

Board of Supervisors' Meeting

August 19, 2025

District Office: 2806 N. Fifth Street Unit 403 St. Augustine, FI 32084

www.entradacdd.org

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Entrada Amenity Center, 460 Rio San Juan Rd, St. Augustine, FL 32084 www.entradacdd.org

Board of Supervisors Robert Porter Chairman

Mark Dearing Vice Chairman
Lars Johansson Board Supervisor
James Teagle Assistant Secretary
John Gislason Assistant Secretary

District Manager Lesley Gallagher Rizzetta & Company, Inc.

Danielle Wasilewski

District Counsel Katie Buchanan Kutak Rock LLP

District Engineer David Taylor Dunn & Associates Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

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

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · St. Augustine, Florida · (904) 436-6270</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.entradacdd.org</u>

Board of Supervisors Entrada Community Development District August 12, 2025

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **August 19, 2025**, at **10:30 am.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084.

1.	CALL TO ORDER/ROLL CALL								
2.	AUDIENCE COMMENTS ON AGENDA ITEMS								
3.	BUS	BUSINESS ADMINISTRATION							
	A.	Consideration of the Minutes of the Board of Supervisors' Regular							
		Meeting held on May 27, 2025Tab 1							
	B.	Ratification of Operation & Maintenance Expenditures for May 2025							
		through July 2025Tab 2							
4.	STAF	F REPORTS							
	A.	District Counsel							
		1. Memorandum - Regulations Regarding Registered OffendersTab 3							
	B.	District Engineer							
		Discussion of Drainage Recommendations							
	C.	Landscape and Irrigation Report – Prestige LandscapeTab 4							
		1. Consideration of Landscape ProposalsTab 5							
		2. Consideration of Irrigation ProposalsTab 6							
	D.	Amenity Manager Report – First Coast CMSTab 7							
		1. Pond & Fountain Maintenance ReportsTab 8							
	E.	District Manager							
		Ratification of Lightning Strike Repairs/Insurance ClaimTab 9							
5.	BUS	SINESS ITEMS							
	Α.	Presentation of Yellowstone Arborist ReportTab 10							
	B.	Consideration of Splash Pad Shading ProposalsTab 11							
	C.	Consideration of Paver Repair ProposalsTab 12							
		1. Main Entrance							
		2. Amenity Center							
	D.	Discussion Regarding Street Parking							
	E.	Ratification of 2 nd and 3 rd Amendments to Prestige's AgreementTab 13							
	F.	Public Hearing on Fiscal Year 2025-2026 Final Budget							
		 Consideration of Resolution 2025-08; Approving 							
		FY25-26 Proposed BudgetTab 14							
	G.	Public Hearing on Fiscal Year 2025-2026 Assessments							
		1. Consideration of Resolution 2025-09; Imposing Special AssessmentsTab 15							
	H.	Acceptance of First Addendum to District Management Service AgreementTab 16							
	I.	Acceptance of First Addendum to Technology Services AgreementTab 17							
	J.	Consideration of Resolution 2025-10; FY25-26 Meeting Dates – <i>Under Separate Cover</i>							
6.	SUF	PERVISOR REQUESTS AND AUDIENCE COMMENTS							
7.	AD.	JOURNMENT							

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours, Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any 4 matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon 5 6 which such appeal is to be based. 7 ENTRADA COMMUNITY DEVELOPMENT DISTRICT 8 9 The **regular** meeting of the Board of Supervisors of the Entrada Community Development 10 District was held on May 27, 2025, at 10:30 a.m. at the Entrada Amenity Center – 460 11 Rio San Juan Rd, St. Augustine, Florida 32084. 12 13 Robert Porter **Board Supervisor, Chairman** 14 **Board Supervisor, Vice Chairman** Mark Dearing 15 John Gislason **Board Supervisor, Assistant Secretary** 16 **Board Supervisor, Assistant Secretary** 17 Lars Johansson **Board Supervisor, Assistant Secretary** James Teagle 18 19 20 Also present were: 21 District Manager, Rizzetta & Company 22 Lesley Gallagher Danielle Wasilewski Associate District Manager, Rizzetta & Company 2.3 Katie Buchanan District Counsel, Kutak Rock, LLP 24 David Taylor **Dunn & Associates** (via speakerphone) 25 Tony Shiver **First Coast CMS** 26 Marty Czako **First Coast CMS** 27 Amy Murphy **Prestige Landscape** 28 Chris Kenny Prestige Landscape 29 30 31 32 FIRST ORDER OF BUSINESS Call to Order/Roll Call 33 Mr. Porter called the meeting to order at 10:31 a.m. 34 35 SECOND ORDER OF BUSINESS 36 **Audience Comments on Agenda Items** 37 No audience comments. 38 39 Consideration of the Minutes of the THIRD ORDER OF BUSINESS 40 **Board of Supervisors' Regular** 41 42 Meeting held March 25, 2025 43

44 45 46 On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on March 25, 2025, for Entrada Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for February through April 2025

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Operation & Maintenance Expenditures for February 2025 in the amount of \$61,493.56, March 2025 in the amount of \$81,997.33, and April 2025 in the amount of \$57,532.15, for Entrada Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

 1. Ms. Buchanan reviewed the warranty deed for the Amenity Center, Amenity Center Phase 2

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board accepted the warranty deed for Amenity, Amenity Center Phase 2, subject to District Engineer's review, for the Entrada Community Development District.

Ms. Buchanan jumped to Business Item "H."

2. Ms. Buchanan reviewed the matter related to conveyances of common elements

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved matter related to conveyances of common elements, subject to District Engineer's review, for the Entrada Community Development District.

B. District Engineer

No report.

C. Landscape & Irrigation Report – Prestige Landscape

 Mr. Kenny reviewed report and gave a brief update. Board discussed lack of color in the newly planted annuals at the entrance and request Prestige to provide options before installing next round of annuals.

An audience member inquired about the field and area along sidewalk that was missed during mowing the previous week. Prestige stated they would take care of it this week while onsite.

An audience member questioned the drainage on the pickleball courts and the condition of the palm trees.

D. Amenity Manager Report – First Coast CMS

1. Consideration of New Fountain Nozzle Quote

Mr. Shiver reviewed his report, installed "No Soliciting" signs as requested at the March meeting, and summarized irrigation issues.

Mr. Shiver presented two (2) welding proposals to the Board for the pickleball court security. The welding would block those reaching through the gate to use the panic bar to open the doors.

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board appointed Mr. Johansson to work with staff on aesthetic details of the welding, and approved Ancient City welding proposal in the amount of \$3,450, for the Entrada Community Development District.

Mr. Shiver addressed the concerns surrounding the dog park holes and the maintenance staff is currently providing to fill the holes.

Mr. Shiver stated he was approached regarding swim lessons. The Board discussed for residents only and profit sharing. The Board request District Counsel to work with staff on agreements.

1. Pond Maintenance Report

Mr. Shiver updated the Board that the ponds are getting algae blooms and Lake Doctors is treating appropriately.

2. Consideration of New Fountain Nozzle Quote

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved the new fountain nozzle in the amount of \$510.00, for the Entrada Community Development District.

3. Consideration of Staffing Proposals

Mr. Shiver reviewed First Coast staffing proposal and gave the Board an explanation of the previous and current staffing contract compared to resident requests and expectations. Mr. Shiver highlight the staffing proposal would include a full-time maintenance staff members with 40-hours per week Monday through Friday, a full-time attendant 40-hours per week Monday through Friday from 11 am - 7 pm, and two (2) weekend attendants. Mr. Shiver stated the current contract provides a weekend attendant and the proposal will add another attendant to "float" between the pool facilities.

The Board and audience discussed daily checklists and responsibilities of the proposed attendants in comparison to the current staffing levels. Mr. Shiver stated billing for this position would not take place until First Coast hired new staff members to fill them. Mr. Johansson inquired about biding out the contract to other companies for price comparison.

Further discussion ensued amongst the Board Members, District Counsel and Staff. Mr. 126 127 Johansson expressed concern about the increase in the budget and overall assessment increase for residents. 128 129 On a motion by Mr. Porter, seconded by Gislason, with all in favor, the Board approved First Coast staffing proposal in the amount of \$16,216.75 monthly for a fulltime attendant, a full-time maintenance person, and additional weekend attendant, for the Entrada Community Development District. 130 131 Α. **District Manager** 132 1. Supervisors of Election – Registered Voters 133 Ms. Gallagher updated the Board on the current number of registered voters in the District 134 135 and introduced Ms. Wasilewski, with Rizzetta & Company, to audience members. 136 137 SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-06, Redesignating Assistant Secretary 138 139 Ms. Gallagher stated resolution 2025-06 Redesignating Assistant Secretary would add Ms. 140 Wasilewski as an Assistant Secretary 141 142 On a motion by Mr. Teage, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2025-06, Redesignating Assistant Secretary, for the Entrada Community Development District. 143 144 SEVENTH ORDER OF BUSINESS Ratification of Republic Service 145 146 Agreement 147 The Board reviewed and approved the Republic Service Agreement to increase the 148 pickup service from one (1) day per week, to two (2) days per week. 149 150 On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board ratified the Republic Service Agreement in the amount of \$520.85, for the Entrada Community Development District. 151 152 **EIGHTH ORDER OF BUSINESS Ratification of Pump Station Repairs** 153 154 On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board ratified St. Augustine Motor Works proposal for pump station repairs in the amount of \$3,200.00, for the Entrada Community Development District. 155

NINETH ORDER OF BUSINESS Consideration of Bocce Ball Court Proposals

Mr. Shiver gave the Board a summary of the proposals and the Board tabled the proposals for a later date.

TENTH ORDER OF BUSINESS

Consideration of Dog Park Enhancement Proposals

The Board expressed concerns with Prestige and discussion on the irrigation system leading out to Dorado ensued. Mr. Kenny updated the Board that Prestige has spent several hours attempting to locate the valves and gain an understanding of the system. Currently, the District does not have a set of irrigation as-builts and Mr. Teagle stated he has a contact that might be able to assist locating irrigation as-builts.

Mr. Porter requested the continuance of fill dirt and rock being added to the holes in the dog park. No dog park enhancement proposals were approved. Mr. Porter requested adding irrigation proposals to the dog park for next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Tree Injection Proposal

- Mr. Kenny with Prestige stated this was for 350 trees and all 350 trees needed to be treated.
- Ms. Gallagher inquired about Prestige's findings and if this was determined by an arborist with Prestige. Mr. Kenny stated Prestige does not have an arborist department.
- Ms. Gallagher presented a proposal from a third-party arborist to conduct a report on 350 trees to determine what needs to be treated.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Yellowstone's Arborist Proposal in the amount of \$800.00, for the Entrada Community Development District.

TWELFTH ORDER OF BUSINESS194

Consideration of Amenity Center Landscape Enhancement Proposal

Mr. Kenny reviewed the proposal and stated the rending can be altered with any plant material and design the Board wishes. Mr. Johansson requested other options be brought to the Board with removing the St. Augustine grass and replace with annuals, and where current annuals are placed, adding bushes or longer-term plant material.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Capital Reserve Study

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board accepted the Capital Reserve Study, for the Entrada Community Development District.

203 204 205 206 207	FOURTEENTH ORDER OF BUSINESS	Presentation of Fiscal Year 2025-2026 Proposed Budget a. Consideration of Resolution 2025-07, Approving the Proposed Budget and								
208 209		Setting a Public Hearing Date								
210211212213	to 955 property owners of roughly \$20 per each household, and it would require a mailed notice to go out to all property owners.									
214 215 216	Ms. Gallagher stated the Public Hearing wou 26 th at 10:30 am.	uld be set for the August meeting on August								
217 218 219 220	The Board and Staff answered audience me budget on pool permits and pool maintenand structures, pool furniture, and pressure wash	ce chemicals, janitorial, future shade								
221 222 223 224	Ms. Buchanan clarified to the Board that the amenity operations budget and contract are drastically different than budgets and service contracts at previous mentioned districts such as Shearwater and Beacon Lake.									
225226227	On a motion by Mr. Porter, seconded by Madopted Resolution 2025-07, Approving F and Setting a Public Hearing Date of Augumentary Development District	iscal Year 2025-2026 Proposed Budget ust 19 th at 10:30 am, as presented, for the								
228 229 230	FIFTHTEENTH ORDER OF BUSINESS	Supervisor Requests and Audience Comment								
231232233234235	·	ng times to evening to accommodate Entrada ed noticed and timeframes the district must								
236 237	The Board requested quarterly evening time	meetings for next fiscal year.								
238 239	An audience member requested seating and	l lounge chairs in the splash pad area.								
240 241 242	Audience inquired about drainage on and su Engineer will have an update for the next me	g ,								
243 244	Further discussion about the condition of the	e dog park ensued.								
245	Mr. Porter reminded the audience to email M	ls. Gallagher with any concerns.								

