



Rizzetta & Company

# **Entrada Community Development District**

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**Board of Supervisors' Meeting  
February 11, 2026**

**District Office:  
2806 N. Fifth Street, Uni 403  
St. Augustine, Florida 32708**

**[www.entradacdd.org](http://www.entradacdd.org)**

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Entrada Amenity Center, 460 Rio San Juan Rd, St. Augustine, FL 32084  
[www.entradacdd.org](http://www.entradacdd.org)

<b>Board of Supervisors</b>	Robert Porter	Chairman
	Mark Dearing	Vice Chairman
	Lars Johansson	Assistant Secretary
	James Teagle	Assistant Secretary
	John Gislason	Assistant Secretary
<b>District Manager</b>	Lesley Gallagher	Rizzetta & Company, Inc.
	Danielle Wasilewski	Rizzetta & Company, Inc.
<b>District Manager</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	Josh Benolken	Live Oak Engineering, Inc.
	Glen Wieger	Live Oak Engineering, 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

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.entradacdd.org](http://www.entradacdd.org)

Board of Supervisors  
Entrada Community  
Development District

February 3, 2026

## FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **February 11, 2026**, 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. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 22, 2025.....Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for September 2025 through December 2025.....Tab 2
  - C. Ratification of All Weather Entrance Paver Repair Proposal.....Tab 3
  - D. Ratification of Wright Traffic Control Proposal.....Tab 4
  - E. Consideration of Grau & Associates Engagement Letter for FY24-25.....Tab 5
  - F. Consideration of Reserve Fund Budget Account
4. **STAFF REPORTS**
  - A. District Counsel
    1. Update on Discussion with Dorado POA Counsel
  - B. District Engineer
  - C. Landscape and Irrigation Report – Prestige Landscape.....Tab 6
  - D. Amenity Manager Report – First Coast CMS .....Tab 7
    1. Pond & Fountain Maintenance Reports – Lake Doctors
  - E. District Manager
5. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2026-01; General Election 2026 .....Tab 8
  - B. Consideration of Republic Services Proposal .....Tab 9
  - C. Consideration of Amenity Center Mulch Proposals .....Tab 10
  - D. Consideration of Green Seed Proposal.....Tab 11
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

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,  
*Danielle Wasilewski*  
District Manager

## **Tab 1**



**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any 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 which such appeal is to be based.*

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District was held on **October 22, 2025, at 10:30 a.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	<b>Board Supervisor, Chairman</b>
Mark Dearing	<b>Board Supervisor, Vice Chairman</b>
Lars Johansson	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company</b>
Danielle Wasilewski	<b>Associate District Manager, Rizzetta &amp; Company</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP (via phone)</b>
Hunter Hurley	<b>District Counsel, Kutak Rock, LLP (via phone)</b>
David Taylor	<b>Dunn &amp; Associates (via phone)</b>
Tony Shiver	<b>First Coast CMS</b>
Marty Czako	<b>First Coast CMS</b>
Chris Kenny	<b>Prestige Landscape</b>

Audience members present

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Porter called the meeting to order at 10:30 a.m.

**SECOND ORDER OF BUSINESS**  
**Agenda Items**

**Audience Comments on**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors'  
Special Meeting held August  
19, 2025**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the Minutes of the Board of Supervisors special meeting held on August 19, 2025, for Entrada Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for  
August 2025**

There were no questions from the Board.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified the Operation & Maintenance Expenditures for August 2025 in the amount of \$41,089.01, for Entrada Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of FY25-26 District  
Insurance**

Mr. Porter stated he worked with District Management to update the insurance policy to avoid a lapse in coverage.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified Fiscal Year 25-26 District Insurance policy, for Entrada Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report, but available for questions.

**B. District Engineer**

Mr. Taylor updated the Board about the drainage plans for areas at or immediately surrounding the amenity center and behind Ardilla Court.

*Moved to Staff Reports, E: District Manager Report #2: Update on Traffic Enforcement Agreement*

Ms. Wasilewski updated the Board about the Traffic Enforcement Agreement progress. Board directed staff to request the County split the traffic enforcement between Dorado POA and CDD given the ownership of the roadways.

Residents of the Dorado HOA confirmed the HOA did install the additional signage on Ebro Road and Quesada. Ms. Wasilewski was asked to further discuss roadway ownership with Mr. Likley to enter a TEA.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the Traffic Enforcement Agreement in substantial form, for the Entrada Community Development District. (Exhibit A).

*Mr. Taylor left the meeting in progress at 10:39 am.*

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88

89 Mr. Kenny highlighted the landscape report and provided an update on the irrigation system.  
90 The Board approved Prestige to install solid pink begonias for the fall annual flower rotation.

92 The Board approved the entry rear landscape bed with the Lily of Nile and blue daze. Ms.  
93 Wasilewski reiterated the approved proposal amount for rear bed landscape enhancement  
94 was \$3,509.58.

96 *Moved to Business Items, F: Consideration of Tree Injection/Enhancement Proposal (under*  
97 *separate cover)*

99 **SEVENTH ORDER OF BUSINESS**

## Consideration of Tree Injection/Enhancement Proposals

02 Ms. Wasilewski stated these proposals were sent to the Board prior to the meeting for  
03 confidentiality and summarized the proposals.

