessment Per Acre*
1	283.85	\$461.53
2&3	221.77	\$461.53

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Flagler County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to collect the O&M Assessments imposed on the benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

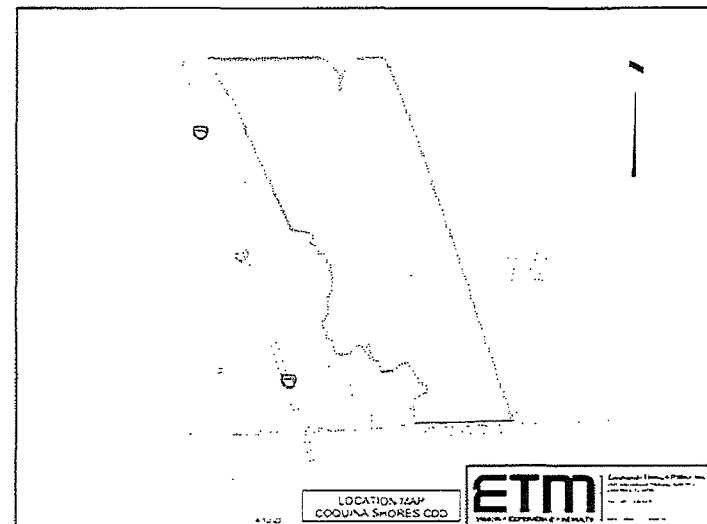
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Jim Oliver, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5899 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://coquinashorescdd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver, District Manager



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

DTB news-journalonline.com 07/08/2026
DTB Palm Coast News Tribune 07/08/2026

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 07/08/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$36.80
Tax Amount: \$0.00
Payment Cost: \$36.80
Order No: 12438650 # of Copies:
Customer No: 1268464 1
PO #:

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**NOTICE OF RULE
DEVELOPMENT BY THE
COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, Coquina Shores Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 2026-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.06, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.66, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or joliver@gmsnf.com.

Jim Oliver, District Manager
Coquina Shores Community
Development District

Run Date: July 8, 2026
12438650 7/8/26 11

KONGMENG YANG
Notary Public
State of Wisconsin

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

DTB news-journalonline.com 07/08/2026
DTB Palm Coast News Tribune 07/08/2026

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 07/08/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$30.06
Tax Amount: \$0.00
Payment Cost: \$30.06
Order No: 12449313 # of Copies:
Customer No: 1268464 1
PO #:

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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, July 23, 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
L#12449313 7/8/2026

KONGMENG YANG
Notary Public
State of Wisconsin

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

DTB news-journalonline.com 07/15/2026
DTB Palm Coast News Tribune 07/15/2026

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 07/15/2026

Legal Clerk

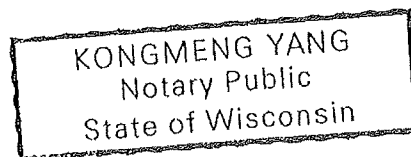
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$56.28	
Tax Amount:	\$0.00	
Payment Cost:	\$56.28	
Order No:	12438657	# of Copies:
Customer No:	1268464	1
PO #:	Rulemaking	

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**NOTICE OF RULEMAKING
REGARDING THE REVISED
RULES OF PROCEDURE OF
COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Coquina Shores Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 2026-01. Prior notice of rule development relative to the Proposed Rules was published in the Palm Coast News Tribune on July 8, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on **August 20, 2026, at 2:00 p.m.** at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida 32137 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.065, and 287.084, Florida Statutes.