An audience member inquired about the Supervisor of Election registered voters. Ms. Buchanan stated the two (2) seats will be open in 2026 through general election. An audience member inquired when and who is doing maintenance. Previous roof leaks were used as an example to which Mr. Shiver reported the leaks were repaired but now the ceiling needs to be painted. Rust spots were reported in the fitness center and Mr. Shiver will inspect. Audience inquired about streaming the meetings online. A resident was already streaming and posting to Facebook. Residents inquired about future structures and facilities to which Mr. Porter reported that there was nothing planned for future construction. Temporary umbrellas, bases, chairs and tables were approved and the Board requested proposals for more permanent shading, seating and tables. **Adjournment** SIXTEENTH ORDER OF BUSINESS On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:55 am, for Entrada Community Development District. Remainder of page intentionally left blank

ENTRADA COMMUNITY DEVELOPMENT DISTRICT May 27, 2025, Minutes of Meeting Page 8

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Secretary / Assistant Secretary	Chairman / Vice Chairman

Tab 2

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · St Augustine, Fl 32084</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> www.entradacdd.com

Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$60,976.67
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	oice Amount
AT&T	20250527-1	321649284 05/25 ACH	Internet Services 05/25	\$	171.20
Bob's Backflow & Plumbing Services, Inc.	300074	21965	Backflow Repairs 04/25	\$	45.00
Community Advisors, LLC	300078	2027	Reserve Analysis 05/25	\$	4,200.00
Donovan Acquisition, LLC	300079	402625799	AC Repairs 04/25	\$	4,785.00
First Coast Contract Maintenance Service, LLC	300075	9429	Montly Maintenance 05/25	\$	10,866.00
First Coast Contract Maintenance Service, LLC	300076	9464	Reimbursable Expenses 04/25	\$	713.78
First Coast Contract Maintenance Service, LLC	300080	9532	Reimbursable Expenses 05/25	\$	1,923.04
First Coast Contract Maintenance Service, LLC	300081	9474	Monthly Maintenance 06/25	\$	10,866.00
First Coast Contract Maintenance Service, LLC	300081	9509	Reimbursable Expenses 04/25	\$	2,512.73
Florida Power & Light Company	20250520-1	54233-59248 04/25 ACH	44 Orellana Rd #IRR 04/25	\$	218.10
Florida Power & Light Company	20250527-2	05826-62086 04/25 ACH	485 Rio San Juan Rd. #FNTN 04/25	\$	292.64
Florida Power & Light Company	20250527-2	47675-91003 04/25 ACH	675 Rio San Juan Rd #FNTN 04/25	\$	247.32

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	oice Amount
Florida Power & Light Company	20250527-2	52928-22425 04/25 ACH	490 Rio San Juan Rd # Amenity 04/25	\$	687.72
Florida Power & Light Company	20250528-1	76968-77062 04/25 ACH	460 Rio San Juan Rd 04/25	\$	1,553.72
Hi-Tech System Associates	300077	423378	Access Control 05/25	\$	424.98
James Teagle	300087	JT052725	Board of Supervisor Meeting 05/27/25	\$	200.00
John Gislason	300088	JG052725	Board of Supervisor Meeting 05/27/25	\$	200.00
Mark Dearing	300089	MD052725	Board of Supervisor Meeting 05/27/25	\$	200.00
Phil Lentsch	300090	00040477	Entrada CDD Book 05/25	\$	61.18
Prestige Landscapes of North	300082	12493	Monthly Maintenance 05/25	\$	10,611.99
Florida, Inc. Republic Services	20250521-1	0687-001528270 05.25 ACH	Waste Disposal Services 05/25	\$	590.03
Rizzetta & Company, Inc.	300073	INV0000098916	District Management Fees 5/25	\$	5,182.33
Robert Porter	300091	RP052725	Board of Supervisor Meeting 05/27/25	\$	200.00
St Augustine Electric Motor Works, Inc.	300083	105012	Irrigation Repairs 05/25	\$	600.00

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	oice Amount
St Augustine Electric Motor Works, Inc.	300083	105272	Irrigation Repairs 05/25	\$	290.00
St Augustine Electric Motor Works, Inc.	300086	105615	Fountain Repairs -Motor Wire Replace 05/25	\$	269.00
St Johns Utility Department	20250512-1	589849-141683 03/25 ACH	460 Rio San Juan Rd 3/25	\$	854.59
St Johns Utility Department	20250512-2	589849-142230 03/25 ACH	32-1 Rio San Juan Rd 3/25	\$	460.32
The Lake Doctors, Inc.	300084	262844B	Quarterly Fountain Cleaning 05/25	\$	150.00
The Lake Doctors, Inc.	300085	270295B	Water Management -Monthly 05/25	\$	1,600.00
Report Total				\$	60,976.67

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · St Augustine, Fl 32084</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> www.entradacdd.com

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:	\$49,172.45	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoi	ce Amount
AT&T	20250625-1	321649284 06/25 ACH	Internet Services 06/25	\$	171.20
First Coast Contract Maintenance Service, LLC	300100	9581	Reimbursable Expenses 05/25	\$	1,650.17
Florida Department of Health in St. Johns County	300093	55-BID-7918140	Pool Permit #55-60-2114435 05/25	\$	350.00
Florida Department of Health in St. Johns County	300093	55-BID-7918320	Pool Permit #55-60-2114432 05/25	\$	225.00
Florida Power & Light Company	06032025-1	04904-35146 05/25 ACH	101 Rio San Juan Rd 05/25	\$	4,338.70
Florida Power & Light Company	20250603-2	17661-02493 05/25 ACH	32 RIO San Juan Rd # Entrance 05/25	\$	942.22
Florida Power & Light Company	20250617-1	54233-59248 05/25 ACH	44 Orellana Rd #IRR 05/25	\$	228.21
Florida Power & Light Company	20250624-1	Monthly Summary 05/25 ACH 566	Monthly Summary 05/25	\$	2,872.25
Gannett Florida LocaliQ	300096	0007145593	Account# 761537 Legal Advertising 05/25	\$	76.80
Hi-Tech System Associates	300103	76844	Access Control -Service Call 06/25	\$	95.00
Hi-Tech System Associates	300095	424981	Access Control 06/25	\$	424.98

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Inve	oice Amount
Kutak Rock, LLP	300097	3579434	Legal Services 03/25	\$	969.50
Prestige Landscapes of North Florida, Inc.	300099	12486	Landscape Maintenance 04/25	\$	11,387.28
Prestige Landscapes of North Florida, Inc.	300099	12487	Landscape Maintenance 04/25	\$	1,767.32
Prestige Landscapes of North	300101	12518	Monthly Maintenance 06/25	\$	10,611.99
Florida, Inc. Republic Services	20250623-1	0687-001536568 ACH	Waste Disposal Services 06/25	\$	572.12
Rizzetta & Company, Inc.	300092	INV0000099693	District Management Fees 06/25	\$	5,182.33
St Augustine Electric Motor	300094	105754	Fountain Repairs 05/25	\$	3,200.00
Works, Inc. St Johns Utility Department	20250611-1	589849-141683 04/25 ACH	460 Rio San Juan Rd 04/25	\$	1,212.76
St Johns Utility Department	20250611-1	589849-142230 04/25 ACH	32-1 Rio San Juan Rd 04.25	\$	437.62
TLD-Southeast, Inc.	300098	2053809	Fountain Service Call 06/25	\$	510.00

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Inv	oice Amount
TLD-Southeast, Inc.	300098	278471B	Water Management -Monthly 06/25	\$	1,600.00
TLD-Southeast, Inc.	300102	285536B	Water Management -Monthly 06/25	\$	347.00
Report Total				\$	49,172.45

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

i ne total it	ems being presented:	\$67,878.21
Approval c	of Expenditures:	
	Chairperson	
	Vice Chairperson	
	Assistant Secretary	

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description		Invoice Description		oice Amount
AT&T	20250725-1	321649284 07/25 ACH	Internet Services 07/25	\$	171.20		
Donovan Acquisition, LLC	300116	416805365	Lightning Damage Repairs to A/C	\$	9,983.51		
Donovan Acquisition, LLC	300123	417602791	07/25 AC Repairs 07/25	\$	756.00		
Dunn & Associates, Inc.	300117	2010-478.CDD-2	Engineering Services Project 2010-478-CDD 07/25	\$	2,797.65		
First Coast Contract Maintenance Service, LLC	300107	9553	Monthly Maintenance 07/25	\$	10,866.00		
First Coast Contract Maintenance Service, LLC	300115	9640	Additional Staffing 06/25-07/25	\$	3,185.00		
First Coast Contract Maintenance Service, LLC	300108	9654	Reimbursable Expenses 06/25	\$	1,754.84		
First Coast Contract Maintenance Service, LLC	300118	9675	Reimbursable Expenses 07/25	\$	2,136.56		
First Place Fitness Equipment, Inc	300119	43587	Fitness Maintenance 07/25	\$	527.28		
Florida Janitor & Paper Supply	300109	383043	Janitorial Supplies 07/25	\$	122.54		
Florida Janitor & Paper Supply	300120	383187	Janitorial Supplies 07/25	\$	160.91		

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description		ice Amount
Florida Power & Light Company	20250702-1	04904-35146 06/25 ACH	101 Rio San Juan Rd 06/25	\$	4,372.72
Florida Power & Light Company	20250702-2	17661-02493 06/25 ACH	32 RIO San Juan Rd # Entrance 06/25	\$	909.31
Florida Power & Light Company	20250722-2	54233-59248 06/25 ACH	44 Orellana Rd #IRR 06/25	\$	260.88
Florida Power & Light Company	20250728-1	Monthly Summary 06/25 ACH 566	Monthly Summary 06/25	\$	2,913.08
Hi-Tech System Associates	300105	76844B	Access Control -Service Call	\$	499.95
Hi-Tech System Associates	300121	77078	(Confirmed Not Covered By Warranty) Access Control -Service Call 07/25	\$	617.75
Hi-Tech System Associates	300110	426551	Access Control 07/25	\$	424.98
Kutak Rock, LLP	300111	3595029	Legal Services 05/25	\$	1,956.58
Prestige Landscapes of North	300112	12539	Monthly Maintenance 07/25	\$	10,611.99
Florida, Inc. Prestige Landscapes of North	300124	12553	Irrigation Repair 07/25	\$	1,223.69
Florida, Inc. Republic Services	20250722-1	0687-001545203 ACH	Waste Disposal Services 07/25	\$	387.82
Rizzetta & Company, Inc.	300104	INV0000100507	District Management Fees 07/25	\$	5,182.33

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description		Invoice Description		oice Amount
Rizzetta & Company, Inc.	300122	INV0000100684	Mass Mailing - Budget Notice 07/25	\$	1,238.43		
School Now	300106	INV-SN-810	Quarterly/ADA-PDF Subscription 3/1/25-2/28/26	\$	384.38		
St Johns Utility Department	20250714-1	589849-141683 05/25 ACH	460 Rio San Juan Rd 05/25	\$	882.01		
St Johns Utility Department	20250714-1	589849-142230 05/25 ACH	32-1 Rio San Juan Rd 05/25	\$	428.82		
TLD-Southeast, Inc.	300113	286658B	Water Management -Monthly 07/25	\$	1,947.00		
TLD-Southeast, Inc.	300113	287490B	Fountain Cleaning - Quarterly 07/25	\$	150.00		
TLD-Southeast, Inc.	300113	289414B	Water Management -Monthly 07/25	\$	225.00		
Yellowstone Landscape	20250714-2	952779	Arborist Injection for Common Areas 07/25	\$	800.00		
Report Total				<u>\$</u>	67,878.21		

Tab 3





107 West College Avenue, Tallahassee, FL 32301-7707 office 850.692.7300

MEMORANDUM

TO: BOARD OF SUPERVISORS

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

FROM: KUTAK ROCK LLP

DATE: JULY 7, 2025

RE: SUMMARY - STATE AND LOCAL REGULATIONS REGARDING

REGISTERED OFFENDERS

Issue

What legal measures govern the residence of or use of amenity facilities by persons who have been convicted of various sex-based crimes (collectively, "registered sex offenders") within the Entrada Community Development District (the "District")?

Summary of Applicable Laws

Florida Laws

- A registered sex offender commits "loitering" or "prowling" if that person is within 300 feet of a place where children are congregated. Loitering and prowling are crimes which should be immediately reported to local law enforcement. Section 856.022, *Florida Statutes*.
- Registered sex offenders may not reside within 1,000 feet of any school, childcare facility, park or playground and are subject to various self-reporting requirements, such as registration with the Florida Department of Law Enforcement ("FDLE"). Section 775.215, Florida Statutes.
 - *Note* existing offenders who live in the community prior to the registration are grandfathered in and exempt from the residency restriction.
- Law enforcement agencies (e.g., St. Johns County Sheriff's Office) have the duty to inform members of the community and the public of a sexual predator's presence, once the sexual predator establishes or maintains a permanent or temporary residence. Section 775.21, *Florida Statutes*.

KUTAKROCK

Local Ordinances

• St. Johns County Ordinance No. 2009-36 As Amended by Ordinance No. 2023-46 — prohibits registered sex offenders to be within a safety zone (defined as 1000 feet of a specific location) child care facility, park, playground, permanent facility (which includes any public library, youth camp ground, youth sport facility, skate park and rink, public zoo, public water park, amenity center, or amusement park) school, and bus stop when children are present.

Recommended Actions

- Add signage to the Districts' parks, playgrounds and other amenity facilities designating each respective space as "Public Playground/Park of Entrada CDD"
- Provide list of the District's parks, playgrounds and amenity facilities to FDLE and St. Johns County Sheriff's Office ("SJSO") and request that these areas be identified in the GIS mapping system and be listed on the prohibited areas list
 - o FDLE is responsible for inputting location of the playground/park in their GIS mapping system which establishes the restrictive radius. FDLE is also responsible for notifying the public regarding information about registered sex offenders, keeping up-to-date information on registered sex offenders and can generally respond to public questions. Section 943.043, *Florida Statutes*. The Missing Persons and Offender Registration Office can be reached via telephone (850) 410-8572 or email sex-pred@fdle.state.fl.us. Additional information can be found at the FDLE-maintained website at: https://offender.fdle.state.fl.us/offender/sops/faq.jsf
- Regularly request a list of registered sex offenders living within the community from the SJSO's Office (*Note* SJSO maintains a searchable database of this information: https://www.icrimewatch.net/index.php?AgencyID=54083)
- Educate on-site staff members to identify suspicious activities and immediately report these to law enforcement
- Register for e-mail alerts https://www.icrimewatch.net/register.php?AgencyID=54083&disc=
- Request a community awareness program from SJSO (904) 209-1570; spot@sjso.org

Additional Resources

- Contact SJSO for additional information on the County's registered sex offender program by calling (904) 209-1570
- SJSO Safety Tips

Tab 4

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

April-May-June-July 2025
Maintenance Report

Entrada CDD

PRESTIGE LANDSCAPES OF NORTH FLORIDA CHRIS KENNY - OWNER 904-315-8041 St. Johns, Florida 32260 chris@pliflorida.com



Chris Kenny—Owner 904-315-8041 P.O. Box 600061 St. Johns, Florida 32260 chris@pliflorida.com

April-May-June-July, 2025

Lesley Gallagher , Community Director Rizzetta & Company 62 Nervion Way St. Augustine, FL 32092

Re: Landscape Maintenance Service Report

Below is the landscape maintenance report for Entrada CDD.

Weekly Maintenance

Our maintenance team has completed weekly services since the start of the growing season 4/1/25. During the scheduled services we have been controlling weed pressure within the plant beds, concrete cracks, and curb lines. PLI's crew has also taken on the addition mowing areas within ph3 with no repercussions to the quality on the original phases.

Irrigation

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. The ph3 irrigation system is now running 3x per week on turf and 2x per week on plant bed areas. June,2025 we replace the Hunter ICC2 timer that controls the entry landscape area and street trees. There have been no issues with the system since the repair.

Agronomics

PLI has completed all contractual turf and shrub application ytd. The entry turf have responded well to our applications, but the Amenity turf areas are taking a little longer to respond. That said, we do see improvements with the amenity turf, but will most likely take another growing season before it catches up to the quality of the entry turf areas.

If you have any questions after reviewing our report, please contact us.

Sincerely, Chris Kenny Owner/President chris@pliflorida.com 904.315.8041

PRESTIC	GE
LANDSCAF	PES
OF NORTH FLORIDA	, INC.