05 Mr. Kenny highlighted Prestige's proposal included remove excess dirt. The Board requested  
06 confirmation from Yellowstone that excess dirt and mulch would be included in their proposals.

08 Mr. Johansson inquired about the relocation of the entrance drain relocation and Mr. Shiver  
09 confirmed the line would be relocated and would not affect the annuals.

On a motion by Mr. Dearing, seconded by Mr. Johansson, with all in favor, the Board approved Yellowstone's proposals in the amounts of \$4,360, \$10,675, \$3,675, \$16,146, and \$13,350 subject to confirm excess dirt and mulch removal is included, for the Entrada Community Development District. (Exhibit B).

12 *Moved to Business Items, E: Consideration of Preserved Tree Pruning & Trimming Proposals,*  
13 *Tab 10*

15 **EIGHTH ORDER OF BUSINESS**

## Consideration of Preserved Tree Pruning & Trimming Proposals

18 Ms. Wasilewski reminded the Board of the residents' request to trim the preserved trees  
19 located in the open field near the amenity center and proposals were requested to be on the  
20 agenda. Ms. Wasilewski summarized the proposals and County requirements surrounding  
21 pruning of preserved trees.

23 Mr. Porter commented on the report and the benefits of properly maintaining the preserved  
24 trees and Ms. Wasilewski confirmed the proposal amounts included all three (3) trees.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved Yellowstone's proposal to prune three (3) preserved trees in the amount of \$5,050 and the proposal to submit required documentation to the County in the amount of \$600. for the Entrada Community Development District.

27 *Moved to Staff Reports, D: Amenity Manager Report – First Coast CMS, Tab 5*

**D. Amenity Manager Report – First Coast CMS**

Mr. Shiver highlighted splash pad equipment issues, drainage between the pools, paver repair project was in progress, irrigation pipe cut down for safety reasons, soap dispensers were replaced at no cost, and the purchase of pressure washer.

He updated the Board the decoders that were inoperable were covered under warranty.

The termite bond serviced for 490 Rio San Juan, and backflows were inspected and repaired as needed. Holiday lights are scheduled to be installed but not turned on until Thanksgiving.

Mr. Shiver stated hardy board is being installed in the showers due to water splashing up and to prevent mold.

An update on the entrance paver repair options was provided by Mr. Shiver.

Board discussed mulching options at the Amenity Center, and the Board requested proposals for river rock.

*Business Item A, Ratification of Decoder Replacement Proposal, Tab 7 was not discussed as the decoders were covered under warranty.*

*Moved to Business Items, B. Consideration of Termite Bond Proposals, Tab 8.*

**SIXTH ORDER OF BUSINESS**

**Consideration of Termite Bond Proposals**

Mr. Shiver explained a termite bond is not in place for the 460 Rio San Juan building and two (2) proposals were provided. Turner's initial treatment amount of \$2,400 and \$480 renewal and Massey's initial treatment amount of \$1,000 and \$310 renewal fee.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved Turner Pest Control termite bond proposal, for the Entrada Community Development District.
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*Business Items C-F, Tabs 9 & 10, were previously discussed in the meeting.*

*Moved to Business Item G, Discussion of Irrigation Along Quesada Road, Tab 11.*

Ms. Wasilewski summarized the request from Dorado HOA.

The Board tabled the proposals until District Counsel and the Dorado HOA Attorney can further discuss. Board and staff discussion ensued.

Mr. Teagle was asked to meet with the Dorado landscape vendor for a long-term solution after the CDD and HOA Attorney speak.

Moved to Staff Reports “E,” District Manager.

**A. District Manager**

Ms. Wasilewski reviewed the District Manager report highlighting communication with the Dorado HOA.

**1. Acceptance of Goals & Objectives Report** *(under separate cover)*

Ms. Wasilewski presented the Goals and Objectives report with successful findings to be posted to the website by December 1<sup>st</sup>.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted the Fiscal Year 24-25 Goals and Objectives Report, for the Entrada Community Development District. (Exhibit C)

Ms. Wasilewski presented the Arbitrage Rebate Report, Series 2021, with no findings.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted the Arbitrage Rebate Report, Series 2021, for the Entrada Community Development District. (Exhibit D)

**2. Update of Traffic Enforcement Agreement**

Previously discussed in the meeting.

**3. Consideration of Rio San Juan – Exit Modification Request**

Ms. Wasilewski explained the request from St. Johns County to use District property if needed when the exit lanes will be modified to better the flow of outgoing traffic.

The County was notified the District would be repairing the entrance and it would benefit the District and County to coordinate efforts for the repairs and modifications.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved St. Johns County request to use District property if needed for the exit roadway modifications and to coordinate with staff on the timing, for the Entrada Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests &  
Audience Comments**

**Supervisors Requests**

Mr. Porter requested letters of interest be sent to District Management for future consideration to fill Board seats.

Mr. Johansson inquired about water meter timbers & boxes, crosswalk pads & roadway markings, and gas conduit vertical markers. Further inquiries such as erosion/missing sod near the sidewalk at pickleball courts, and a request to turn off the lights at the Amenity Center at night. Mr. Shiver confirmed a timer will be installed for the lights.