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

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

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

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

Jim Oliver
Coquina Shores Community
Development District

NT#12438657 July 15, 2026

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/10/26	00001	7/01/26 38	202607 310-51300-34000		*	3,937.50	
			JUL MANAGEMENT FEES				
		7/01/26 38	202607 310-51300-35300		*	111.33	
			JUL WEBSITE ADMIN				
		7/01/26 38	202607 310-51300-35100		*	166.92	
			JUL INFO TECH				
		7/01/26 38	202607 310-51300-31300		*	625.00	
			JUL DISSEM AGENT SRVCS				
		7/01/26 38	202607 310-51300-51000		*	.06	
			OFFICE SUPPLIES				
		7/01/26 38	202607 310-51300-42000		*	50.08	
			POSTAGE				
		7/01/26 38	202607 310-51300-42500		*	4.05	
			COPIES				
		7/01/26 38	202607 310-51300-41000		*	27.45	
			TELEPHONE				
GOVERNMENTAL MANAGEMENT SRVCS LLC						4,922.39	000114
7/24/26	00012	7/06/26 278388	202607 300-13100-10000		*	3,664.00	
			INV#278388 SURETY BOND				
ACRISURE SOUTH INSURANCE SERVICES						3,664.00	000115
TOTAL FOR BANK A						8,586.39	
TOTAL FOR REGISTER						8,586.39	

COQS COQUINA SHORES TLEE

Governmental Management Services, LLC

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

Invoice**Invoice #:** 38**Invoice Date:** 7/1/26**Due Date:** 7/1/26**Case:****P.O. Number:****Bill To:**

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

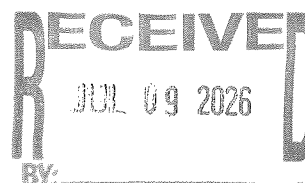


Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		3,937.50	3,937.50
Website Administration - July 2026		111.33	111.33
Information Technology - July 2026		166.92	166.92
Dissemination Agent Services - July 2026		625.00	625.00
Office Supplies		0.06	0.06
Postage		50.08	50.08
Copies		4.05	4.05
Telephone		27.45	27.45
Total			\$4,922.39
Payments/Credits			\$0.00
Balance Due			\$4,922.39

Invoice # 278388	Date 7/6/2026
*Account Number COQUSHO-01	Amount Due \$3,664.00
*Contact Name Coquina Shores Community Development District	

These are required fields when paying on ePay.*

Coquina Shores Community Development District
475 W Town Pl
Ste 114
St Augustine, FL 32092-3649



We have great news! Acrisure is enhancing our payment solutions to serve you better. Starting **March 30, 2026**, we will be transitioning to **ePay Policy**, our new client payment provider.

Why ePay Policy:

- **No ACH Fees:** Save on costs with ZERO fees for payments made via ACH.
- **Easy Automatic Payments:** Experience the convenience of easily setting up automatic payments.
- **Secure Transactions:** Rest assured with securely stored payment information for peace of mind.

Your invoice includes a link to get started with ePay Policy. Our team is prepared to assist you in making this transition seamless.

Thank you for being a valued client. If you have any questions, please contact your Acrisure Service Team.

Pay Now: <https://South-Pay.epaypolicy.com>

We accept both ACH and Credit Card payments.
Transaction Fees: ACH = \$0 (no fee); Credit Card = 2.99%

Make checks payable and remit to:

Acrisure South Insurance Services, LLC

P. O Box 738516
Dallas, TX 75373-8516

REQUIRED: Include invoice number in check memo line.

Invoice #	Account Number	Account Name	Amount Due
278388	COQUSHO-01	Coquina Shores Community Development D	\$3,664.00
BOND Subdivision	Policy Number: F503352	Effective: 7/6/2026	to 7/6/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
7482866	7/6/2026	7/6/2026	NEWB	New Bond effective 07/06/2026	\$3,664.00
Obligee: City of Palm Coast/ Bond Amount: \$183,179.98/ Description: 1 Year Maintenance Bond for work including, but not limited to installation of 6 Sanitary Force Main with FM Fittings and Valves, installation of 16 Reuse Main with RuM Fittings and					
Total Invoice Balance:					\$3,664.00

This invoice represents the issuance of a new surety bond with Acrisure. The bond coverage is effective as of 07/06/2026. Payment is due upon receipt of this invoice. Thank you for choosing Acrisure for your surety bonding needs.

C.