PF	RE	ST	IG	10	W. O. #		_	<u>-</u>
OF	IORTH		RIDA,	ING.	Name		Entrada CDD)
					Address			
1	Irrigation Inspection Report			Date	4/4/2025	5 pg1	_of1	
START T	TIME(S)	9pm	Α		Water Sou	rce	Rec	laim
START T	TME(S)		В		Clock Type	!	Hunte	r ACC2
START T	TME(S)		С		Rain/Freez	e Switch	Yes	
START T	TME(S)		D					
Program				Run Days	5			
А	S	М	Т	W	TH	F	S	
В	S	М	Т	W	TH	F	S	
С	S	М	Т	W	TH	F	S	
D	S	М	Т	W	TH	F	S	
TYPE (S RUN ¹ PROG	TIME	S, R, D 5.5 hr A						
ADJUST	MENTS	Х						
PARTIL		Х						
STRAIGH	HTENED	X						
BROKE	N PIPE							
BROKEN	HEADS							
BROKEN I SEVERLY CLC ZL	GGED NOZ- E							
CHANGE								
CHENGE CHANGE POR ER RAISE F (COVE	P UP TO RIS- R HEADS							
MISSING								
NON TURNI	NG HEADS							
VALVE F	AILUER							
ZONE (GOOD	Х						
Comments	: :	System rur	ning good,	no major	issues as o	f now		

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

PI	RE	ST	IG	E	W. O. #	<u> </u>	<u>-</u>	
OF	VORTH		RIDA, IN	VE.	Name	Entrada CDD		
					Address			
Irrigation Inspection Report				Date	5/6/2025	11	_of1	
START 1	ΓΙΜΕ(S)	9pm	А		Water Sou	rce	Rec	laim
START 1		·	В		Clock Type	!	Hunte	r ACC2
START 1			С		Rain/Freez	e Switch	Yes	
START 1	ΓΙΜΕ(S)		D					
Program			R	Run Days				
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С	S	М	T	W	TH	F	S	
D	S	М	Т	W	TH	F	S	
TYPE (S,R,B,D) RUN TIME		S, R, D 5.5 hr						
PROG	RAM	А						
ADJUST	MENTS	Х						
PARTIL	CLOGS	Х						
STRAIGH	HTENED	Х						
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BROKEN	I HEADS							
BROKEN SEVERLY CLC ZL	OGGED NOZ-							
CHANG								
CHENGE CHANGE POI E RAISE I	TO 12" P UP TO RIS-							
(COVE								
MISSING	HEADS							
NON TURN	ING HEADS							1
VALVE F	AILUER							1
ZONE	GOOD	Х						
Comments			nning good, no	major	issues as o	f now		

PRESTIC	FE
LANDSCAP	ES
OF NORTH FLORIDA,	ING.

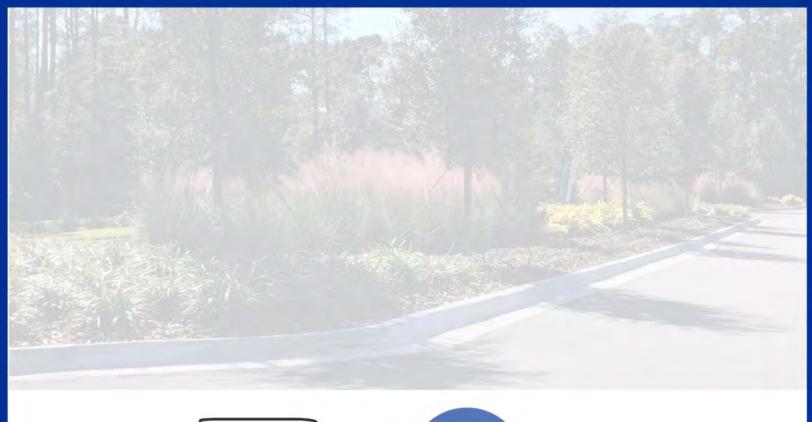
PF	RE	ST	IG	E	W. O. #	<u>-</u>	_	<u>-</u>
OF	IORTH		RIDA,	ING.	Name		Entrada CDD)
					Address			
1	Irrigation I	nspection I	Report		Date	6/3/2025	5 pg1	of1
START TIME(S) 9pm A			Water Sou	rce	Rec	laim		
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Program				Run Days	S			
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С	S	М	T	W	TH	F	S	
D	S	М	Т	W	TH	F	S	
TYPE (S RUN T PROG	TIME RAM	S, R, D 5.5 hr A						
ADJUST PARTIL		X X						
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BROKE	N PIPE							
BROKEN	HEADS							
BROKEN I SEVERLY CLC ZL	GGED NOZ- E							
CHANGE								
CHENGE CHANGE POR EI RAISE I (COVE	P UP TO RIS- R HEADS							
MISSING	HEADS							
NON TURNI	NG HEADS							
VALVE F	AILUER							
ZONE (GOOD	Х						
Comments	: !	System rur	ning good,	no major	issues as o	f now		

F	A	RE	ST		ES	W. O. #		<u>-</u> Entrada CDD	
						Address			
Irrigation Inspection Report				Date	7/8/2025	pg1	of1		
9	START	TIME(S)	9pm	Α		Water Sou	rce	Rec	laim
		TIME(S)	- [-	В		Clock Type		Hunte	
		TIME(S)		С		Rain/Freez		Ye	
		TIME(S)		D		•			
Prog	gram				Run Days	i			
A	4	S	М	Т	W	TH	F	S	
Е	3	S	М	T	W	TH	F	S	
(2	S	М	Т	W	TH	F	S	
)	S	М	T	W	TH	F	S	
	ZON	NE#	1, 2, 3, 4,	5, 6, 7, 8,	9, 10, 11				
-	TYPE (S	5,R,B,D)	S, R, D						
	RUN	TIME	5.5 hr						
	PROG	SRAM	Α						
						•			
P	ADJUST	MENTS	Х						
	PARTIL	CLOGS	Х						
S	TRAIG	HTENED	Х						
					1	1	T		T
	BROKE	N PIPE							
BROKEN HEADS									
BROKEN NOZZLES									
SEVER		DGGED NOZ- LE							
		E TO 6"							+
		TO 12"							+
		P UP TO RIS-							_
		R							
	RAISE	HEADS		<u> </u>					

Comments:	System running good, no major issues as of now	
	Clocking working great after repair	

(COVERAGE)
MISSING HEADS
NON TURNING HEADS
VALVE FAILUER
ZONE GOOD

Х





PRESTIGE

OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA CHRIS KENNY - OWNER 904-315-8041 St. Johns, Florida 32260 chris@pliflorida.com

Tab 5



Landscape Proposal

Proposal #

Date:

10jx1076.105

July 11, 2025

Job I	Name:
D	autor Nianaaa

Entrada CDD Sabal Palm Removal Amenity

Property Name:

Entrada CDD

Client:

Rizzetta & Company

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to remove 2 dead Sable Palms along the pickle ball fence frontage. This area has poor drainage causing palms to develop root rot. We do not suggest installing new palms in this location until the drainage is resolved.

Materials & Services	Quantity	Unit Pri	ce	Tota
Sabal Palm Removal	2	\$ 642.8	86 \$	1,285.71
TOTAL PRICE			\$	1,285.71
A	CCEPTANCE OF TERMS			
Signature below authorizes Prestige Landscapes of NF to	perform work as described above and verifies	that the prices	and spe	cifications are
Signature below authorizes Prestige Landscapes of NF to hereby accepted. Payment terms: Net 30 days. All overdue balances will be Limited Warranty: All plant material is under a limited war conditions out of Prestige Landscapes control (i.e. Acts of included in the warranty.	e a charged a 1.5% a month, 18% annual perceranty for one year. Transplanted plant material	entage rate. and/or plant m	aterial th	at dies due to
hereby accepted. Payment terms: Net 30 days. All overdue balances will be Limited Warranty: All plant material is under a limited war conditions out of Prestige Landscapes control (i.e. Acts of	e a charged a 1.5% a month, 18% annual perceranty for one year. Transplanted plant material	entage rate. and/or plant m vater restriction	aterial th	at dies due to
hereby accepted. Payment terms: Net 30 days. All overdue balances will be Limited Warranty: All plant material is under a limited war conditions out of Prestige Landscapes control (i.e. Acts of included in the warranty.	e a charged a 1.5% a month, 18% annual perceranty for one year. Transplanted plant material God, vandalism, inadequate irrigation due to v	entage rate. and/or plant m vater restriction	aterial th	at dies due to
hereby accepted. Payment terms: Net 30 days. All overdue balances will be Limited Warranty: All plant material is under a limited war conditions out of Prestige Landscapes control (i.e. Acts of included in the warranty.	e a charged a 1.5% a month, 18% annual perceranty for one year. Transplanted plant material God, vandalism, inadequate irrigation due to v	entage rate. and/or plant m vater restriction	aterial th	at dies due to

BOS requested revised proposal during May 27th CDD meeting



Landscape Proposal

10jx1076.106

August 4, 2025

Proposal #

Date:

Job Name:

Entrada CDD

Property Name:

Amenity Entrance Landscape

Client:

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Rizzetta & Company

Description

Prestige Landscapes proposes to install landscape at *Entrada CDD*. This proposal is for *design rendering Amenity Entry Island*. All plant material will be FL #1.

Fine grading is to be preformed our install crews to ensure proper grade before plant material is installed. Will also remove debris that would impact the install process.

Materials & Services	Quantity	Unit Price	Total
European Fan Palm 15 gal.	4	\$ 198.71	\$ 794.86
Drift Rose "Red" 3 gal.	150	\$ 41.91	\$ 6,286.45
Blue Daze 1 gal.	150	\$ 14.04	\$ 2,105.75
Duranta 3 gal.	25	\$ 22.65	\$ 566.24
Lugustrum "Jack Frost" 3 gal.	18	\$ 22.65	\$ 407.69
Podocarpus 7 gal.	25	\$ 69.05	\$ 1,726.33
Seasonal Annuals	2,500	\$ 1.93	\$ 4,825.00
Labor Prep	60	\$ 42.50	\$ 2,550.00
Irrigation Tech	8	\$ 95.00	\$ 760.00

TOTAL PRICE \$ 20,022.33

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared by:						
	Prestig	tige Landscapes of North Florida, Inc.					
Date:	Date:	August 4, 2025					



Landscape Proposal

Job Name:	Entry Island Rear Color Bed	Proposal #	10jx1076.109
Property Name:	Entrada CDD	Date:	August 11, 2025
Client:	Rizzetta & Company		
Address:			
City/State/Zip:			
Phone:			
Prestige Landscapes of	NF, Inc. will complete the work described below:		
Description			
	oposes to install landscape at <i>Entrada CDD</i> . This proposal is for <i>E</i>		
Blue Daze is proposed to by 600 plants.	o replace the current annual flower bed. Changing this bed to Blue	Daze will redu	uce the annual flower count

Materials & Services	Quantity	Unit Price	Total
Blue Daze 1 gal.	250 \$	14.04 \$	3,509.58

TOTAL PRICE \$ 3,509.58

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared by: Prestige Landscapes of North	th Florída, Inc.
Date:	Date: August 11, 2025	

Tab 6



DATE COMPLETED:

6/18/2025

COMPLETED WORK

W. O. #	
NAME	Entrada
ADDRESS	
DATE	6/18/2025

#					E.	XTENTION
1	Hunter EZ-1 Single Station Decoder	Ş	\$ 151.05		\$	151.05
6	DBR/Y Wire Splice Kit	,	\$ 5.50		\$	33.00
2	VP 10 Valve Box	,	\$ 35.00		\$	70.00
1500	14 awg 2-Wire Jacketed	,	\$ 1.29		\$	1,935.00
1500	2" PVC Pipe	Ç	\$ 2.12	Ī	\$	3,180.00
1	Misc. Drip Fitting	Ç	\$ 35.00	Ī	\$	35.00
1	Misc. PVC Fittings	,	\$ 160.00	Ī	\$	160.00
1	1 1/2" Rain Bird 150 PGA	,	\$ 178.94		\$	178.94
8	1/2" Air Relief Valve	,	\$ 31.94		\$	255.52
8	Drip Indicator	,	\$ 22.94		\$	183.52
					\$	-
					\$	-
				Ī	\$	-
				Ī	\$	-
				Ī	\$	-
				Ī	\$	-
					\$	-
					\$	-
1	3" Bore	Ş	\$ 3,800.00		\$	3,800.00
	PAR	rs 1	ΓΟΤΑL		\$	9,982.03

DATE	DESCRIPTION	HOURS	RATE			TOTAL
	LABOR	36	\$	93.00		\$ 3,348.00
						\$ -
						\$ -
						\$ -
						\$ 3,348.00

CLIENT

COMMENTS:			
	MATE	RIALS	\$ 9,982.03
	LABOR &	RENTAL	\$ 3,348.00
		TOTAL	\$ 13,330.03

TECHNICIAN:

Jack



Proposed Mainline Proposed Sleeve





Irrigation Proposal

Proposal #

Date:

10jx1076.108

August 7, 2025

Job Name:

Dorado Entry Irrigation

Property Name:

Entrada CDD Lesley Gallagher

Client:

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to install an addition irrigation zone to the Entrada CDD roadway irrigation system. New zone will require the materials listed below

- 1. 2" main line (1,400ft)
- 2. additional 2wire (1,400ft)
- 3. 2" valve w/valve box
- 4. 2 4" road bores (100ft total 2 crossings)
- 5. Dorado irrigation retro fit

Irrigation prices are subject to change due to manufacture demands.

Materials & Services	Quantity		Unit Price		Tota
Additional Irrigation Zone (Dorado Entry Irrigation)	1	\$	26,750.00	\$	26,750.00
TOTAL PRICE				\$	26,750.00
ACCEPTANC	E OF TERMS				
Signature below authorizes Prestige Landscapes of NF to perform work	an denominad above and verifie	- 414			
hereby accepted. Payment terms: Net 30 days. All overdue balances will be a charged a Limited Warranty: All plant material is under a limited warranty for one y conditions out of Prestige Landscapes control (i.e. Acts of God, vandali	1.5% a month, 18% annual perc ear. Transplanted plant materia	enta Il and	ge rate. l/or plant mate	rial th	nat dies due to
hereby accepted. Payment terms: Net 30 days. All overdue balances will be a charged a Limited Warranty: All plant material is under a limited warranty for one y conditions out of Prestige Landscapes control (i.e. Acts of God, vandali	1.5% a month, 18% annual perc ear. Transplanted plant materia	enta Il and wate	ge rate. l/or plant mate	rial th	nat dies due to
hereby accepted. Payment terms: Net 30 days. All overdue balances will be a charged a Limited Warranty: All plant material is under a limited warranty for one y conditions out of Prestige Landscapes control (i.e. Acts of God, vandali included in the warranty.	1.5% a month, 18% annual percear. Transplanted plant materiasm, inadequate irrigation due to	enta Il and wate	ge rate. l/or plant mate	rial th	nat dies due to

BOS requested proposal during May 27th CDD meeting.



Irrigation Proposal

10JX1076.105

August 4, 2025

Proposal #

Date:

Job Name:	Dog Park Irrigation
Property Name:	Entrada CDD
Client:	Rizzetta & Company

Address: City/State/Zip:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to install irrigation at Entrada CDD Dog Park. This proposal is for 2 zones of irrigation (1 zone for each section) Irrigation prices are subject to change due to manufacture demands.