### **Audience Comments**

Further discussion regarding the Dorado dog park, irrigation and the use of a pump ensued.

The Board requested District Management to share St. Johns County signage report to Dorado HOA Management.

The entrance pavers were discussed and the comments of DR Horton will be financially responsible for the drainage project work.

### **EIGHTEENTH ORDER OF BUSINESS**

### **Adjournment**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:38 a.m., for Entrada Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT

# **Exhibit A**



## **AGREEMENT FOR TRAFFIC CONTROL ON DISTRICT ROADS**

This Agreement for Traffic Control on Public Roads located in the ENTRADA COMMUNITY DEVELOPMENT DISTRICT ("District") is entered into by and between St. Johns County, Florida ("County"), a political subdivision of the State of Florida, the St. Johns County Sheriff's Office ("Sheriff"), and District, a local unit of special purpose government, established pursuant to Florida law, and located in St. Johns County, Florida.

### **WITNESSETH:**

**WHEREAS**, District owns fee simple title to all the public roadways lying within the District (hereinafter "District Roads") more specifically described in Exhibit "A" which is attached hereto and incorporated herein; and

**WHEREAS**, pursuant to state statute, County does not have traffic control jurisdiction over District Roads such as those owned by District; and

**WHEREAS**, Florida Statute Section 316.006(3)(b) provides that a county may exercise jurisdiction over any District Roads if the County and the Special District owning such roads provide for County traffic control jurisdiction by a written agreement approved by the governing board of the county; and

**WHEREAS**, Florida Statute Section 316.006(3)(b) further provides that prior to entering into an agreement for traffic control jurisdiction over District Roads the governing board shall consult with the Sheriff; and

**WHEREAS**, District has requested that the County exercise traffic control jurisdiction upon certain District Roads identified herein; and

**WHEREAS**, the County and Sheriff are willing to exercise traffic control jurisdiction upon the District Roads; and

**WHEREAS**, Florida Statute Section 316.006(3)(b)(2) provides *inter alia* that no such agreement shall take effect prior to October 1 unless such provision is waived in writing by the sheriff of the county; and

**WHEREAS**, the Sheriff herein waives this provision.

**NOW, THEREFORE**, in consideration of the covenants and conditions herein, County and District hereby agree as follows:

1. The above recitals are true and correct, and are incorporated herein by reference and form a material part of this Agreement.

2. **Jurisdiction.** County agrees to exercise jurisdiction over traffic control upon the District Roads pursuant to the terms and conditions expressed in Florida Statute Section 316.006(3)(b) and subject to the terms and conditions specified in Exhibit "B"

3. **Traffic Study; Signage.** District shall establish the speed limit for the District Roads and shall be responsible for posting the speed limit by appropriate, DOT approved signage along said roads. (See Exhibit "B.")

4. **Golf Cart Use.** Certain streets may be designated for golf cart use after a determination is made by an engineer, and confirmed by the County Traffic Operations that golf carts may safely travel on or cross the private/public road or street, considering factors including speed, volume and character of motor vehicle traffic using the road or street. (See Exhibit "C")

5. **Authority in Addition to Existing Authority.** The County's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to that authority presently exercised by County over the District Roads and nothing herein shall be construed to limit or remove any such authority. The County agrees to continue to provide such police and fire services as are required by law.

6. **Compensation.** District shall compensate Sheriff for the services performed under this Agreement that are reasonably determined by the Sheriff to exceed normal traffic enforcement activities, at an hourly rate reasonably determined by the Sheriff.

7. **Retainage of Revenues.** All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of traffic laws on the District Roads shall be apportioned in the manner set forth in applicable statutes.

8. **Liability not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County or Sheriff than that which the County or Sheriff would ordinarily be subjected to when providing its normal police services.

9. **Indemnification/Insurance.** To the fullest extent permitted by law, District shall indemnify, defend, and hold the County and Sheriff (including all of their officers, employees and agents) harmless from any loss, cost, damage or expense, including attorneys' fees, for any action arising out of, related to, or stemming from, either directly or indirectly, the enforcement activities provided through this Agreement, or the maintenance, repair and/or reconstruction of any roads, road drainage or signage. To ensure its ability to fulfill its obligation under this paragraph, District shall maintain General Liability insurance in the minimum amount of One Million dollars (\$1,000,000), and shall file with the County current certificates of the required insurance providing a 30-day advance written notice of cancellation. Such insurance shall (a) name the County and

Sheriff as additional insureds as it relates to activities conducted pursuant to this contract and (b) be issued by companies authorized to do business under the laws of the State of Florida and acceptable to the County. Evidence (e.g., binder) of compliant insurance is attached as Exhibit "D."

**9. Road Maintenance.** Neither the existence of this Agreement nor anything contained herein shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the District Roads. The maintenance, repair and construction or reconstruction of all roads, drainage and signage within the District shall at all times be solely and exclusively the responsibility of the District.