Coquina Shores

Community Development District

Construction Funding Request #2

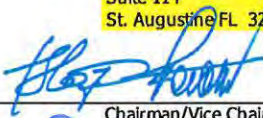
September 11, 2026

Req. PAYEE

12	S.E. Cline Construction		
	Pay App #8 Coquina Shores Offsite	\$	65,748.16
	Less: Balance Remaining in Construction Acct		(14,809.98)

Total Funding Request	\$	50,938.18
------------------------------	-----------	------------------

Please make che
Coquina Shores CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: 
Chairman/Vice Chairman

Signature: 
Secretary/Asst. Secretary

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT

The undersigned, an Authorized Officer of Coquina Shores Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of September 1, 2025, as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of September 1, 2025 (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

- (A) Requisition Number: 12
- (B) Name of Payee: S.E. Cline Construction
- (C) Amount Payable: \$14,809.98

(Partial Payment from Construction Funds available – remaining to be paid for by Developer)

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

Payment for: Coquina Shores Offsite - Contractor Application for Payment No. 8 (August 2026)

- (E) Fund, Account or subaccount from which disbursement is to be made:
- Series 2025 Acquisition and Construction Account

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account or subaccount;

OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set

forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**COQUINA SHORES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____



Authorized Officer

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

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



Consulting Engineer

AIA Type Document
Application and Certification for Payment

Page 1 of 5

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: 8 FINAL
PERIOD TO: 8/7/2026

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 by Change Orders\$ -18,692.15

3. CONTRACT SUM TO DATE (Line 1 + 2)\$ 1,451,459.18

4. TOTAL COMPLETED AND STORED TO DATE\$ 1,451,459.18

5. RETAINAGE:

a. 0.00 % of Completed Work\$ 0.00

b. 0.00 % of Stored Material\$ 0.00

Total retainage (Line 5a + 5b)\$ 0.00

6. TOTAL EARNED LESS RETAINAGE\$ 1,451,459.18
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)\$ 1,385,711.02

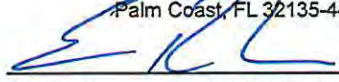
8. CURRENT PAYMENT DUE\$ 65,748.16

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	189,638.10	-201,146.25
Total approved this Month	9,000.00	-16,184.00
TOTALS	198,638.10	-217,330.25
NET CHANGES by Change Order		-18,692.15

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

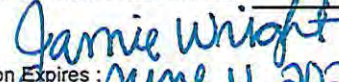
By: 
Eric Rush / Vice President

Date: August 10, 2026

State of: FL

County of: Flagler

Subscribed and Sworn to before me this 10th Day of Aug. 20 26

Notary Public: 
My Commission Expires: June 11, 2028

 **JAMIE WRIGHT**
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.

\$65,748.16

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.)

Engineer:  Date: 9-10-26

Scott Jordan Lockwood, P.E.
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

Page 2 of 5

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: 8 FINAL
PERIOD TO: 8/7/2026

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	4,046.00	0.00	0.00	4,046.00	100.00	0.00	0.00
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	21,756.83	0.00	0.00	21,756.83	100.00	0.00	0.00
4	Erosion Control Monthly Monitoring (6 Months)	6,426.00	6,426.00	0.00	0.00	6,426.00	100.00	0.00	0.00
5	Silt Fence Type III (Regular)	6,628.30	6,628.30	0.00	0.00	6,628.30	100.00	0.00	0.00
6	Inlet Protection	1,190.00	1,190.00	0.00	0.00	1,190.00	100.00	0.00	0.00
7	Maintenance of Traffic	18,445.00	18,445.00	0.00	0.00	18,445.00	100.00	0.00	0.00
8	Demolition	58,099.20	58,099.20	0.00	0.00	58,099.20	100.00	0.00	0.00
9	Selective Clearing	17,882.10	17,882.10	0.00	0.00	17,882.10	100.00	0.00	0.00
10	Strip Topsoil	6,552.20	6,552.20	0.00	0.00	6,552.20	100.00	0.00	0.00
11	Stockpile Topsoil Onsite	2,724.05	2,724.05	0.00	0.00	2,724.05	100.00	0.00	0.00
12	Site cut	252.65	252.65	0.00	0.00	252.65	100.00	0.00	0.00
13	Place & Compact Fill	17,609.99	17,609.99	0.00	0.00	17,609.99	100.00	0.00	0.00
14	Purchase Fill Material	17,001.02	17,001.02	0.00	0.00	17,001.02	100.00	0.00	0.00
15	Earthwork Denisty Testing	5,450.20	5,450.20	0.00	0.00	5,450.20	100.00	0.00	0.00
16	Earthwork (Regrading Existing Ditches After Pipe)	3,310.00	3,310.00	0.00	0.00	3,310.00	100.00	0.00	0.00
17	Final Dressout (One Time Only)	21,802.50	21,802.50	0.00	0.00	21,802.50	100.00	0.00	0.00
18	Site Sod	62,857.50	62,857.50	0.00	0.00	62,857.50	100.00	0.00	0.00
19	Subsoil Stabilization (Turn Lane)	23,609.60	23,609.60	0.00	0.00	23,609.60	100.00	0.00	0.00
20	Subgrade for Sidewalk	9,941.75	9,941.75	0.00	0.00	9,941.75	100.00	0.00	0.00
21	8" Limerock (Turn Lane)	30,876.00	30,876.00	0.00	0.00	30,876.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 3 of 5