Materials & Services	Quantity	Unit Price	Total
Irrigation	2 \$	2,304.62 \$	4,609.23
TOTAL PRICE		\$	4,609.23

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared by:		
	Pre	stige Landscapes of North Florida, Inc.	
Date:	Date:	August 4, 2025	

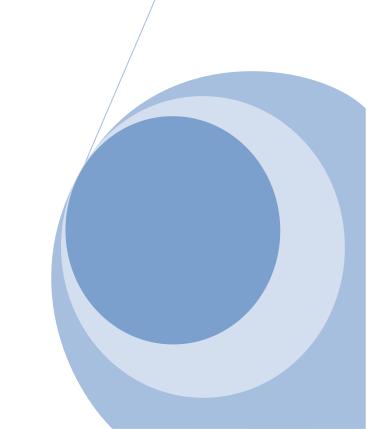
Tab 7



Entrada Community Development District

Field Report May 2025

First Coast CMS LLC 08/11/2025



Pool



At this time, there are no mechanical issues related to the pools or splash pad.

- Main pool, splash pad and lap pool were inspected by DOH in June with no violations noted.
- Additional Life Ring was installed at the request of DOH
- Sheppard Hook on Lap pool was bent and needed to be replaced
- Umbrella bases and umbrellas were placed on splash pad deck.
- The Board will need to decide on whether additional pavers needs to be added to accommodate furniture. The DOH does not allow furniture to be within 4 ft of the splash pad.

Facility Maintenance

- Lightning strike at community center. Hit the irrigation timer and the A/C unit to the community room. Most of the Damage to A/C have been completed as of 7/29/25.
- There is one more part waiting to be delivered and installed. Several items were replaced/repaired.
- The west gate main pool gate entrance was not locking properly. Hi-Tech was scheduled to diagnose and make repair. Gate is now operating properly.
- Soliciting estimate for pavers adjacent to the main pool and some areas of the lap pool
 deck that are sinking. These are new areas and not areas from previous repairs.
 Currently waiting for estimate schedule for inspection on Friday August 8th. Estimate
 will be presented to Board
- Repair to the front entrance pavers estimates attached.
- Alternative solution to shade structure at splash pad. Installing a 20ft by 10ft paver area. Purchase two picnic tables and install umbrellas. Estimate attached.
- Our new Full Time Maintenance and CPO has started on the community and is staying busy with repairs.
- Special signage were installed at Amenity Center, Courts, Playground and bus stops noting County Ordinance
- Street Sign on Ardilia Cir was hit by vehicle. This was reinstalled by staff.

Tab 8



The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 727984 ENTRADA CDD

Site Information: Rio San Juan Rd, , St. Augustine, FL 32084-**Customer Billing Information:** 3434 Colwell Ave SUITE 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Cleaning Service -

Work Order Number: 2048172
Completed Date: 7/16/2025
Target Pests (if applicable): Aeration

Thank you for your business!

Service Notes & Observations

The fountain cleaning was completed today. The intake screens, light lenses and floats were cleaned. All timers were checked and adjusted to the correct times. Thank you.

Environmental Conditions

Weather: Partly Cloudy

Temperature: 85.78

Wind Direction: South-East Wind Speed: 17.27 Humidity: 72.0000

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):







The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Thank you for

your business!

Environmental Conditions

Sunny

95.54

North

4.61

56.0000

Completed Work Order Information

ENTRADA CDD Account #: 727984

Rio San Juan Rd, , St. Augustine, FL 32084-Site Information: Customer Billing Information: 3434 Colwell Ave SUITE 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

> AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - As Needed

Work Order Number: 2073524 **Service Date:** 7/29/2025

Target Pests (if applicable):

Service Notes & Observations

Weather:

Temperature:

Wind Speed:

Humidity:

Wind Direction:

Treated pond #13 for shoreline weeds.

Treated pond #14 for algae.

Treated pond #15 for shoreline weeds

Treated pond #16 for shoreline weeds

Treated pond #17 for shoreline weeds Treated pond #18 for shoreline weeds

Treated pond #19 for shoreline weeds

Treated pond #20 for shoreline weeds

Treated pond #21 shoreline weeds

Treated pond #22 for shoreline weeds

Treated pond #23 algae and submerged weeds

Treated pond #24 for algae.

Please reach out to me with any questions or concerns at 904-838-5155

Treated for Algae & Invasive Aquatic Weeds, Inspected OutFall Area, Inspected Pond(s), Treated Shoreline Weeds

Customer Signature (if needed):

Services Completed by:

David Hayes



Tab 9



Donovan Air, Electric & Plumbing 315 6th Avenue South Jacksonville Beach, FL 32250 www.DonovanAC.com 904-241-3785

BILL TO

Entrada CDD - Care of Rosetta and Company 3434 Colwell Avenue #200 Tampa, FL 33614 USA

> INVOICE 416805365

INVOICE DATE Jul 03, 2025

JOB ADDRESS

Entrada CDD 460 Rio San Juan Road St. Augustine, FL 32084 USA Completed Date: 7/3/2025

Payment Term: Due Upon Receipt

Due Date: 7/3/2025

DESCRIPTION OF WORK

Replace VCCX2,RSMD,MGHRV, and Space controllers.

Perform firmware updates as required

Upload previously saved program.

Re-commission the system and verify operation.

Includes retrofit to upgrade VCCX2 to VCCX-IP. The old controller was obsoleted and requires retrofit to the new model controller.

—— Update 7.3.25 ——

Return to complete work that was caused by lightning strike resulting in direct power surge June 28th

VCCX2 was upgraded to a VCCX-IP

MHGRV was upgraded to a newer MHGRV-X model.

RSMD appears to be the same or similar design.

Space controller is the same model with newer firmware.

Installed new modules.

Attempted to re-use space controller, controller was responding but readings were jumping all over.

Replaced space controller.

Started up system. Unit immediately went into alarm and would not operate.

BOTH refrigerant high pressure transducers were reporting 667psi. Verified with meter that sensors are outputting full 5v. Sensors have failed. This is above and beyond original estimate.

-Replaced both high pressure sensors today.

Restarted system.

Found the VCCX-IP and the RSMD required firmware updates.

Invoice #416805365 Page 1 of 2

Brought everything up to current firmware.

Reloaded last saved system configuration file.

Made a few adjustments to the configuration that did not match up with new hardware.

Monitored system operation for about 45minutes. System is cooling the space down. Dropped from 83* to 79* before leaving.

Unit is back online and cooling at completion of visit.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
As Agreed HVAC	As agreed price for a specialty service.	1.00 \$	9,483.51	\$9,483.51
LAB11	Level 5 Labor	2.00	\$250.00	\$500.00
PAID ON	ТҮРЕ	МЕМО		AMOUNT
7/24/2025	Check - Manual Check			\$9,983.51
		MEMBER SAVINGS		\$90.00
		SUB-TOTAL		\$9,983.51
		TOTAL DUE		\$9.983.51

Thank You For Choosing Donovan!

CUSTOMER AUTHORIZATION

This estimated price \$9,983.51 does not cover unforeseen parts or labor which may be needed after the work begins. Written customer authorization will be obtained before beginning any additional work. I authorize the performance of the work described herein. This invoice, including any applicable taxes, is due and payable upon completion of job.

PAYMENT

BALANCE DUE

\$9,983.51

\$0.00

Sign here	Date	7/3/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Donovan Air, Electric & Plumbing has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here	Date	7/3/2025

Invoice #416805365 Page 2 of 2

Tab 10

2663 Robert St Jacksonville, Fl 32207 Yellowstonelandscape.com



Arborist report for Entrada

To whom it may concern,

My name is Rae Roberts, and I am an ISA Certified Arborist with Yellowstone Landscape. On June 6th 11th and 13th, 2025, I conducted a comprehensive arborist assessment of all trees in the community's shared areas.

During the inspection, I observed widespread signs of tree decline throughout the property. A consistent and reoccurring issue across all sections is tip dieback, which is primarily due to improper planting depth. Many trees have been planted too deeply, have excessive mulch and heavy tree rings which restrict airflow to the root system and can lead to root girdling or circling roots-both of which are harmful to tree health.

If not addressed, this issue will likely continue to worsen over time, significantly impacting the longevity and stability of the trees within the community.

Additionally, I identified a significant issue affecting the Manolia trees specifically: Twig Borer infestation. This pest is contributing heavily to the decline of Magnolias throughout the community and should be addressed as part of a broader plant health care strategy.

Given the severity of these issues, I recommend proactive intervention to help preserve the long-term health and stability of the trees throughout the community. In my site audit, I have included several plant health care alternatives and corrective strategies to address the root-related stress and pest concerns. I am available to discuss these options further and assist with implementing an appropriate plan.

Please feel free to contact me with any questions or concerns.

Sincerely,

Rae Roberts
O-904-268-2626 C-904-607-8745
ISA Certified Arborist-License # FL-10280A
Yellowstone Landscape
2663 Robert St.
Jacksonville Fl 32207

PROJECT 6/2/25, 12:28 PM

Monday, June 2, 2025

Prepared For Arborist Report For Trees At Entrada

59 Issues Identified



ISSUE 1

Starting on the exit side of the entrance, all eight of the Ashe Juniper are very healthy and planted correctly.



ISSUE 2

This is one of the three Magnolia trees on the exit side of the entrance at the entrance sign. They have a slight amount Twig borer, this can be seen by the thinning and bare twigs in the canopy. I will show this in the next picture. All three are very close to the same in damage.. the height of planting is acceptable although a bit low.



This is a picture of bare branches on the previous Magnolia due to Twig Borer. Twig borer is a small worm that enters the twigs and branches of trees and eats the interior of the twigs, leaving a chemical that causes the branch to die. They also lay eggs continuing the cycle. The older, the tree gets without treatment, the thinner it will become. Magnolias are their favorite host. The recommendation for trees heavily hit with Twig Borer is snapping out dead twigs and branches from the tree to allow new growth, pulling back the basis of any with too much mulch or planted too deeply, and then injecting with Arbor Jet three step injections. There are three Arbor Jet products in the three step treatment. The first is Tree -age an up to three year insecticide that is injected into the tree through a small plug that only allows the chemical to enter the tree. This will protect the tree against Twig Borer and any other tree pest for up to three years. After this time, the Twig Borer will have all hatched out taken a bite and died, therefore causing no more damage.

The second is Phospho Jet a fungicide, leaf, and root stimulator that also relieves tree stress. This will push new growth in the areas where the twigs have died after the deadwood has been removed.

The third is a balanced tree fertilizer. It will enhance the color and balance nutrition.

All three magnolias on the exit side are affected and in approximately the same level of decline.

No spray treatment is affective on Twig Borer due to the pest living and feeding inside of the twigs.



ISSUE 4

This is one of the three Magnolias on the entrance side of the entrance at the sign along 207.

Two out of the three are healthy and planted correctly, the third Magnolia closest to the sign has slight Twig Borer starting in the center branches of the tree and recommend injecting with before the damage spreads.



This is the Twig Borer damage in the center of the Magnolia next to the entrance sign.



ISSUE 6

All eight of the Ashe Juniper on the entrance side are very healthy but the mulch is very heavy and would recommend pulling some back from the base to allow airflow. This could cause problems in the future..



ISSUE 7

There are 14 Ashe Juniper in the center island at the entrance. They are all healthy two are a bit thin, there is an excessive amount of mulch at the base. The mulch is not affecting the health at this time, but could cause airflow to be stifled and hinder the roots also hold excessive moisture. Recommendation is to pull back some of mulch to allow the air to flow.



ISSUE 8

These are bald cypress on the lake to the left-hand side just passed 711. All of the bald cypress in this area have been planted correctly. Root flares/crowns are visible on all 10 trees. The mulch is not excessive on these trees. No action needed.



This juniper is in severe drought stress. It is also planted two deeply and leaning. Over 3/4 of the back side of the tree is dead. There is a possibility of bringing it around by digging back the base and completing Arbor Jet three step but I do not feel that this tree will ever be aesthetically pleasing, too much of the center of the canopy is dead. Juniper do not regrow foliage quickly. It can be saved, but recovery of this tree will be slow.



ISSUE 10

This is a Pin Oak at the backside of the lake next to the side of 711. It is in drought stress, possible circling or girdling roots, severe die back. Over 3/4 of the tree branches are dead. My recommendation on this tree is removal replacement. It can be saved but the work needed is extensive and will be slow to recover and may never completely fill in.



ISSUE 11

This Juniper is the farthest tree to the backside of the lake next to 7-11. It has been planted too deeply and is starting to die back, especially on the backside of the tree.. It is in drought stress and needs water. It is very dry.. The main cause of decline is improper planting. It is planted too deeply.. that is causing lack of air to the roots. Recommendation on this tree is to pull back the base and inject with Arbor Jet three step injections to boost the canopy and keep pests off the tree while it's weak.



ISSUE 12

The Pine trees around the lake next to 7-11 are in perfect condition.



These are the first two Juniper in the first bed past the entrance on the right hand side. They are a bit thin, but healthy. They are planted a little low with excessive mulch. I feel you can correct the thinning on these trees by removing excessive mulch and adding a bit of good soil. The roots are growing in the mulch there is no dirt medium. This tree would also benefit from a four point root injection with Nutri root a sea kelp, moisture manager mixture that enhances the root systems, soil and relieves stress also helping to hold in available, moisture needing less water.



ISSUE 14

This is the first magnolia in the first bed past the lake on the right hand side. It is healthy, but starting to thin due to excessive mulch, and a heavy ringed area. The roots are rising, trying to find air.. I will show this in the next picture.



ISSUE 15

This is just beneath the first layer of mulch and there is no visible dirt. The roots are rising to find air, they are dark, fungal and stressed due to lack of airflow. I would not only pull back the mulch, but I would add good dirt break down the heavy ring restricting air flow and holding too much water during heavy rains. A small ring is recommended. After this is completed, this tree would also benefit from a four point root injection of Nutri root to heal the roots add nutrition and relieve stress.



This oak is healthy, but has a small amount of top die back. It has been planted too deeply, and the base needs to be pulled back to allow airflow to stop the thinning from continuing but basically a healthy tree.



ISSUE 17

This magnolia was planted too deeply and has severe Twig Borer. There are dead twigs, the roots are rising to the top, brown and stressed. Recommendation is pull back the base of the tree snap out deadwood and inject with Arbor Jet three step injections to stop the Twig Borer from spreading. This will stop the Twig Borer, fill in the branches and relief stress. The Arbor Jet would be completed after the mulch is pulled back, dead twigs are removed and the tree rings, broken down.



ISSUE 18

This is the second magnolia along the road, right hand side past the first lake. It is suffering from Twig Borer, and severe suffocation to the roots. The ring is too high around the outside with mulch, covering up the roots, hindering airflow. Both the lack of airflow and Twig Borer are causing severe die back.. there is still approximately 2/3 of the tree without damage. We should be able to bring it back around by snapping out the twigs, pulling back the mulch and the heavy rings to allow airflow to the roots then injecting with Arbor Jet three step.

I recommend the same treatment program for all of the declining Magnolias along this stretch.



Most of the Cedar trees I this area are thinning out on the inside, but for the most part are healthy. This particular Cedar has had the center leader cut out of the top of it most likely due to die back. For all of the Cedars along this stretch, I would recommend mulch removal, tree rings knocked back and four point root injections with nutri root.