**10. Term.** The term of this Agreement shall be for one year, commencing on the date of the execution by the last of the two parties signing hereto, and this Agreement shall thereafter automatically continue for successive one year terms unless terminated by any party by thirty (30) days written notice to the other parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

**11. Certification.** The District has provided the County with a certification by a licensed engineer indicating that traffic control devices are in accordance with the standards set forth in the Manual on Uniform Traffic Control Devices (hereinafter "MUTCD") and Chapter 316, Florida Statutes, a copy of which certification is attached as Exhibit "E." Any proposed change to a traffic control device, including installation or modification of any traffic control device, must be submitted to the County in writing for review and approval, which approval shall not be unreasonably withheld, conditioned or delayed. The County will provide written notification of its decision relating to modification of any traffic control device within sixty (60) days of receipt of the written request. If the County determines that multiparty stop signs will enhance traffic safety, the County shall provide written notice of such determination, after which the District shall install or cause to be installed multiparty stop signs at the locations as determined by the County. Multiparty stop signs must conform to the MUTCD and specifications of the Florida Department of Transportation; provided, however, minimum traffic volumes may not be required for the installation of such signage. Enforcement of multiparty stop signs shall be included as part of the Services and shall be as provided in Section 316.123, Florida Statutes.

**12. Term.** The term of this Agreement shall be for one year, commencing on the date of the execution by the last of the two parties signing hereto, and this Agreement shall thereafter automatically continue for successive one year terms unless terminated by any party by thirty (30) days written notice to the other parties. The provisions of Paragraph 9 herein shall survive the termination of this Agreement.

**13. Entire Agreement.** This Agreement, including all Exhibits attached hereto, constitutes the entire understanding and agreement between the parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner, with approval by the Board of County Commissioners.

14. **Notice.** All notices to be given shall be in writing and sent by certified mail, return receipt requested, to the following addresses:

As to County:	St. Johns County Administrator 500 San Sebastian View St. Augustine, Florida 32084
Copy to:	St. Johns County Attorney's Office 500 San Sebastian View St. Augustine, Florida 32084
As to Sheriff:	St. Johns County Sheriff's Office 4015 Lewis Speedway St. Augustine, Florida 32084
As to District:	Entrada CDD c/o District Manager 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614
Copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

COUNTY ADMINISTRATOR  
ST. JOHNS COUNTY, FLORIDA

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

County Administrator

DATE: \_\_\_\_\_

ATTEST: Clerk of Court

\_\_\_\_\_  
Deputy Clerk

ST. JOHNS COUNTY SHERIFF'S OFFICE  
ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Sheriff or Designee

DATE: \_\_\_\_\_

**DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_ (Signature)  
\_\_\_\_\_  
Title: \_\_\_\_\_ (Print Name)  
\_\_\_\_\_  
Date: \_\_\_\_\_

Witness

\_\_\_\_\_  
\_\_\_\_\_  
(Signature)  
(Print Name)

Witness

\_\_\_\_\_  
\_\_\_\_\_  
(Signature)  
(Print Name)

## **EXHIBIT “A”**

### **Legal Description**

## **EXHIBIT “B”**

### **TRAFFIC STUDY; SIGNAGE**

The following procedures are intended to provide the applicant with sufficient information to meet the requirements of Paragraph 3 of the Agreement titled: **Traffic Study; Signage.**

#### **SECTION I - SUBDIVISION SIGNING AND MARKING PLAN**

The applicant should contact the Records Management Officer at (904) 209-0706 and request the as-built subdivision file from the official records. The original plans for the subdivision may not have signing and marking plan. *If a signing and marking plan does not exist, a provision to establish a plan will need to be included in the engineering scope of services.*

#### **SECTION II - ENGINEERING SERVICES**

A Professional Engineer registered in the State of Florida shall provide engineering services. The applicant should seek professional services of an engineering firm that has expertise in Traffic Engineering. The engineering firm that designed the subdivision may have expertise in this field. If not, the Traffic Operations Section will provide the applicant with a list of consulting firms known to have experience in Traffic Engineering. Fees for professional services and expenses associated with the requirements of Paragraph 3 of the agreement will be the responsibility of the applicant.

#### **SECTION III - ENGINEERING STUDY**

The Engineering Study will consist of a Traffic Study Outline, Traffic Study Report, and Certified Signing Plan. The Traffic Study Outline will contain the proposed study methods and standards to be employed by the consultant, and shall reference applicable sections of the Manual on Uniform Traffic Control Devices. Approval of the study outline by Traffic Operations must be obtained prior to proceeding with field investigations.

Speed Limits must be established in accordance with Chapter 316 of the Florida Statutes. The methodology for establishing speed limits can be found in the Manual of Speed Zoning for Highways, Roads and Streets in Florida, published by the Florida Department of Transportation. Study methods for establishing speed limits will also be including in the Traffic Study Outline.

## EXHIBIT “C”

### **Golf Cart Use**

*Certain streets may be designated for golf cart use after a determination is made by your engineer, and confirmed by the County Traffic Operations that golf carts may safely travel on or cross the public road or street, considering factors including speed, volume and character of motor vehicle traffic using the road or street. With the exception of speed limits, the study procedures for golf cart use will follow the engineering study requirements in Section II, Engineering Services and Section III, Engineering Study.*

A certification statement will be printed on the Signing Plan (see format below), which shall be affixed with the seal and signature of a Professional Engineer, registered in the State of Florida.