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: 8 FINAL
PERIOD TO: 8/7/2026

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	13,234.35	0.00	0.00	13,234.35	100.00	0.00	0.00
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift)	13,321.50	13,321.50	0.00	0.00	13,321.50	100.00	0.00	0.00
24	Prime Limerock	3,996.45	3,996.45	0.00	0.00	3,996.45	100.00	0.00	0.00
25	Tack Coat	385.95	385.95	0.00	0.00	385.95	100.00	0.00	0.00
26	Striping & Signs	21,686.70	21,686.70	0.00	0.00	21,686.70	100.00	0.00	0.00
27	Sidewalks	74,202.50	74,202.50	0.00	0.00	74,202.50	100.00	0.00	0.00
28	A.D.A. Handicxap Ramps	1,487.50	1,487.50	0.00	0.00	1,487.50	100.00	0.00	0.00
29	A.D.A. Mats	3,332.00	3,332.00	0.00	0.00	3,332.00	100.00	0.00	0.00
30	Railing (Allowance)	16,184.00	16,184.00	0.00	0.00	16,184.00	100.00	0.00	0.00
31	19"x30" Mitered End Section	15,171.64	15,171.64	0.00	0.00	15,171.64	100.00	0.00	0.00
32	19"x30" ERCP	52,664.96	52,664.96	0.00	0.00	52,664.96	100.00	0.00	0.00
33	6" PVC DR18 Force Main	102,627.20	102,627.20	0.00	0.00	102,627.20	100.00	0.00	0.00
34	8" HDPE Force Main Directional Drill	69,904.50	69,904.50	0.00	0.00	69,904.50	100.00	0.00	0.00
35	10" HDPE Force Main Dircetional Drill	40,061.50	40,061.50	0.00	0.00	40,061.50	100.00	0.00	0.00
36	Force Main Fittings & Valves	62,865.43	62,865.43	0.00	0.00	62,865.43	100.00	0.00	0.00
37	12" DR18 PVC Water Main	6,236.80	6,236.80	0.00	0.00	6,236.80	100.00	0.00	0.00
38	6" DR18 PVC Water Main	2,557.60	2,557.60	0.00	0.00	2,557.60	100.00	0.00	0.00
39	Water Main Fittings & Valves	34,673.47	34,673.47	0.00	0.00	34,673.47	100.00	0.00	0.00
40	16" DR18 PVC Reuse Main	214,302.00	214,302.00	0.00	0.00	214,302.00	100.00	0.00	0.00
41	18" HDPE Reuse Main Dircetional Drill	208,149.00	208,149.00	0.00	0.00	208,149.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 4 of 5

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: 8 FINAL
PERIOD TO: 8/7/2026