ISSUE 20

This oak tree is in the bed across from the second lake along the roadway right side of the road. It has been planted way too deeply, and there is damage on the side of the trunk that I'll show in the next picture. Over half of the top of the tree is dead due to lack of airflow and probably circling or gurgling roots. Although the bottom half of the tree is healthy the top half including much of the center leader is dead or damaged. It would be challenging to restore this tree. The canopy will most likely not have a natural appearance.



ISSUE 21

This is the damage on the tree in the prior picture. This kind of damage alone is not a huge problem, but with the lack of airflow due to improper planting too much mulch and the damage it is questionable whether this tree will ever thrive.



ISSUE 22

This Oak is close to historic Saint Augustine sign. It has slight tip dieback and is planted a bit too deep but is basically a healthy tree. Recommendation is pulling back mulch, and the heavy tree ring to allow proper airflow to the roots.



About the middle of the bed along the right side of the road is another Cedar tree that is thin due to being planted too deeply and too much mulch. It is healthy, just weak and thin.

Recommendation is pulling back the mulch, allowing airflow and a four point root injection with Nutri root.



ISSUE 24

This is one of three Cedar trees to the left-hand side of the JEA station before the amenity. Two out of the three are thin, but healthy same scenario the rings are too high, and the centers are filled with mulch, causing the roots to suffocate.

Mulch needs to be pulled back and good dirt added on all three

and at least two of the three treated with four point root injections.

Nutri root is recommended.



ISSUE 25

This is one of the two Oak trees left of the JEA station both planted too deeply. They are doing pretty well for the lack of airflow, but there is dieback starting in the centers of both. I believe, pulling back the bases and root injections will bring them back around root work will not be needed on these two oak trees.



ISSUE 26

This magnolia left side of the JEA station does have a bit too much mulch, but not as heavy as many of the others it is healthy. I would still remove some of the mulch to allow airflow, but nothing else would be needed on this tree.



This is one of the Magnolias behind the JEA station. It is suffering from improper planting and a bit too much mulch. The biggest issue is Twig Borer on these trees. The Twig Borer treatment program is recommended on these trees.



ISSUE 28

This Pin Oak is to the right side of the JEA station, severe top and tip die back very too deeply route to rising in some pink mold is starting from stress due to lack of air to the roots. I will show that in the next picture.



ISSUE 29

This is the pink mold starting on the Pin Oak buried too deeply with tip die back. There are possible circling or girdling roots on this tree. It is in the ground very deeply would recommend having blowing out the roots root pruning pruning out dead wood, and then injecting with Arbor Jet three step to fill the trees in and keep pests away while they are weak, this will help to push new growth and fill in the trees



ISSUE 30

All of the Cedar trees to the right side of the JEA station on the left side of the road are struggling from a lack of airflow. This one is also leaning over and should be straightened. Pulling back the bases and 4 point root injection of these trees would be the best course of action..



This Oak tree is just behind the power box across from the amenity center along the road. It has severe top dieback and is planted way too deeply. there is still about 3/4 of the tree left. Recommendation would be blow out the roots, correct circling or girdling roots, prune out the dead wood, remove any heavy mulch replace a small amount of dirt and inject with arbor Jet, three step to push a new canopy or removal replacement. Just pulling back the mulch on trees like this one is not enough to correct the issue.



ISSUE 32

These three Oak trees across from the amenity center are healthy and relatively full. They do need to have the basis pulled back to the root flare to allow airflow to the roots but all three are basically healthy trees. The one to the back is leaning, but I do not see root disruption..



ISSUE 33

This Oak is directly in front of the amenity center along the roadway. It has severe dieback a little over a third of the tree is damaged at the top with no foliage . There is a chance with root pruning deadwood removal along with Arbor Jet this tree could rebound but with the center leader damaged past a third of the canopy it is questionable whether we will ever ever be an aesthetically pleasing tree. There's about a 50-50 chance on four of the trees in this section.



This is the lake across from the amenity center. The River Birch are all very healthy and planted correctly. Mulch is not an issue on these trees.



ISSUE 35

This Pin Oak is around the lake across from the amenity center. There are two of them in the same condition. I see a root flare, there is not an over abundance of mulch, but they are both a bit thin. There is a slight mound. I would recommend Arbor Jet on these trees also pulling back bases to allow airflow to the roots.



ISSUE 36

All of the Cedars, the Riverbirch and the Bald Cypress around this pond are healthy except for one that is dead. I will show that in the next picture.



ISSUE 37

This cedar is just before the dead cedar. It is a bit thin. The mulch is heavy and looks like it was planted later than the rest. The base needs to be pulled back. The treatment recommendation on this tree would be four point root injecting around the base of the tree with Nutri Root a sea kelp, humic, and moisture manager mixture that will stimulate the roots, relief, stress, and add color to the tree.



This is a smaller, dead Cedar tree at the back of the pond lefthand side across from the amenity center. It needs removal. I don't know that I would replace one here photosynthesis is being blocked by the other two trees.. just removal is recommended on this tree.



ISSUE 39

This is the Sylvester Palm to the left-hand side of the entrance to the amenity center. The canopy is very weak, and nutrient deficient.

My recommendation would be inject it with Arbor Jet three step injections.. instead of Tree-age three year control. Ima Jet is used on palm trees. This is a nine month insecticide that controls all palm pests, and also deters the leaf hopper that spreads Lethal Bronzing by landing on the bud of the palms.

The palm to the right is not nearly as deficient, but would recommend boosting it also to push the canopy and balance nutrients. The injections will boost the canopy, stimulate the roots, balance nutrition, and protect from all palm pests.. the cost for each Sylvester palm would be \$195.00 each for the three step injections.



ISSUE 40

This is the Oak tree in the island at the left corner of the amenity center front. The planting is a bit better than the majority of the Oak trees along the roadway. I do see a root flare, but there are signs of circling/gurgling roots. The top is dying-back. It is not severe, but this is a sign that there are issues.

Recommendation is to air spade the roots around the base of the tree, correct any circling/ girdling roots, prune,

the dead out of the canopies and inject with Arbor Jet three step injections to restore the canopy and root systems also protect against pests.



These are the Mexican fan palms in the parking of the amenity center. They are healthy palms. There are a few of them with a bit of potassium deficiency but nothing extreme. 8-2-12 plus granular Palm fertilizer should balance nutrition in these palms



ISSUE 42

A few of the Sable palms in the pool have potassium deficiency and would recommend arbor Jet three step injections to boost the canopies and balance nutrition. The cost for these palms would be \$185 per tree to inject with three step Arbor Jet injections.



ISSUE 43

Most of the Ashe Juniper at the amenity center are healthy but this one looks like it has blown over in the past. It is in the ground way too deeply and is in decline. I believe it could be saved if it were lifted, straightened and drenched with Nutri Root.



ISSUE 44

This is another Oak tree in decline at the amenity center directly in front of the mailboxes. It has top and tip dieback. It is planted too deeply with possible circling or gurgling roots. The recommendation is the same as the other others.. air spading the roots if a basket is found it will need to be peeled back and roots pruned to straighten them out if they are circling or girding, air spading, and root pruning will be needed followed by Arbor Jet three step injections. There are many throughout the parking that are in the same state.



This is a very deficient Sabal palm located towards the left side of the pool. It has severe potassium deficiency.. This is not unusual in a pool or planter setting. There's not enough available base to fertilize them adequately.. Palms need to be fertilized from just past the trunk to at least the tip of the frond. Pool and planter grown palms usually only have approximately 1/3 of the available root area to apply fertilizer in these situations. Arbor Jet three step injections are recommended.



ISSUE 46

This Ashe Juniper is one out of six in the roundabout at the flagpole. It is leaning and in severe decline. The root base has been disrupted, but I feel if it is straightened and treated with a four point root injection, we can save this tree. There is some damage at the base that will need to be pruned out and it will be thin for a while this type of tree does not put on foliage quickly. But there is a good chance of saving the tree if it does not decline further before treatment..



ISSUE 47

Penn Oak just passed the amenity



ISSUE 48

These are the Sabal and Sylvester Palms in the roundabout. They all have nutrient deficiency most have stunted canopies. I recommend Arbor Jet injections to boost and balance these palm fallowed by a program of 8-2-12 plus granular fertilizer applications 4 times a year to keep their nutrients balanced. This program is recommended for all palm trees.



This is a close up of one of a Sabal palms in the roundabout shown by the yellowing in the fronds.



ISSUE 50

Close-up of deficiency and stunted canopy of Sylvester Palm roundabout



ISSUE 51

This Pin Oak along the road to the left at the roundabout has severe dieback and is planted too deeply. The mulch in this area is not as thick but the planting leave is causing severe decline in this tree along with a majority of the other Pin Oaks on the property.



ISSUE 52

This is one of the Magnolia trees in the area of Quezada and Ardilla. The decline is much less than the ones before the amenity center, but there is some Twig Borer present and would recommend pulling back bases, snapping out deadwood, and injecting these trees to stop the spread of the pest.



The Cedar trees and Magnolias along Orlena are in better shape than the ones upfront, but there is still some declined. The mulch is not nearly as heavy. I feel that four point root injections and pulling back the bases will bring them back around.



ISSUE 54

There are six Riverbirch that are in decline too much mulch planted too deeply along the lake on Orlena the bases will need to be pulled back, the dead wood pruned out and four point root injections are recommended for these in place of Arbor Jet. River Birch respond better to that treatment to root injections.



ISSUE 55

All of the Bald Cypress around the lake along Orellana are in good shape and planted correctly. No corrective measures required.



ISSUE 56

The cedars along Orlita just passed Tordera are all healthy accept one trees that is leaning and needs to be straightened, but it's healthy.



Three out of the eight Magnolias along Orerallana are very healthy. The other five are a bit weak. I don't see Twig Borer activity but are stressed. 4 point root injections should bring those around along with pulling back to bases of the trees.



ISSUE 58

There are three Magnolias that look to be newly planted there's not much mulch, but the dirt is pushed up against the trunk and will need to be pulled back. This is directly across from the JEA along Orellana. They are healthy, but struggling, possibly due to drought stress during the hot and dry spring that we have had.. four point root injections with Nutri root would be recommended on all the Magnolias in this area to bring them around strengthen the root system and relieve stress.

ISSUE 59

Total trees assessed in all common areas:

539 trees total

By variety

78 Oaks

48 Ashe Juniper

74 Magnolias

80 Pin Oaks

116 Cedars

48 Cypress

26 River Birch

2 Crape Myrtle

41 Sabal Palms

7 Sylvester Palms

19 Washingtonian Palms

The palms can be injected any time. No other work will be needed on those.

The Washingtonian/Mexican fan palms do not have much deficiency. It is always good to protect

them against insects, but they are not deficient and in immediate need..

I would recommend injection of all of the Sylvester Palms, the two at the front of the amenity center and the five in the roundabout. I could inject those seven Sylvester Palms for \$175.00 per palm. The normal cost would be \$195 for palm trees of that size, but I have given a discount due to the amount of trees needing injections.

Out of the 41 Sabal palms 19 of them are deficient and would recommend injecting those. 5 Sabal palms are in the roundabout. Most of the others are in or around the pool area. I can inject these palms for \$165 a palm. they would normally be \$185 per palm.

As for all of the other Varieties, not all need work but as you can see from the site audit approximately 90% will need extra work completed before 4 point root injections or Arbor Jet injections can be completed. Many will need bases pulled back mulch removal good dirt added a some rings broken down. Magnolias with Twig Borer damage will also need the dead twigs snapped out.

I will have Mike Scuncio provide a proposal for this work.

The trees with sever dieback needing air spading, root pruning and deadwood removal will be referred to Mike Hunter he is the gentleman that prices out all of the work to be completed by the arbor division.

Both Mikes have been provided with a copy of my Arborist report to reference.

After the trees have been completed by each group, twig removal, root work, mulch removal, I will then complete the 4 point root injections around the bases with Nutri root and inject the others recommended with Arbor Jet 3 step injections.

I will discount the 4 point root injections from \$90.00 a tree to \$75.00 a tree

The three step Arbor Jet injections on the average sized tree would run from \$185.00 to \$225.00 per tree it is normally priced by diameter inch's. Due to the amount of trees needing this program I will inject the trees proposed at a blanket cost for \$175.00 per tree.

It would be best to wait on the proposal for Arbor Jet until Mike from Arbor provides his proposal. Some of the trees such as the Pin Oaks may be too far gone for root work to bring them back to aesthetically pleasing trees.

Tab 11

ESTIMATE

Shade America, Inc. 3604 Harbor Drive Saint Augustine, FL 32084 sholton.shadeamerica@outlook.com +1 (904) 217-0516 http://www.shadeamerica.com



Bill to

Tony Shiver First Coast CMS - Entrada CDD 460 Río San Juan Rd St Augustine, FL Ship to
Tony Shiver
First Coast CMS - Entrada CDD
460 Río San Juan Rd
St Augustine, FL

Estimate details

Estimate no.: 4053

Estimate date: 06/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Materials & Installation	DESIGN 2 - ESTIMATE Supply and Installation (including foundations, equipment and labor) of (3) Large Triangular Shade Sails with 95) Galvanized Steel Posts as per Design 2	1	\$33,480.00	\$33,480.00
			Total		\$3	33,480.00

Note to customer

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid. Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

50% DEPOSIT REQUIRED

Accepted date

Accepted by

MPanel InSite - Visualization

Client	Tony	Tony					
Project	Entrada C	Entrada CDD					
Project #	0-0	0-0 Date: 6/10/202					
sq feet	Sails	Framed	Sum				
Area	1448.2	0.0	1448.2				
Site Area	2.6	0.0	2.6				
Perimeter	349.8	0.0	349.8				
Count	3	0	3				