### **Traffic Control Plan Certification**

Subdivision: \_\_\_\_\_

This plan is an accurate representation of the type and location of each traffic control sign or device at the time of certification. Each sign or device shown herein has been field inspected and verified to be in conformance with the Manual on Uniform Traffic Control Devices. Speed limits as posted, have been established in accordance with Florida Statute 316.

Seal & Signature of Professional Engineer

\_\_\_\_\_

### FINAL SUBMITTAL

The applicant will submit the Certified Traffic Control Plan and Engineering Report to the Traffic Operations Section, 2470 Industry Center Road, St Augustine, Florida 32084. Following approval by the County Engineer, the applicant may proceed with completing the remaining requirements of the agreement.

If additional information or clarification is needed, please contact St. Johns County Public Works Traffic and Transportation at 904-209-0170.



**EXHIBIT “D”**  
**INSURANCE BINDER**

## **EXHIBIT “E”**

### **Engineer’s Certificate of Compliance with the Manual on Uniform Traffic Controls**

# **Exhibit B**



**Proposal #: 570026**

Date: 6/18/2025

From: Rae Roberts

Tree Care Proposal for  
**Entrada CDD**

Danielle Wasilewski  
Rizzetta & Company

dwasilewski@rizzetta.com

**LOCATION OF PROPERTY**

Rio San Juan Rd  
St. Augustine, FL 32084

**Arbor Jet 3 step injections of Sylvester and Sabal palms at Entada for nutrient deficiency and insect protection**

DESCRIPTION	AMOUNT
Fert/Chem Labor	\$1,211.32
Fertilizer/Chemical Material	\$3,142.81

Arbor Jet 3 step injections of 7 Sylvester palms and 19 Sabal palms for nutrient deficiency, push week canopies and protection from all palm pests including Lethal Bronzing by deterring leafhoppers that carry the disease on their feet by landing on the bud of the palms.

Cost for Sylvester palms \$175.00 per palm total for all 7 palms \$1125.00

Cost per Sabal palm is \$165.00 per palm total for all 19 palms \$3135.00

Total for all 26 palms in decline \$4360.00

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Entrada CDD

Subtotal	\$4,360.00
Sales Tax	\$0.00
Proposal Total	\$4,360.00

THIS IS NOT AN INVOICE



**Proposal #: 570057**

Date: 6/18/2025

From: Rae Roberts

**Tree Care Proposal for  
Entrada CDD**

Danielle Wasilewski  
Rizzetta & Company

dwasilewski@rizzetta.com

**LOCATION OF PROPERTY**

Rio San Juan Rd  
St. Augustine, FL 32084

**Arbor Jet 3 step injections of 61 Magnolias  
throughout the property for Twig Borer activity and  
root decline**

DESCRIPTION	AMOUNT
Fert/Chem Labor	\$3,782.49
Fertilizer/Chemical Material	\$6,857.04

Arbor Jet 3 step injections of 61 Magnolias for active Twig Borer and root decline throughout the property. 3 separate products are used in this treatment program the first is Tree-age a three year insect control that kills the Twig Borer, also any other tree pest such as scale that attacks Magnolias for up to 3 years. As the Twig Borer hatches and feeds it will dye causing no more damage or laying eggs. By the next season all have hatched and the infestation is controlled. The second product is Phospho Jet a fungicide but also leaf and root stimulator. This product fills in the areas were dead wood is snapped out, relieves stress in the trees and promotes root growth. The last product is a balanced tree fertilizer that balances the nutrition, promotes tree health and adds color to the foliage. This is completed by drilling a hole approximately every 2 diameter inches, a plug that only allows the chemical to enter is placed in the hole and the products are injected one after the other.

I have discounted the cost from an average cost of \$225.00 to \$185.00 a tree normally to your cost of \$175.00 per tree due to the amount of trees to be injected.

The total number of Magnolias with damaging levels of Twig Borer is 61 Magnolia trees at \$175.00 per tree.

Total cost of all 61 trees is \$10,675.00

This is to be completed after the damaged twigs are removed and the excessive mulch issues have been addressed.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Entrada CDD

<b>Subtotal</b>		<b>\$10,675.00</b>
<b>Sales Tax</b>		<b>\$0.00</b>
<b>Proposal Total</b>		<b>\$10,675.00</b>

THIS IS NOT AN INVOICE



**Proposal #: 570121**

Date: 6/18/2025

From: Rae Roberts

Tree Care Proposal for  
**Entrada CDD**

Danielle Wasilewski  
Rizzetta & Company

dwasilewski@rizzetta.com

**LOCATION OF PROPERTY**

Rio San Juan Rd  
St. Augustine, FL 32084

**4 point root injections of declining trees throughout  
Entrada common areas**

DESCRIPTION	AMOUNT
Fert/Chem Labor	\$1,107.07
Fertilizer/Chemical Material	\$2,379.96

4 point root injections with Nutri root, a sea kelp moisture manager product that heals roots, relieves stress and aids with uptake of water and nutrition of declining trees throughout Entrada common areas. There are, 13 Magnolias without Twig Borer, 1 Ashe Juniper at the amenity center, 12 River Birch and 23 Cedar trees. The cost per tree is a discounted price of \$75.00 per tree.