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_ 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	174,522.39	0.00	0.00	174,522.39	100.00	0.00	0.00
43	Mobilization	2,123.00	2,123.00	0.00	0.00	2,123.00	100.00	0.00	0.00
Change Order #1									
44	Bond and Additional Admin Fees	19,946.00	19,946.00	0.00	0.00	19,946.00	100.00	0.00	0.00
Change Order #2									
45	Demo Sidewalk (950 LF)	32,550.00	32,550.00	0.00	0.00	32,550.00	100.00	0.00	0.00
46	Install Lime Rock (Driveway Popeyes)(194 SY)	4,811.20	4,811.20	0.00	0.00	4,811.20	100.00	0.00	0.00
47	Install Asphalt (Driveway Popeyes)	12,354.00	12,354.00	0.00	0.00	12,354.00	100.00	0.00	0.00
48	Install Pavement Markings for Driveway	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
49	Install Additional Fittings & ARVS	39,764.00	39,764.00	0.00	0.00	39,764.00	100.00	0.00	0.00
50	Install Additional 8" Force Main Drill	4,660.30	4,660.30	0.00	0.00	4,660.30	100.00	0.00	0.00
Change Order #3									
51	Underrun Line Item 33 (130 LF)	-38,978.60	-38,978.60	0.00	0.00	-38,978.60	100.00	0.00	0.00
52	Underrun Line Item 40 (250 LF)	-66,238.80	-66,238.80	0.00	0.00	-66,238.80	100.00	0.00	0.00
53	Underrun Line Item 41 (120 LF)	-69,373.00	-69,373.00	0.00	0.00	-69,373.00	100.00	0.00	0.00
Change Order #4									
54	Install 2" SP 12.5 per Asphalt Changes	33,117.00	33,117.00	0.00	0.00	33,117.00	100.00	0.00	0.00
55	Install 1"-1.5" FC 9.5 Per Asphalt Changes	40,935.60	40,935.60	0.00	0.00	40,935.60	100.00	0.00	0.00
Change Order #5									
56	Credit Unused Item #22	-13,234.35	-13,234.35	0.00	0.00	-13,234.35	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 5 of 5

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: 8 FINAL
PERIOD TO: 8/7/2026

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
57	Credit Unused Item #23	-13,321.50	-13,321.50	0.00	0.00	-13,321.50	100.00	0.00	0.00
Change Order #6									
58	Demo and Haul Off 4" Sidewalk	1,950.00	0.00	1,950.00	0.00	1,950.00	100.00	0.00	0.00
59	MOT	1,200.00	0.00	1,200.00	0.00	1,200.00	100.00	0.00	0.00
60	Install 6" Thick Sidewalk	5,850.00	0.00	5,850.00	0.00	5,850.00	100.00	0.00	0.00
Change Order #7									
61	Credit Unused Item #30	-16,184.00	0.00	-16,184.00	0.00	-16,184.00	100.00	0.00	0.00
REPORT TOTALS		\$1,451,459.18	\$1,458,643.18	\$-7,184.00	\$0.00	\$1,451,459.18	100.00	\$0.00	\$0.00



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 FINAL PAYMENT

The undersigned lienor, in consideration of the sum of \$65,748.16, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through August 7th, 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 August 10th 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 10th day of August, 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.

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

Progress Payment No.:

8 FINAL

Job# 1224

For Period Ending: 8/7/2026

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	100%	\$ 4,046.00	100%	\$ -	\$ -	\$ -	\$ 4,046.00	\$ -
2	NPDES Permit Compliance	MO	6	\$ -	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -	\$ -	\$ -
3	Survey & As-Buils	LS	1	\$ 21,756.83	\$ 21,756.83	100%	\$ 21,756.83	100%	\$ -	\$ -	\$ -	\$ 21,756.83	\$ -
4	Erosion Control Monthly Monitoring (6 Months)	LS	1	\$ 6,426.00	\$ 6,426.00	100%	\$ 6,426.00	100%	\$ -	\$ -	\$ -	\$ 6,426.00	\$ -
5	Silt Fence Type III (Regular)	LF	2785	\$ 2.38	\$ 6,628.30	100%	\$ 6,628.30	100%	\$ -	\$ -	\$ -	\$ 6,628.30	\$ -
6	Inlet Protection	EA	8	\$ 148.75	\$ 1,190.00	100%	\$ 1,190.00	100%	\$ -	\$ -	\$ -	\$ 1,190.00	\$ -
7	Maintenance of Traffic	LS	1	\$ 18,445.00	\$ 18,445.00	100%	\$ 18,445.00	100%	\$ -	\$ -	\$ -	\$ 18,445.00	\$ -
8	Demolition	LS	1	\$ 58,099.20	\$ 58,099.20	100%	\$ 58,099.20	100%	\$ -	\$ -	\$ -	\$ 58,099.20	\$ -
9	Selective Clearing	LS	1	\$ 17,882.10	\$ 17,882.10	100%	\$ 17,882.10	100%	\$ -	\$ -	\$ -	\$ 17,882.10	\$ -
10	Strip Topsoil	CY	905	\$ 7.24	\$ 6,552.20	100%	\$ 6,552.20	100%	\$ -	\$ -	\$ -	\$ 6,552.20	\$ -
11	Stockpile Topsoil Onsite	CY	905	\$ 3.01	\$ 2,724.05	100%	\$ 2,724.05	100%	\$ -	\$ -	\$ -	\$ 2,724.05	\$ -
12	Site Cut	CY	163	\$ 1.55	\$ 252.65	100%	\$ 252.65	100%	\$ -	\$ -	\$ -	\$ 252.65	\$ -
13	Place & Compact Fill	CY	1217	\$ 14.47	\$ 17,609.99	100%	\$ 17,609.99	100%	\$ -	\$ -	\$ -	\$ 17,609.99	\$ -
14	Purchase Fill Material	CY	1054	\$ 16.13	\$ 17,001.02	100%	\$ 17,001.02	100%	\$ -	\$ -	\$ -	\$ 17,001.02	\$ -
15	Earthwork Density Testing	LS	1	\$ 5,450.20	\$ 5,450.20	100%	\$ 5,450.20	100%	\$ -	\$ -	\$ -	\$ 5,450.20	\$ -
16	Earthwork (Regrading Existing Ditches After Pipe)	LS	1	\$ 3,310.00	\$ 3,310.00	100%	\$ 3,310.00	100%	\$ -	\$ -	\$ -	\$ 3,310.00	\$ -
17	Final Dressout (One Time Only)	SY	12750	\$ 1.71	\$ 21,802.50	100%	\$ 21,802.50	100%	\$ -	\$ -	\$ -	\$ 21,802.50	\$ -
18	Site Sod	SY	12750	\$ 4.93	\$ 62,857.50	100%	\$ 62,857.50	100%	\$ -	\$ -	\$ -	\$ 62,857.50	\$ -
19	Subsoil Stabilization (Turn Lane)	SY	1360	\$ 17.36	\$ 23,609.60	100%	\$ 23,609.60	100%	\$ -	\$ -	\$ -	\$ 23,609.60	\$ -
20	Subgrade for Sidewalk	SY	1235	\$ 8.05	\$ 9,941.75	100%	\$ 9,941.75	100%	\$ -	\$ -	\$ -	\$ 9,941.75	\$ -
21	8" Limerock (Turn Lane)	SY	1245	\$ 24.80	\$ 30,876.00	100%	\$ 30,876.00	100%	\$ -	\$ -	\$ -	\$ 30,876.00	\$ -
22	1" Asphalt Pavement SP9.5 (Turn Lane 1st Lift) Credit on CO5	SY	1245	\$ 10.63	\$ 13,234.35	100%	\$ 13,234.35	100%	\$ -	\$ -	\$ -	\$ 13,234.35	\$ -
23	1" Asphalt Pavement SP9.5 (Turn Lane 2nd Lift) Credit on CO5	SY	1245	\$ 10.70	\$ 13,321.50	100%	\$ 13,321.50	100%	\$ -	\$ -	\$ -	\$ 13,321.50	\$ -
24	Prime Limerock	SY	1245	\$ 3.21	\$ 3,996.45	100%	\$ 3,996.45	100%	\$ -	\$ -	\$ -	\$ 3,996.45	\$ -
25	Tack Coat	SY	1245	\$ 0.31	\$ 385.95	100%	\$ 385.95	100%	\$ -	\$ -	\$ -	\$ 385.95	\$ -
26	Striping & Signs	LS	1	\$ 21,686.70	\$ 21,686.70	100%	\$ 21,686.70	100%	\$ -	\$ -	\$ -	\$ 21,686.70	\$ -
27	Sidewalks	SF	11075	\$ 6.70	\$ 74,202.50	100.0000%	\$ 74,202.50	100%	\$ -	\$ -	\$ -	\$ 74,202.50	\$ -
28	A.D.A. Handicap Ramps	EA	5	\$ 297.50	\$ 1,487.50	100%	\$ 1,487.50	100%	\$ -	\$ -	\$ -	\$ 1,487.50	\$ -