Model view

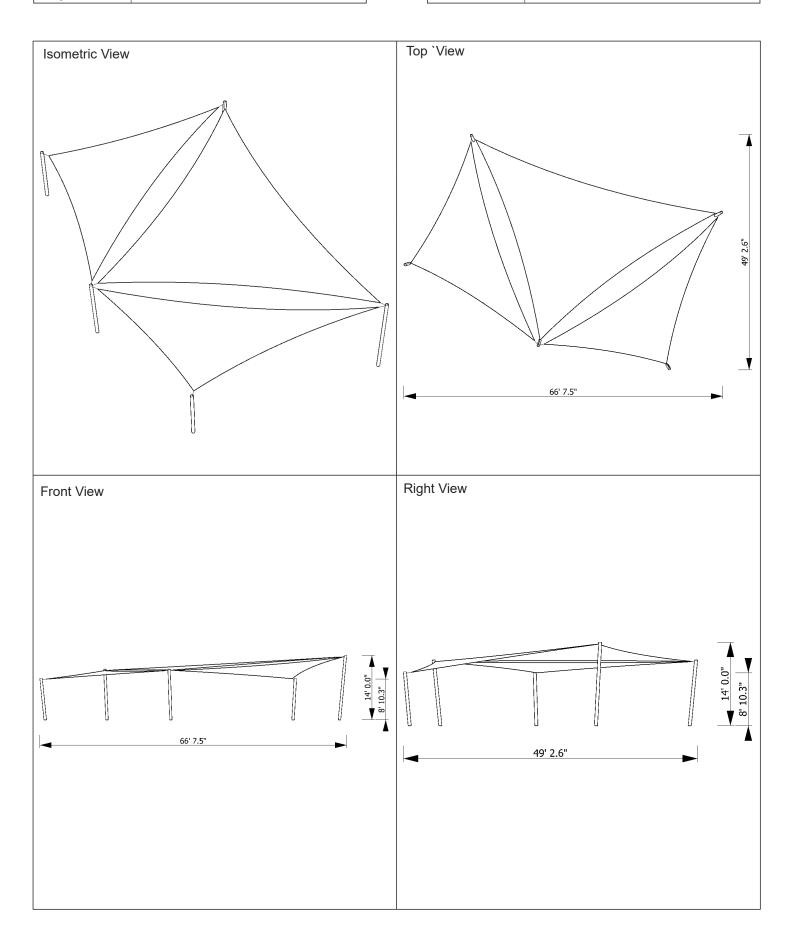


Project approval / Client acceptance		Site address 460 Rio San Juan Rd, St Augustine
Signature	Date	

MPanel InSite - General Layout

Client	Tony
Project	Entrada CDD
Project #	0-0

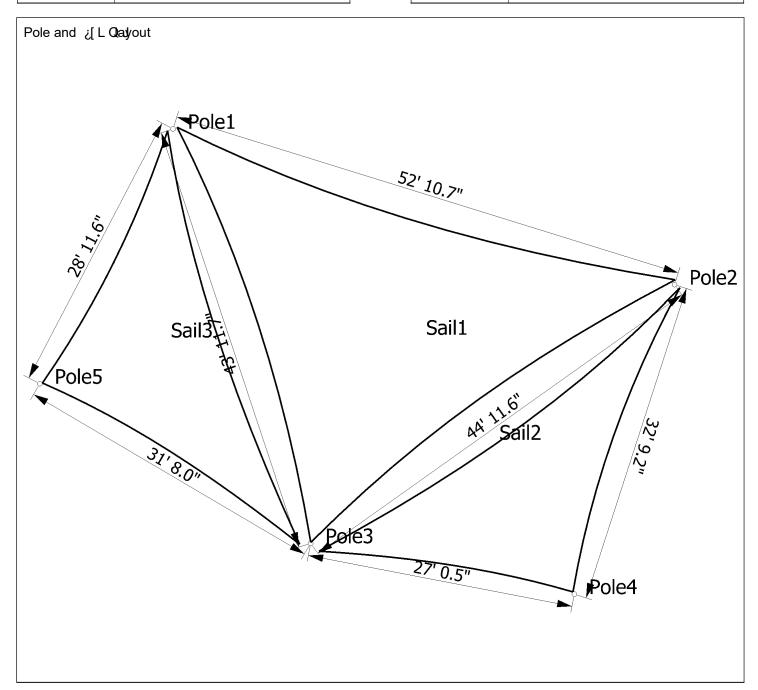
Date	6/10/2025
Entered by	
Units	Feet and inches



MPanel InSite - Layout Detail

	&OLHQW	Tony
Ī	3 U R M H F V	Æntrada CDD
Ī	3 U R M H F \	Ø -0

	'DWH	6/10/2025
Ī	(QWHUHC	E\
Ī	8 Q L W V	Feet and inches



3RO J LQJ	+HLJKW	/ Sail1	Sail2	Sail3		
Pole1	11' 0.0"	10' 9.0"		10' 9.0"		
Pole2	14' 0.0"	13' 9.0"	13' 9.0"			
Pole3	11' 0.0"	10' 9.0"	10' 9.0"	10' 9.0"		
Pole4	9' 0.0"		8' 9.0"			
Pole5	9' 0.0"			8' 9.0"		

MPanel InSite - Layout Detail Extended

Client Tony
Project Entrada CDD

	[LQJ3ROH +H	LJKVV				
Pole1	11' 0.0"					
Pole2	14' 0.0"					
Pole3	11' 0.0"					
Pole4	9' 0.0"					
Pole5	9' 0.0"					

MPanel InSite - Footing Setout Plan

Client	Tony
Project	Entrada CDD
Project #	0-0
Date	6/10/2025

Notes:

Pole footing position shown by circle.
Reference marks shown by cross.
Dimensions given are to the centre of the pole footing.
Insufficient dimensions to fix pole positions

Pole footings layout

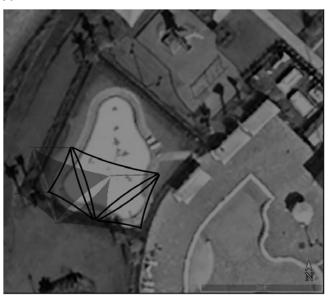


MPanel InSite - Shadow analysis

Client	Tony
Project	Entrada CDD
Project #	0-0
Date	6/10/2025

Location	Florida
Latitude	28.0583N
Longitude	81.8661W
Time Zone	GMT - 4

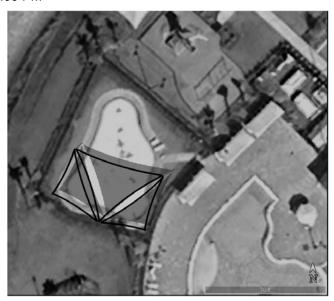




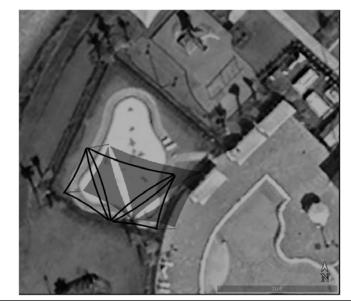
8/15/2025 12:00 PM



8/15/2025 3:00 PM



8/15/2025 5:00 PM



ESTIMATE

Shade America, Inc. 3604 Harbor Drive Saint Augustine, FL 32084 sholton.shadeamerica@outlook.com +1 (904) 217-0516 http://www.shadeamerica.com



Bill to

Tony Shiver
First Coast CMS - Entrada CDD
460 Río San Juan Rd
St Augustine, FL

Ship to
Tony Shiver
First Coast CMS - Entrada CDD
460 Río San Juan Rd
St Augustine, FL

Estimate details

Estimate no.: 4054

Estimate date: 06/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Materials & Installation	DESIGN 3 - ESTIMATE Supply and Installation (including foundations, equipment and labor) of (2) Large Triangular Sails with (4) Galvanized Posts as per Design 3	1	\$26,620.00	\$26,620.00
			Total		\$2	26,620.00

Note to customer

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid. Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

50% DEPOSIT REQUIRED

Accepted date

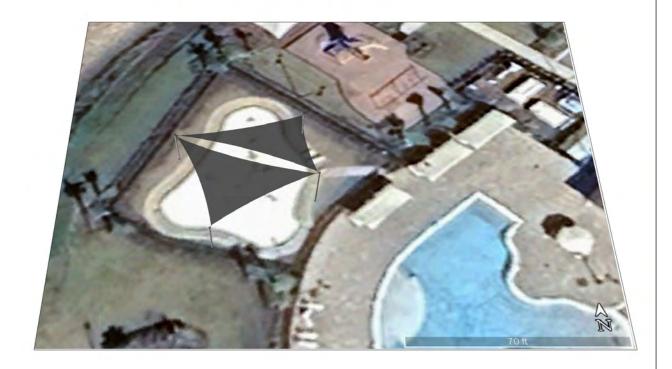
Accepted by

MPanel InSite - Visualization

Client	Tony	Tony					
Project	Entrada CI	Entrada CDD					
Project #	0-0	0-0 Date: 6/10					
sq feet	Sails	Framed	Sum				
Area	1307.5	0.0	1307.5				
Site Area	1.7	0.0	1.7				
Perimeter	270.7	0.0	270.7				
Count	2	0	2				



Model view

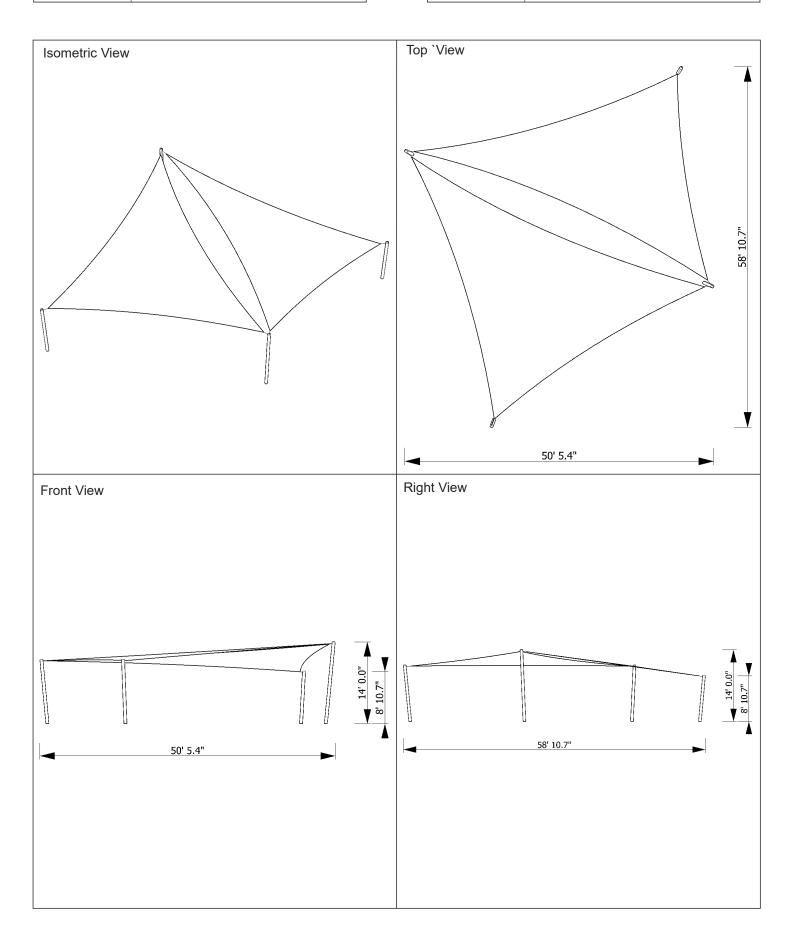


Project approval / Client acceptance		Site address 460 Rio San Juan Rd, St Augustine
Signature	Date	

MPanel InSite - General Layout

Client	Tony
Project	Entrada CDD
Project #	0-0

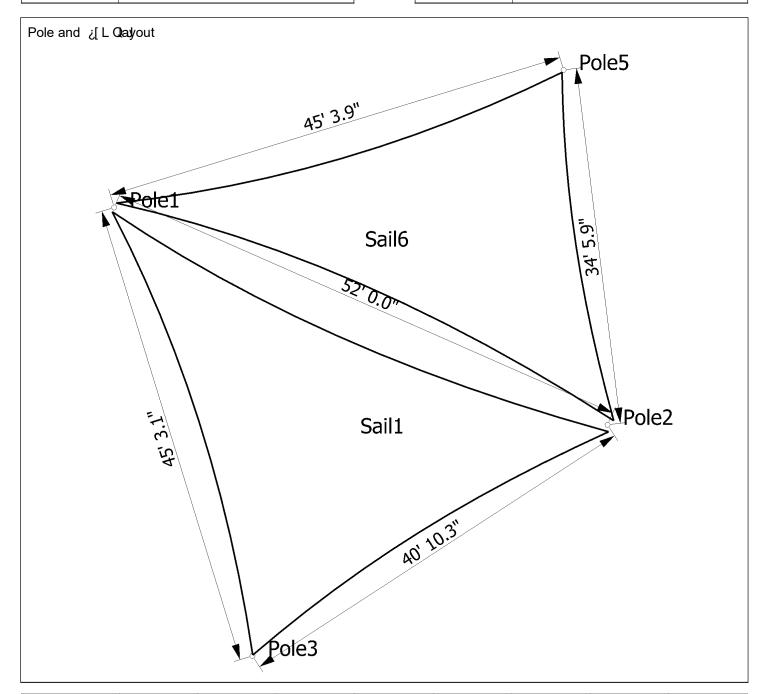
Date	6/10/2025
Entered by	
Units	Feet and inches



MPanel InSite - Layout Detail

&OLHQW	Tony
3 U R M H F W	Entrada CDD
3 U R M H F V	10 -0

	'DWH	6/10/2025
ĺ	(QWHUHC	Ε\
Ī	8 Q L W V	Feet and inches



3 R O J L Q J	+HLJKW	Sail1	Sail6			
Pole1	11' 0.0"	10' 9.0"	10' 9.0"			
Pole2	14' 0.0"	13' 9.0"	13' 9.0"			
Pole3	11' 0.0"	10' 9.0"				
Pole5	9' 0.0"		8' 9.0"			

MPanel InSite - Layout Detail Extended

Client Tony
Project Entrada CDD

Pole1	[LQJ3ROH +H 11'0.0"					
Pole2	14' 0.0"					
Pole3	11' 0.0"					
Pole5	9' 0.0"					

MPanel InSite - Footing Setout Plan

Client	Tony
Project	Entrada CDD
Project #	0-0
Date	6/10/2025

Notes:

Pole footing position shown by circle.
Reference marks shown by cross.
Dimensions given are to the centre of the pole footing.
Insufficient dimensions to fix pole positions

Pole footings layout

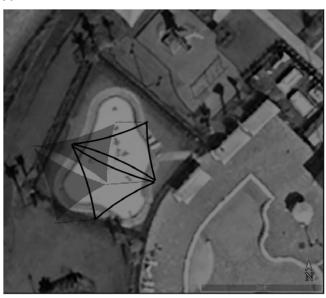


MPanel InSite - Shadow analysis

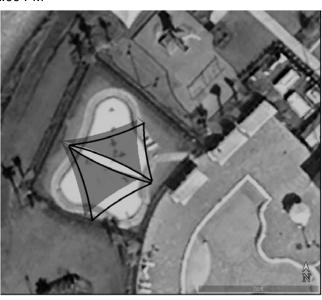
Client	Tony
Project	Entrada CDD
Project #	0-0
Date	6/10/2025

Location	Florida
Latitude	28.0583N
Longitude	81.8661W
Time Zone	GMT - 4

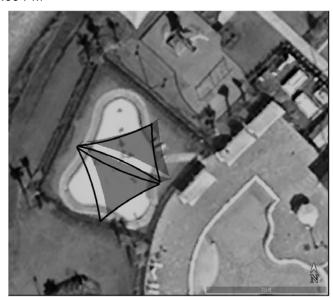




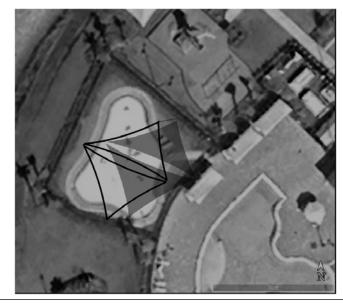
8/15/2025 12:00 PM



8/15/2025 3:00 PM



8/15/2025 5:00 PM



Tab 12



1702 Lindsey Rd Jacksonville, Fl. 32221 Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1432682 CCC1334999

Entrada CDD

Attn:Marty -1st Coast Community Management Services 7 7 25

Re:paver repairs at entry side at the gate

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>bring in crew and materials as needed to do the following scope of work listed below >remove the entire 50ft x 18ft of existing pavers at the entry gate of the property >bring in new crushed paver base as needed