Total cost of all 49 trees is \$3675.00 to be completed after excessive mulch has been addressed.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Entrada CDD

<b>Subtotal</b>	<b>\$3,675.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$3,675.00</b>

**THIS IS NOT AN INVOICE**





**Proposal #: 573063**

Date: 6/25/2025

From: Kyle Kubik

**Tree Care Proposal for  
Entrada CDD**

Danielle Wasilewski  
Rizzetta & Company

dwasilewski@rizzetta.com

**LOCATION OF PROPERTY**

Rio San Juan Rd  
St. Augustine, FL 32084

**Tree Air Spading & Root Pruning & Removal  
Services**

DESCRIPTION	AMOUNT
Service Item #1 - Oak Tree Removal	\$315.00
Remove One (1) Dead Oak Tree, Located at Rear West of 7/11 Along Lake Bank. Grind Resulting Stump to Surface Grade, and All Wood Chips to Remain. Dispose of Debris.	
Service Item #2 - Oak Tree Air Spade & Root Prune	\$746.00
Issue #20 - Complete Air Spading & Root Pruning Services of Three (3) Ornamental Oak Trees, Located Along North Side of Rio San Juan East of Entrance to Cordera. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.	
Service Item #3 - Oak Tre Air Spade & Root Prune	\$502.00
Issue #28 & #31 - Complete Air Spading & Root Pruning Services of Two (2) Ornamental Oak Trees, Located Along Side of Rio San Juan South of JEA Lift Station. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.	
Service Item #4 - Oak Tre Air Spade & Root Prune	\$1,728.00
Issue #33 - Complete Air Spading & Root Pruning Services of Seven (7) Ornamental Oak Trees, Located Along Side of Rio San Juan South of Amenity Center. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.	
Service Item #5 - Cedar Tree Removal	\$235.00
Remove One (1) Dead Cedar Tree, Located South of Amenity Center Along Pond Bank. Tree to be Cut Flush at Base Only, and Stump to Remain. Dispose of Debris.	

Service Item #6 - Oak Tre Air Spade & Root Prune \$992.00

Issue #40 & #44 - Complete Air Spading & Root Pruning Services of Four (4) Ornamental Oak Trees, Located Along Side of Rio San Juan South & East of Amenity Center Turf Areas. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.

Service Item #7 - Tennis Court Palm Tree Removals \$645.00

Remove Two (2) Dead Ornamental Palm Trees, Located South of Amenity Center Tennis Courts. Grind Resulting Stumps to Surface Grade, and All Wood Chips to Remain. Dispose of Debris.

Service Item #8 - Oak Tre Air Spade & Root Prune \$3,202.00

Issue #47 - Complete Air Spading & Root Pruning Services of Thirteen (13) Ornamental Oak Trees, Located Along Both Sides of Rio San Juan West of Amenity Center. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.

Service Item #9 - Oak Tre Air Spade & Root Prune \$1,238.00

Issue #51 - Complete Air Spading & Root Pruning Services of Five (5) Ornamental Oak Trees, Located Along Both Sides of Rio San Juan North & South of Roundabout. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.

Service Item #10 - Oak Tree Removal \$275.00

Remove One (1) Dead Oak Tree, Located South of Roundabout in Community. Grind Resulting Stump to Surface Grade, and All Wood Chips to Remain. Dispose of Debris.

Service Item #11 - Oak Tree Removal \$275.00

Remove One (1) Dead Oak Tree, Located North-West of Roundabout in Community. Grind Resulting Stump to Surface Grade, and All Wood Chips to Remain. Dispose of Debris.

Service Item #12 - Oak Tre Air Spade & Root Prune \$1,719.00

Complete Air Spading & Root Pruning Services of Seven (7) Ornamental Oak Trees, Located Along South Side of Quesada. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.

Service Item #13 - River Birch Trimming \$565.00

Issue #54 - Trimming of Six (6) River Birch Trees, Located Along West of Orellana Road. Remove Dead-Wood Greater Than 2" in Diameter of Canopy. Dispose of Debris.

Service Item #14 - Oak Tre Air Spade & Root Prune

\$992.00

Issue #20 - Complete Air Spading & Root Pruning Services of Four (4) Ornamental Oak Trees, Located Along South Side of Rio San Juan East of Cordera Entrance. Air Spading to Expose Root System, and Removal of Girdling Roots to Promote Proper Future Growth. Removal of Dead-Wood Greater Than 2" in Diameter in Canopy. Dispose of Debris.

Air Spade & Compressor Equipment

\$2,717.00

Delivery & Operation of 325 CFM Air Compressor and Air Spade Tool to Complete Air Spading & Root Pruning Services. All Fees and Fuel Costs are Included.

Complete Air Spading & Root Pruning and Removal Services as Listed Above, Located Along Roadways Listed in Community. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Tree Work. Services to be Executed in a Timely Manner, and Per Current Industry & ANSI A300 Standard Practices. All Labor, Equipment, Materials, and Disposal Fees are Included in Proposal.