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

Progress Payment No.:

8 FINAL

Job# 1224

For Period Ending: 8/7/2026

29	A.D.A. Mats	SF	70	\$ 47.60	\$ 3,332.00	100%	\$ 3,332.00	100%	\$ -	\$ -	\$ -	\$ 3,332.00	\$ -
30	Railing (Allowance)	LF	160	\$ 101.15	\$ 16,184.00	100%	\$ 16,184.00	100%	\$ -	\$ -	\$ -	\$ 16,184.00	\$ -
31	19"x30" Mitered End Section	EA	4	\$ 3,792.91	\$ 15,171.64	100%	\$ 15,171.64	100%	\$ -	\$ -	\$ -	\$ 15,171.64	\$ -
32	19"x30" ERCP	LF	284	\$ 185.44	\$ 52,664.96	100%	\$ 52,664.96	100%	\$ -	\$ -	\$ -	\$ 52,664.96	\$ -
33	6" PVC DR18 Force Main	LF	2080	\$ 49.34	\$ 102,627.20	100%	\$ 102,627.20	100%	\$ -	\$ -	\$ -	\$ 102,627.20	\$ -
34	8" HDPE Force Main Directional Drill	LF	150	\$ 466.03	\$ 69,904.50	100%	\$ 69,904.50	100%	\$ -	\$ -	\$ -	\$ 69,904.50	\$ -
35	10" HDPE Force Main Directional Drill	LF	50	\$ 801.23	\$ 40,061.50	100%	\$ 40,061.50	100%	\$ -	\$ -	\$ -	\$ 40,061.50	\$ -
36	Force Main Fittings & Valves	LS	1	\$ 62,865.43	\$ 62,865.43	100%	\$ 62,865.43	100%	\$ -	\$ -	\$ -	\$ 62,865.43	\$ -
37	12" DR18 PVC Water Main	LF	40	\$ 155.92	\$ 6,236.80	100%	\$ 6,236.80	100%	\$ -	\$ -	\$ -	\$ 6,236.80	\$ -
38	6" DR18 PVC Water Main	LF	20	\$ 127.88	\$ 2,557.60	100%	\$ 2,557.60	100%	\$ -	\$ -	\$ -	\$ 2,557.60	\$ -
39	Water Main Fittings & Valves	EA	1	\$ 34,673.47	\$ 34,673.47	100%	\$ 34,673.47	100%	\$ -	\$ -	\$ -	\$ 34,673.47	\$ -
40	16" DR18 PVC Reuse Main	LF	2200	\$ 97.41	\$ 214,302.00	100%	\$ 214,302.00	100%	\$ -	\$ -	\$ -	\$ 214,302.00	\$ -
41	18" HDPE Reuse Main Directional Drill	LF	300	\$ 693.73	\$ 208,149.00	100%	\$ 208,149.00	100%	\$ -	\$ -	\$ -	\$ 208,149.00	\$ -
42	Reuse Main Fittings & Valves	LS	1	\$ 174,522.39	\$ 174,522.39	100%	\$ 174,522.39	100%	\$ -	\$ -	\$ -	\$ 174,522.39	\$ -
43	Mobilization	LS	1	\$ 2,123.00	\$ 2,123.00	100%	\$ 2,123.00	100%	\$ -	\$ -	\$ -	\$ 2,123.00	\$ -
				\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Total:				\$ 1,470,151.33	0%	\$ 1,470,151.33	0%	\$ -	\$ -	\$ -	\$ 1,470,151.33	\$ -
#	Change Orders								\$ -				
	Deletions								\$ -				
			0	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	Additions								\$ -				
1	Bond and Additional Admin Fees	LS	1	\$ 19,946.00	\$ 19,946.00	100%	\$ 19,946.00	100%	\$ -	\$ -	\$ -	\$ 19,946.00	\$ -
2	Demo Sidewalk	LF	1050	\$ 31.00	\$ 32,550.00	100%	\$ 32,550.00	100%	\$ -	\$ -	\$ -	\$ 32,550.00	\$ -
2	Install Lime Rock (Driveway Popeyes)	SY	194	\$ 24.80	\$ 4,811.20	100%	\$ 4,811.20	100%	\$ -	\$ -	\$ -	\$ 4,811.20	\$ -
2	Install Asphalt (Driveway Popeyes)	SF	1740	\$ 7.10	\$ 12,354.00	100%	\$ 12,354.00	100%	\$ -	\$ -	\$ -	\$ 12,354.00	\$ -
2	Install Pavement Markings for Driveway	LS	1	\$ 1,500.00	\$ 1,500.00	100%	\$ 1,500.00	100%	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -
2	Install Additional Gate Valves	LS	1	\$ 39,764.00	\$ 39,764.00	100%	\$ 39,764.00	100%	\$ -	\$ -	\$ -	\$ 39,764.00	\$ -
2	Install Additional 8" Force Main Drill	LF	10	\$ 466.03	\$ 4,660.30	100%	\$ 4,660.30	100%	\$ -	\$ -	\$ -	\$ 4,660.30	\$ -
3	Underrun Line Item 33	LF	-790	\$ 49.34	\$ (38,978.60)	100%	\$ (38,978.60)	100%	\$ -	\$ -	\$ -	\$ (38,978.60)	\$ -
3	Underrun Line Item 40	LF	-680	\$ 97.41	\$ (66,238.80)	100%	\$ (66,238.80)	100%	\$ -	\$ -	\$ -	\$ (66,238.80)	\$ -
3	Underrun Line Item 41	LF	-100	\$ 693.73	\$ (69,373.00)	100%	\$ (69,373.00)	100%	\$ -	\$ -	\$ -	\$ (69,373.00)	\$ -
4	Install 2" SP 12.5	SY	1245	\$ 26.60	\$ 33,117.00	100%	\$ 33,117.00	100%	\$ -	\$ -	\$ -	\$ 33,117.00	\$ -