>re-install the existing pavers to level and re-sand as needed where pavers are repairs >includes bring in up to 1 pallet of existing pavers to match the existing as close as possible

>re-sand pavers that are repaired when completed >clean up job site and haul away debris

Total price \$5,995.00

*option #1-bring in crew for 3 days to remove the sinking pavers as needed in several areas -remove the pavers in the sinking areas in the 3 days and install new paver base and compact -re-set existing pavers where removed -re-sand areas removed -\$2,990.00 we cannot guarantee all the areas can be done in 3 days -if we need more time we will show proper authority before going any father -if we finish the areas in less time than the 3 days we will deduct the cost from the price above

Proposal Signed by_	Printed Name
Thank you for your	consideration-Scott Haines-C 904.402.6561



Contract for Work

Date: 8/11/2025

Customer:

Entrada Pool-Marty Czako 460 Rio San Juan Rd St Augustine, FL 32084 904-687-4150 marty@Firstcoastcms.com **Contractor:**

St. Augustine Paver's St. Augustine, FL / 904-217-8649 sales@stapavers.com Stapavers.com

Area	DESCRIPTION	TOTAL
602 Sq Ft	Remove, relevel with paver base and replace sunken pavers in pool area per drawings. Add more sand as needed. Main Pool	\$3,600.00
308 Sq Ft	Remove, relevel with paver base and replace sunken pavers in pool area per drawings. Add more sand as needed. Lap Pool	\$1,900.00
	TOTAL	\$5,500.00



TERMS AND CONDITIONS

STANDARD TERMS: This contract shall be subject to the following general conditions and standard terms of the contract printed below. St. Augustine Pavers, INC., will be referred to as "Contractor". The owner, architect, client or customer to whom this proposal/contract is addressed and authorized by will be referred to as "Customer "NO ORAL AGREEMENTS: It is expressly understood that all terms. agreements, and conditions relating to this contract are only those expressed in writing herein, and that there are no oral representations, undertakings, terms, agreements or conditions of any kind. CHANGES: No changes or alterations in the specifications shall be allowed except in writing and at prices agreed upon at the time the changes are authorized. EXTRA WORK: Any additional work requested beyond the specifications will be outlined in writing on a separate proposal form. Extra work performed on a time & material basis shall be signed for at the time the work is performed. DELAYS/TIME OF COMPLETION: We shall complete this work within a reasonable time, but shall not be held responsible for delays beyond the control of the contractor. MATERIALS: All Materials used in the construction of the project are owned by the contractor until the final payment is completed. If final payment is not completed within 5 business days of the project completion, all materials are subject to be reclaimed by the contractor. Excess material onsite after completion of the project is the property of the Contractor and will be picked up in a timely manner after completion unless otherwise stated. DELIVERIES: All deliveries are made curbside. Any deliveries made beyond the curbside are the complete responsibility and risk of the Customer. Any resulting damages shall be the Customer's responsibility, and Customer shall indemnify Contractor for the same. ESTIMATED OR APPROXIMATE QUANTITIES: Quantities and areas in this proposal are approximate, arrived at for estimating purposes only. CANCELATIONS: There will be a 10% Cancelation Fee for any customer canceled projects. Special orders are non-refundable. No Cancelations after install date has been verified. DAMAGES: It is the customers responsibility to move/cover and valuables that are in the area of the construction site. During construction there will be dust etc that is out of our control. We suggest having any furniture, vehicles moved or covered. The contractor will not be responsible for any damages that may occur. **SEALANT:** Sealant of pavers are not included on the initial quote unless stated otherwise. In most cases, the sealant cannot be applied for 60 days after installation. Quoted separately. PERMITS: Permits are the homeowners' responsibility unless otherwise stated in the contract. WARRANTY: One Year warranty on labor and material for damages due to improper installation. Note: Acts of God, abuse or neglect are not covered

Payment Draw Schedule 1/2 upon obtaining permit and 1/2 upon final walkthrough **CREDIT CARDS:** Please add a 3% processing fee for the use of a credit card.

Acceptance

Client Signatu	ıre
Date Client	
Printed Name_	





Contract for Work

Date: 6/12/2025

Customer:

Entrada Pool-Marty Czako 460 Rio San Juan Rd St Augustine, FL 32084 904-687-4150 marty@Firstcoastcms.com

Contractor:

St. Augustine Paver's St. Augustine, FL / 904-217-8649 sales@stapavers.com Stapavers.com

General Scope of Work:

Construct Paver project per Renderings and Scope of install. Proposal includes, Excavation/Demo and Removal, Labor and All Necessary Materials. Irrigation capping is \$20 a head and \$40 a head to move them up to 5 ft...

Area	DESCRIPTION	TOTAL
220 Sq Ft	Install pavers to create a 20x10 paver pad in the center of the backside of splash pad area. Remove existing paver border to blend	\$2,400.00
	Olde Towne Sierra	
	TOTAL	\$2,400.00



TERMS AND CONDITIONS

STANDARD TERMS: This contract shall be subject to the following general conditions and standard terms of the contract printed below. St. Augustine Pavers, INC., will be referred to as "Contractor". The owner, architect, client or customer to whom this proposal/contract is addressed and authorized by will be referred to as "Customer "NO ORAL AGREEMENTS: It is expressly understood that all terms. agreements, and conditions relating to this contract are only those expressed in writing herein, and that there are no oral representations, undertakings, terms, agreements or conditions of any kind. CHANGES: No changes or alterations in the specifications shall be allowed except in writing and at prices agreed upon at the time the changes are authorized. EXTRA WORK: Any additional work requested beyond the specifications will be outlined in writing on a separate proposal form. Extra work performed on a time & material basis shall be signed for at the time the work is performed. DELAYS/TIME OF COMPLETION: We shall complete this work within a reasonable time, but shall not be held responsible for delays beyond the control of the contractor. MATERIALS: All Materials used in the construction of the project are owned by the contractor until the final payment is completed. If final payment is not completed within 5 business days of the project completion, all materials are subject to be reclaimed by the contractor. Excess material onsite after completion of the project is the property of the Contractor and will be picked up in a timely manner after completion unless otherwise stated. DELIVERIES: All deliveries are made curbside. Any deliveries made beyond the curbside are the complete responsibility and risk of the Customer. Any resulting damages shall be the Customer's responsibility, and Customer shall indemnify Contractor for the same. ESTIMATED OR APPROXIMATE QUANTITIES: Quantities and areas in this proposal are approximate, arrived at for estimating purposes only. CANCELATIONS: There will be a 10% Cancelation Fee for any customer canceled projects. Special orders are non-refundable. No Cancelations after install date has been verified. DAMAGES: It is the customers responsibility to move/cover and valuables that are in the area of the construction site. During construction there will be dust etc that is out of our control. We suggest having any furniture, vehicles moved or covered. The contractor will not be responsible for any damages that may occur. **SEALANT:** Sealant of pavers are not included on the initial quote unless stated otherwise. In most cases, the sealant cannot be applied for 60 days after installation. Quoted separately. PERMITS: Permits are the homeowners' responsibility unless otherwise stated in the contract. WARRANTY: One Year warranty on labor and material for damages due to improper installation. Note: Acts of God, abuse or neglect are not covered

<u>Payment Draw Schedule</u> 1/2 upon obtaining permit and 1/2 upon final walkthrough <u>CREDIT CARDS</u>: Please add a 3% processing fee for the use of a credit card.

Acceptance

Client Signature	
Date Client	
Printed Name	

St. Augustine 3 | A | E | B | 5 | 5 | 5 |









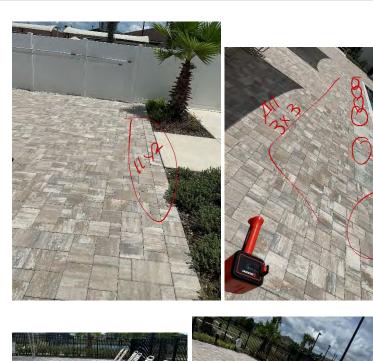


















TAB 13

Exhibit A

Scope of Services



6/25/2025

Entrada CDD ph3 East Pond Rio Salado Rd & Orellana Rd Woodline—East Pond Maintenance

6/25/2025

Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing \$20735.76

Includes mowing, string-trimming and cleanup.

Annual Core Total \$20,735.76

Monthly \$1,727.98

Exhibit B

Maintenance Map

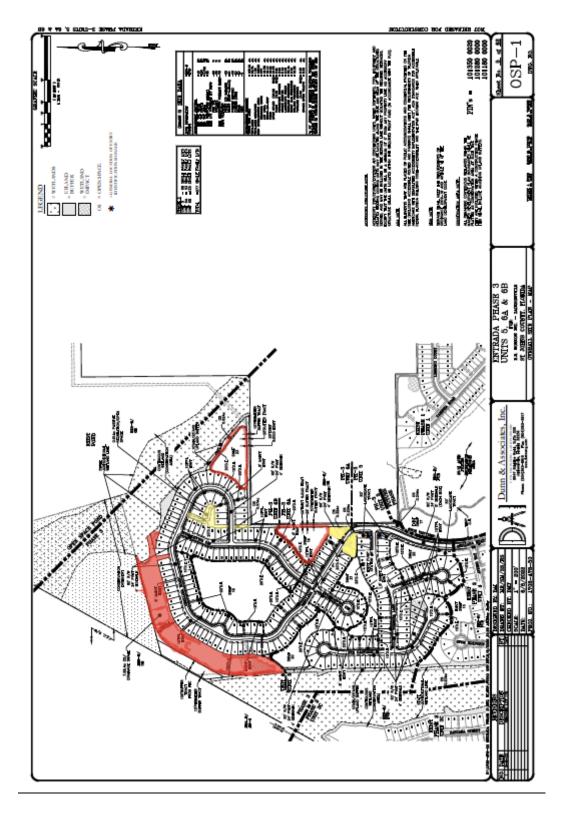


Exhibit A

Scope of Services



8/4/2025

Entrada CDD ph3 Pond 18 Maintenance

8/4/2025

Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing \$25,874.16

Includes mowing, string-trimming and cleanup.

Annual Core Total \$25,874.16

Monthly \$2,156.18

Exhibit B

Maintenance Map



TAB 14



Entrada Community Development District

www.entradacdd.org

Approved Proposed Budget for Fiscal Year 2025/2026

Table of Contents

	<u>Page</u>
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Reserve Fund Budget for Fiscal Year 2025/2026	4
Debt Service Fund Budget for Fiscal Year 2025/2026	5
Assessments Charts for Fiscal Year 2025/2026	6
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15



Proposed Budget Entrada Community Development District

General Fund Fiscal Year 2025/2026

	Chart of Accounts Classification	YTD through 06/30/25	-	cted Annual s 2024/2025	Ar	nnual Budget for 2024/2025	Pr	ojected Budget variance for 2024/2025	Bud	get for 2025/2026	udget Increase (Decrease) vs 2024/2025
1											
2	ASSESSMENT REVENUES										
3											
4	Special Assessments										
5	Tax Roll*	\$ 778,635	\$	778,635	\$	765,671	\$	12,964	\$	1,006,622	\$ 240,951
6	Off Roll*	\$ 166,116	\$	175,405	\$	175,405	\$	-	\$	-	\$ (175,405)
7											
8	Assessment Revenue Subtotal	\$ 944,751	\$	954,040	\$	941,076	\$	12,964	\$	1,006,622	\$ 65,546
9											
10	OTHER REVENUES										
11											
12	Balance Forward from Prior Year	\$ -	\$	-	\$	-	\$	-	\$	-	\$ -
13											
14	Other Revenue Subtotal	\$ -	\$	-	\$	-	\$		\$	-	\$ -
15											
16	TOTAL REVENUES	\$ 944,751	\$	954,040	\$	941,076	\$	12,964	\$	1,006,622	\$ 65,546
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.										
18											
19	EXPENDITURES - ADMINISTRATIVE										
20											
21	Legislative										
22	Supervisor Fees	\$ 3,200	\$	4,400	\$	6,000	\$	1,600	\$	6,000	\$ -
23	Financial & Administrative										
24	Accounting Services	\$ 16,196	\$	21,595	\$	21,595	\$	0	\$	22,459	\$ 864
25	Administrative Services	\$ 3,543	\$	4,724	\$	4,724	\$	-	\$	4,913	\$ 189
26	Arbitrage Rebate Calculation	\$ -	\$	1,350	\$	450	\$	(900)	\$	1,350	\$ 900
27	Assessment Roll	\$ 5,624	\$	5,624	\$	5,624	\$	-	\$	5,849	\$ 225
28	Auditing Services	\$ 5,800	\$	5,800	\$	6,500	\$	700	\$	5,900	\$ (600)
29	Disclosure Report	\$ 5,250	\$	8,000	\$	8,000	\$	-	\$	8,000	\$ -
30	District Engineer	\$ 4,166	\$	8,500	\$	12,000	\$	3,500	\$	12,000	\$ -
31	District Management	\$ 17,715	\$	23,620	\$	23,620	\$	-	\$	24,565	\$ 945
32	Dues, Licenses & Fees	\$ 175	\$	175	\$	175	\$	-	\$	175	\$ -
33	Financial & Revenue Collections	\$ 3,037	\$	4,049	\$	4,049	\$	(0)	\$	4,211	\$ 162
34	Legal Advertising	\$ 566	\$	1,500	\$	5,000	\$	3,500	\$	2,500	\$ (2,500)
35	Miscellaneous Fees	\$ 1,324	\$	3,238	\$	2,000	\$	(1,238)	\$	2,000	\$ -
36	Public Officials Liability Insurance	\$ 2,813	\$	2,813	\$	2,892	\$	79	\$	3,165	\$ 273
37	Trustees Fees	\$ 8,296	\$	12,000	\$	12,000	\$	-	\$	12,000	\$ -
38	Website & Compliance ADA	\$ 2,054	\$	2,737	\$	2,737	\$	-	\$	2,857	\$ 120

Comments To Be Updated Prior to Public Hearing To Be Updated Prior to Public Hearing Based on 6 Meetings Series 2021, 2023 and 2024 Reports Based on Current Engagement To Include Series 2021,2023 & 2024 and DTS License Includes Mailed Notice, Agenda Books, DTS Annual Fee, Amortization Schedules Based on Estimate Provided Est. Increase for Series 2024