Service Item #2



Service Item #2



Service Item #2



Service Item #3





Service Item #3



Service Item #3



Service Item #4



Service Item #4









Service Item #7



Service Item #7



Service Item #8



Service Item #8





Service Item #9



Service Item #10



Service Item #11



Service Item #12







**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

#### AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Entrada CDD

<b>Subtotal</b>	<b>\$16,146.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$16,146.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 569933**

Date: 6/18/2025

From: Michael Scuncio

**Landscape Enhancement Proposal for  
Entrada CDD**

Danielle Wasilewski  
Rizzetta & Company

dwasilewski@rizzetta.com

**LOCATION OF PROPERTY**

Rio San Juan Rd  
St. Augustine, FL 32084

**Tree Ring Remediation and Magnolia Dead Wooding**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Soil	1	\$3,600.00	\$3,600.00
General Labor	130	\$75.00	\$9,750.00

Yellowstone will pull back mulch to oak trees and apply rich soil to base. Team will dead wood Magnolia trees to help promote healthy growth

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Entrada CDD

<b>Subtotal</b>	<b>\$13,350.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$13,350.00</b>

**THIS IS NOT AN INVOICE**

# **Exhibit C**

## ENTRADA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 ANNUAL GOALS & OBJECTIVES REPORT

The Entrada CDD Board of Supervisors Goals and Objectives report for fiscal year 2024-2025 were adopted in accordance with the legislation of HB 7013 to maintain statutory compliance and pursuing efficient operational practices. The report discloses successful results for the Entrada Community Development District.

### **Financial Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Financial Transparency, Budget Conscious, & Investment Strategy**

**Measurement:** Monthly financial statements, thoroughly reviewing all proposals and contracts, and collaborative discussions regarding expenditures and a financial update at each meeting.

### **Board Meeting Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Productive Meetings, Audience Comments, Teamwork, Safe & respectful work environment for Board, staff, and audience**

**Measurement:** The number of public meetings held accompanied by minutes reflecting adequate opportunities for audience comments, while staff and Board members working jointly and respectfully in a reserved, clean meeting space.

### **Administrative Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Website Maintenance, Adhere to the Board's established Rules of Procedure, Review the District's Rules of Procedure, & Records Retention**

**Measurement:** The District's website is in compliance per Chapter 189.069 F.S. and audited quarterly as also required for records retention. Adopted Rules of Procedure are complied with for administrative purposes, to include but not limited to procurement and noticing requirements.

### **Operational Goals and Objectives:**

☒ Successful ☐ Unsuccessful

#### **Efficient communication, protect District Assets, Updates on tasks and reserve study as applicable.**

**Measurement:** Accurate meeting minutes, prompt communication to and from Staff, Board Members and vendors, timely execution of agreements, review of budget priorities through workshop or meetings to operate and maintain District assets on a continuous basis.

Chairman/Vice Chairman: Signatures on file

Date: 10/22/2025

Print Name: Robert Porter

Entrada Community Development District

District Manager: Signatures on file

Date: 10/22/2025

Print Name: Danielle Wasilewski

Entrada Community Development District

# **Exhibit D**

# **REBATE REPORT**

**\$12,280,000**

**Entrada Community Development District  
(St. Johns County, Florida)**

**Capital Improvement Revenue Bonds, Series 2021**

**Dated: September 29, 2021  
Delivered: September 29, 2021**

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**Rebate Report to the Computation Date  
September 29, 2026  
Reflecting Activity To  
September 30, 2025**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

October 16, 2025

Entrada Community Development District  
c/o Ms. Shandra Torres  
District Compliance Associate  
Rizzetta & Company  
3434 Colwell Ave, Ste 200  
Tampa, FL 33614

Re: \$12,280,000 Entrada Community Development District (St. Johns County, Florida),  
Capital Improvement Revenue Bonds, Series 2021

Dear Ms. Torres:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Entrada Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of September 29, 2026, the Computation Date. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the September 29, 2026 Computation Date  
Reflecting Activity from September 29, 2021 through September 30, 2025

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition and Construction Fund	2.523478%	7,778.72	(2,226.71)
Cost of Issuance Fund	0.006443%	1.11	(627.69)
Capitalized Interest Fund	0.420527%	1,575.64	(11,781.32)
Debt Service Reserve Fund	3.238400%	32,782.35	793.60
<b>Totals</b>	<b>2.446860%</b>	<b>\$42,137.82</b>	<b>\$(13,842.12)</b>
<b>Bond Yield</b>	<b>3.167296%</b>		
Rebate Computation Credits			(8,654.85)
<b>Net Rebatable Arbitrage</b>			<b>\$(22,496.97)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For the purpose of calculating Rebatable Arbitrage, investment activity is reflected from September 29, 2021, the date of the closing, to September 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 29, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between September 29, 2021 and September 30, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Treasury Regulation 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as bona fide debt service funds and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

September 29, 2026.

### **7. Computation Period**

The period beginning on September 29, 2021, the date of the closing, and ending on September 30, 2025.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Account / Fund</b>	<b>Account Number</b>
Revenue	229136000
Interest	229136001
Sinking	229136002
Prepayment	229136003
Reserve	229136004
Acquisition and Construction	229136005
Capitalized Interest	229136006
Cost of Issuance	229136007

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 29, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 29, 2026, is the Rebatable Arbitrage.