Application / Certificate for Progress Payment

Project Title: Coquina Shores Offsite Improvements

Purchase Order No.:

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8 FINAL

Job# 1224
For Period Ending: 8/7/2026

4	Install 1"-1.5" FC 9.5	SY	1245	\$ 32.88	\$ 40,935.60	100%	\$ 40,935.60	100%	\$ -	\$ -	\$ -	\$ 40,935.60	\$ -
5	Credit for unused quantity Item #22	SY	-1245	\$ 10.63	\$ (13,234.35)	100%	\$ (13,234.35)	100%	\$ -	\$ -	\$ -	\$ (13,234.35)	\$ -
5	Credit for unused quantity Item #23	SY	-1245	\$ 10.70	\$ (13,321.50)	100%	\$ (13,321.50)	100%	\$ -	\$ -	\$ -	\$ (13,321.50)	\$ -
6	Demo and Haul Off 4" Sidewalk	LS	1	\$ 1,950.00	\$ 1,950.00	0%	\$ -	100%	\$ 1,950.00	\$ -	\$ 1,950.00	\$ 1,950.00	\$ -
6	MOT	LS	1	\$ 1,200.00	\$ 1,200.00	0%	\$ -	100%	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 1,200.00	\$ -
6	Install 6" Tjodt Sidewalk	LS	1	\$ 5,850.00	\$ 5,850.00	0%	\$ -	100%	\$ 5,850.00	\$ -	\$ 5,850.00	\$ 5,850.00	\$ -
7	Contract Final Credit for unused quantity Item #30	LF	-160	\$ 101.15	\$ (16,184.00)	0%	\$ -	100%	\$ (16,184.00)	\$ -	\$ (16,184.00)	\$ (16,184.00)	\$ -
	Totals after Change Orders				\$ 1,451,459.18	100%	\$ 1,458,643.18	0%	\$ (7,184.00)	\$ -	\$ (7,184.00)	\$ 1,451,459.18	\$ -