Proposed Budget Entrada Community Development District

General Fund Fiscal Year 2025/2026

	Chart of Accounts Classification	l YTD through 06/30/25	Projected Annual Totals 2024/2025	Ar	nnual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/20	26	Budget Increase (Decrease) vs 2024/2025
39	Legal Counsel								
40	District Counsel	\$ 9,694	\$ 12,925	\$	20,000	\$ 7,075	\$ 20,00)0	\$ -
41									
42	Administrative Subtotal	\$ 89,453	\$ 123,050	\$	137,366	\$ 14,316	\$ 137,94	4	\$ 578
43				-					
44	EXPENDITURES - FIELD OPERATIONS								
45									
46	Electric Utility Services			***					
47	Utility - Street Lights	\$ 37,527	\$ 50,036	\$	45,600	\$ (4,436)	\$ 55,00)0	\$ 9,400
48	Utility Services	\$ 31,875	\$ 42,500	\$	60,000	\$ 17,500	\$ 55,00)0	\$ (5,000)
49	Garbage/Solid Waste Control Services			постояння в постоя					
50	Garbage - Recreation Facility	\$ 2,925	\$ 4,663	\$	3,985	\$ (678)	\$ 7,00	00	\$ 3,015
51	Water-Sewer Combination Services								
52	Utility Services	\$ 21,043	\$ 37,000	\$	40,000	\$ 3,000	\$ 40,00	00	\$ -
53	Stormwater Control								
54	Aquatic Maintenance	\$ 14,897	\$ 22,088	\$	19,200	\$ (2,888)	\$ 27,86	34	\$ 8,664
55	Fountain Service Repairs & Maintenance	\$ 1,260	\$ 2,500	\$	2,500	\$ -	\$ 2,50)0	\$ -
56	Miscellaneous Expense	\$ -	\$ 6,000	\$	3,500	\$ (2,500)	\$ 3,50)0	\$ -
57	Other Physical Environment								
58	Entry & Walls Maintenance	\$ 2,395	\$ 5,500	\$	10,000	\$ 4,500	\$ 10,00)0	\$ -
59	General Liability/Property Insurance	\$ 79,754	\$ 79,754	\$	68,500	\$ (11,254)	\$ 86,78	39	\$ 18,289
60	Irrigation Repairs	\$ 4,812	\$ 7,312	\$	5,000	\$ (2,312)	\$ 5,00	00	\$ -
61	Landscape and Irrigation Maintenance Contract	\$ 93,828	\$ 151,689	\$	165,000	\$ 13,311	\$ 205,00	00	\$ 40,000
62	Landscape Replacement	\$ 13,155	\$ 34,155	\$	10,000	\$ (24,155)	\$ 10,00	00	\$ -
63	Miscellaneous Expense	\$ -	\$ 1,000	\$	1,000	\$ -	\$ 1,00	00	\$ -
64	Parks & Recreation								
65	Access Control Maintenance & Repairs	\$ 5,132	\$ 6,843	\$	4,500	\$ (2,343)	\$ 5,10	00	\$ 600
66	Amenity Facility Janitorial Supplies	\$ 2,669	\$ 5,000	\$	10,000	\$ 5,000	\$ 7,50)0	\$ (2,500)
67	Amenity Maintenance & Repair	\$ 4,381	\$ 10,532	\$	15,000	\$ 4,468	\$ 15,00	00	\$ -
68	Amenity Management Contract	\$ 98,505	\$ 140,638	\$	150,000	\$ 9,362	\$ 185,00	00	\$ 35,000
69	Athletic/Park/Court/Field Maintenance & Repairs	\$ 728	\$ 971	\$	3,000	\$ 2,029	\$ 3,00	00	\$ -
70	Cable & Internet	\$ 1,541	\$ 2,055	\$	4,000	\$ 1,945	\$ 4,00	00	\$ -
71	Facility Supplies - Amenity	\$ 1,529	\$ 3,750	\$	5,000	\$ 1,250	\$ 5,00	00	\$ -
72	Fitness Equipment Maintenance & Repairs	\$ 1,038			3,000				
73	Miscellaneous Expense	\$ 2,147			1,000			00	
74	Pest Control & Termite Bond	\$ 300			5,000				
75	Playground Equipment and Maintenance	\$ 	\$ 500		3,000				

Comments To include additional streelights Includes all Amenity Facilities and Entry, Irrigation & Fountains Includes Increased Pick Up - 2X week with 4 yard container For Entry and Future Amenities Based on 24 ponds and ditch treatments. Also includes quarterly fountain cleaning and PM service. Projected and Proposed to Include Carp Barriers and Installation Based on Estimate Provided Projected Includes also Suction and Screen Assembly Repairs Proposed and projected to include additional common areas, ponds and annuals. Projected includes entry and mailbox enhancements, possible amenity enhancements. Could include Backflow Repairs, Tree Removals Projected includes gate closures, exit devices Based on estimated amount Projected includes portion of pump repair Staffing, Main., Field & Janitorial Services. FY 25/26 Includes Additional Staff May 1 Through Sept 30 . Includes PM service To also include expanded facilities

Proposed Budget Entrada Community Development District

General Fund Fiscal Year 2025/2026

	Chart of Accounts Classification	YTD through 06/30/25	Projected Annual Totals 2024/2025	An	nual Budget for 2024/2025	Projected Budget variance for 2024/2025	Bud	dget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
76	Pool Maintenance Chemicals	\$ 9,728	\$ 20,500	\$	35,000	\$ 14,500	\$	25,000	\$ (10,000)
77	Pool Permits	\$ 925	\$ 925	\$	925	\$ -	\$	925	\$ -
78	Pressure Washing	\$ 225	\$ 10,000	\$	12,000	\$ 2,000	\$	12,000	\$ -
79	Security Camera System Maintenance & Repairs	\$ 3,700	\$ 4,949	\$	3,000	\$ (1,949)	\$	5,500	\$ 2,500
80	Special Events								
81	Special Events	\$ 2,196	\$ 7,500	\$	15,000	\$ 7,500	\$	10,000	\$ (5,000)
82	Contingency								
83	Capital Improvements	\$ -	\$ 35,000	\$	50,000	\$ 15,000	\$	35,000	\$ (15,000)
84	Miscellaneous Contingency	\$ 31,899	\$ 72,766	\$	50,000	\$ (22,766)	\$	35,000	\$ (15,000)
85									
86	Field Operations Subtotal	\$ 470,114	\$ 770,772	\$	803,710	\$ 32,938	\$	868,678	\$ 64,968
87									
88	TOTAL EXPENDITURES	\$ 559,567	\$ 893,822	\$	941,076	\$ 47,254	\$	1,006,622	\$ 65,546
89									
90	EXCESS OF REVENUES OVER EXPENDITURES	\$ 385,184	\$ 60,218	\$	-	\$ 60,218	\$	-	\$ -
91									

Two Pools & Splash Pad Two Pools & Splash Pad Entry,Expanded Facility, Common Area Sidewalks Includes HiTech Agreement Includes Holiday Decorations Projected to possibly expanded irrigation and dog park improvements. Proposed to possibly include splash pad shade structures or court improvements A/C Repairs, Dog Waste Stations,Leak Report, Paver/Pump Repairs, Amenity Gate, Tree Work Recommendations.

		Entrada Comi	roposed Budget munity Developr Reserve Fund scal Year 2025/2026	ment District				Comments
	Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1 2	ASSESSMENT REVENUES							
3	Special Assessments							
5 6	Tax Roll* Off Roll*	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ 151,898 \$ -	\$ 151,898 \$ -	Based on Reserve Study from 2025
8	Assessment Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 151,898	\$ 151,898	
9 10	OTHER REVENUES							
11 12	Contributions & Donations from Private Sources					•		
13 14	Developer Contributions Owners Association	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	
15 16	Other Miscellaneous Revenues Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
17 18	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19 20	Other Revenue Subtotal	\$ -	-	-	\$ -	\$ -	-	
21	*Allocation of assessments between the Tax Roll and Of	\$ -	-	\$ -	\$ -	\$ 151,898	\$ 151,898	
22	Roll are estimates only and subject to change prior to certification.	I						
23 24	EXPENDITURES							
25 26	Contingency	C	\$ -	\$ -	¢.	¢	\$ -	
27 28 29	Capital Outlay Capital Reserves	\$ - \$ -	\$ -	\$ -	\$ - \$ -	\$ - \$ 151,898	Т	
30	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 151,898	\$ 151,898	
31 32	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Entrada Community Development District Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2021	Series 2023	Series 2024	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments (1)	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
TOTAL REVENUES	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
EXPENDITURES				
Administrative				
Debt Service Obligation	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
Administrative Subtotal	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
TOTAL EXPENDITURES	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,533,943.78

Notes:

Tax Roll Collection Costs for St. Johns County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget: \$1,158,520.00 2024/2025 O&M Budget \$941,076.00 \$24,649.36 2% **Collection Costs:** 2025/2026 O&M Budget \$1,158,520.00 **Early Payment Discounts:** \$49,298.72 4%

\$1,232,468.09 \$217,444.00 2025/2026 Total: **Total Difference:**

L a4 C!a	Accession Ducal de la	Per Unit Annual Asse	essment Comparison	Proposed Incre	ease / Decrease
Lot Size	Assessment Breakdown	2024/2025	2025/2026	\$	%
Single Family (Phase 1)	Series 2021 Debt Service Operations/Maintenance	\$1,649.84 \$1,048.32	\$1,649.84 \$1,290.54	\$0.00 \$242.22	0.00% 23.11%
	Total	\$2,698.16	\$2,940.38	\$242.22	8.98%
Single Family (Phases 2, 3, 4)	Series 2023 Debt Service Operations/Maintenance	\$1,649.39 \$1,048.32	\$1,649.39 \$1,290.54	\$0.00 \$242.22	0.00% 23.11%
	Total	\$2,697.71	\$2,939.93	\$242.22	8.98%
Single Family (Phase 3, Units 6A & 6B)	Series 2024 Debt Service Operations/Maintenance	\$0.00 \$1,048.32	\$1,648.35 \$1,290.54	\$1,648.35 \$242.22	0.00% 23.11%
	Total	\$1,048.32	\$2,938.89	\$1,890.57	(1)

⁽¹⁾ Entrada CDD Series 2024 bonds were issued on 8/29/24. The interest has been capitalized through 11/1/25. The debt service will be assessed starting in fiscal year 2025-2026.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

 TOTAL O&M BUDGET
 \$1,158,520.00

 COLLECTION COSTS @
 2%
 \$24,649.36

 EARLY PAYMENT DISCOUNT @
 4%
 \$49,298.72

 TOTAL O&M ASSESSMENT
 \$1,232,468.09

		UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2021 DEBT SERVICE ⁽¹⁾	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2024 DEBT SERVICE ⁽¹⁾
Phase 1				
Single Family	436	436	0	0
Phases 2, 3 & 4				
Single Family	341	0	316	0
Phase 3 Units 6A & 6B				
Single Family	178	0	0	178
Total Community	955	436	316	178

	ALLOCATION OF	D&M ASSESSMENT	
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	436.00	45.65%	\$562,676.53
1.00	341.00	35.71%	\$440,074.99
1.00	178.00	18.64%	\$229,716.56
]	955.00	100.00%	\$1,232,468.09

	PER I	LOT ANNUAL ASSESSI	MENT	
O&M	SERIES 2021 DEBT SERVICE (2)	SERIES 2023 DEBT SERVICE ⁽³⁾	SERIES 2024 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$1,290.54	\$1,649.84	\$0.00	\$0.00	\$2,940.38
\$1,290.54	\$0.00	\$1,649.39	\$0.00	\$2,939.93
\$1,290.54	\$0.00	\$0.00	\$1,648.35	\$2,938.89

LESS: St Johns County Collection Costs (2%) and Early Payment Discounts (4%):

(\$73,948.09)

Net Revenue to be Collected:

\$1,158,520.00

⁽¹⁾ Reflects the number of total lots with Series 2021, Series 2023 and Series 2024 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2023 bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2024 bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2025 St Johns County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

<u>DEBT SERVICE FUND BUDGET</u> ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2025-08 FY 2026 APPROPRIATION RESOLUTION

THE ANNUAL APPROPRIATION RESOLUTION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Entrada Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Entrada Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.

DISTRICT
Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

TAB 15

RESOLUTION 2025-09 FY 2026 ASSESSMENT RESOLUTION

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Entrada Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. DEBT SERVICE SPECIAL ASSESSMENTS. The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("Debt Assessments," and together with the O&M Assessments, the "Assessments") in accordance with this Resolution and as further set forth in Exhibit A and Exhibit B, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. Direct Bill Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "Direct Collect Property" identified in Exhibit B shall be collected directly by the District in accordance with Florida law, as set forth in Exhibit A and Exhibit B. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Due Date (O&M Assessments). O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

- ii. Due Date (Debt Assessments). Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. Future Collection Methods. The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

[continued on following page]

7.	EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this
Resolution by	the Board.

PASSED AND ADOPTED this 19th day of August 2025.

ATTEST:		ENTRADA COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By: Its:
Exhibit A: Exhibit B:	Budget Assessment Roll	

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

Exhibit B

The Assessment Roll is maintained in the District's official records and is available upon request. Certain Exempt information may be redacted prior to release in compliance with Chapter 119, FL Statues

Tab 16

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this "Addendum"), is made and entered into as of the 1st day of October, 2025 (the "Effective Date"), by and between Entrada Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC	
BY:	William J Rizzetta
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	Aug 1, 2025
ENTRADA COMMUNITY DEV	ELOPMENT DISTRICT
BY:	·
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTEST:	
	Vice Chairman/Assistant Secretary Board of Supervisors
	Print Name

Exhibit B – Schedule of Fees

Exhibit B Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,047.08	\$24,565
Administrative:	\$409.42	\$4,913
Accounting:	\$1,871.58	\$22,459
Financial & Revenue Collections: Assessment Roll ⁽¹⁾	\$350.92	\$4,211 \$5,849
Total Standard On-Going Services:	\$4,679.00	\$61,997

⁽¹⁾ Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 400
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 400
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 17

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this "Addendum"), is made and entered into as of the 1st day of October, 2025 (the "Effective Date"), by and between Entrada Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the "District"), and Rizzetta & Company, Incorporated, a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and Rizzetta Technology Services, LLC entered into the Contract for Professional Technology Services dated October 1, 2020 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to Rizzetta & Company, Incorporated on November 9, 2021; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit C** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit C** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:	
RIZZETTA & COMPANY, II	NC.
BY:	William J Rizzetta
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
ENTRADA COMMUNITY D	EVELOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	

Exhibit B – Schedule of Fees **Exhibit C** – Human Trafficking Affidavit



EXHIBIT BSchedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

nent: er mo	nth per account:	MC \$	ONTHLY 110.00
	oth per account:	\$	110.00
er mo	nth per account.		
	itii poi doccarit.		
0	x \$20.00	\$	00.00
0	x \$20.00	\$	00.00
0	x \$20.00	\$	00.00
	0	0 x \$20.00	0 x \$20.00 \$



EXHIBIT C

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta

Title: President