**\$12,280,000**  
**Entrada Community Development District**  
**(St. Johns County, Florida)**  
**Capital Improvement Revenue Bonds, Series 2021**  
**Delivered: September 29, 2021**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$12,280,000.00</b>
<b>Net Original Issue Premium</b>	<b>304,432.85</b>
<b>Total</b>	<b>\$12,584,432.85</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$11,413,404.73</b>
<b>Capitalized Interest Fund</b>	<b>455,291.67</b>
<b>Debt Service Reserve Fund</b>	<b>338,085.94</b>
<b>Costs of Issuance Fund</b>	<b>193,450.51</b>
<b>Underwriter's Discount</b>	<b>184,200.00</b>
<b>Total</b>	<b>\$12,584,432.85</b>

## PROOF OF ARBITRAGE YIELD

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021

Date	Debt Service	Present Value to 09/29/2021 @ 3.1672961873%
05/01/2022	246,229.17	241,714.43
11/01/2022	209,062.50	202,029.79
05/01/2023	469,062.50	446,217.07
11/01/2023	206,300.00	193,192.78
05/01/2024	471,300.00	434,475.50
11/01/2024	203,484.38	184,660.98
05/01/2025	473,484.38	422,985.91
11/01/2025	200,615.63	176,425.44
05/01/2026	475,615.63	411,745.39
11/01/2026	197,693.75	168,477.44
05/01/2027	477,693.75	400,750.97
11/01/2027	194,018.75	160,230.40
05/01/2028	484,018.75	393,495.34
11/01/2028	190,212.50	152,227.34
05/01/2029	485,212.50	382,262.57
11/01/2029	186,340.63	144,515.21
05/01/2030	491,340.63	375,115.38
11/01/2030	182,337.50	137,035.91
05/01/2031	6,497,337.50	4,806,954.44
11/01/2031	58,203.13	42,389.38
05/01/2032	378,203.13	271,151.55
11/01/2032	53,203.13	37,549.17
05/01/2033	388,203.13	269,710.83
11/01/2033	47,968.75	32,807.56
05/01/2034	392,968.75	264,575.58
11/01/2034	42,578.13	28,219.84
05/01/2035	397,578.13	259,398.00
11/01/2035	37,031.25	23,784.21
05/01/2036	402,031.25	254,188.76
11/01/2036	31,328.13	19,498.77
05/01/2037	406,328.13	248,957.84
11/01/2037	25,468.75	15,361.47
05/01/2038	415,468.75	246,683.25
11/01/2038	19,375.00	11,324.50
05/01/2039	419,375.00	241,299.39
11/01/2039	13,125.00	7,434.11
05/01/2040	428,125.00	238,713.33
11/01/2040	6,640.63	3,644.95
05/01/2041	431,640.63	233,228.06
	16,736,204.25	12,584,432.85

Proceeds Summary

Delivery date	09/29/2021
Par Value	12,280,000.00
Premium (Discount)	304,432.85
Target for yield calculation	12,584,432.85

## PROOF OF ARBITRAGE YIELD

\$12,280,000

Entrada Community Development District

(St. Johns County, Florida)

Capital Improvement Revenue Bonds, Series 2021

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2043	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2044	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2045	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2046	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2047	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2048	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2049	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2050	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2051	4.000%	3.340%	05/01/2031	100.000	3.3399857%
TERM04	05/01/2052	4.000%	3.340%	05/01/2031	100.000	3.3399857%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.340%			3.6269992%	0.2870135%
TERM04	05/01/2043	4.000%	3.340%			3.6382524%	0.2982668%
TERM04	05/01/2044	4.000%	3.340%			3.6484564%	0.3084708%
TERM04	05/01/2045	4.000%	3.340%			3.6577448%	0.3177592%
TERM04	05/01/2046	4.000%	3.340%			3.6662296%	0.3262440%
TERM04	05/01/2047	4.000%	3.340%			3.6740054%	0.3340197%
TERM04	05/01/2048	4.000%	3.340%			3.6811523%	0.3411667%
TERM04	05/01/2049	4.000%	3.340%			3.6877392%	0.3477536%
TERM04	05/01/2050	4.000%	3.340%			3.6938251%	0.3538395%
TERM04	05/01/2051	4.000%	3.340%			3.6994611%	0.3594754%
TERM04	05/01/2052	4.000%	3.340%			3.7046916%	0.3647060%

## BOND DEBT SERVICE

\$12,280,000

Entrada Community Development District

(St. Johns County, Florida)

Capital Improvement Revenue Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/29/2021					
05/01/2022			246,229.17	246,229.17	246,229.17
11/01/2022			209,062.50	209,062.50	
05/01/2023	260,000	2.125%	209,062.50	469,062.50	678,125.00
11/01/2023			206,300.00	206,300.00	
05/01/2024	265,000	2.125%	206,300.00	471,300.00	677,600.00
11/01/2024			203,484.38	203,484.38	
05/01/2025	270,000	2.125%	203,484.38	473,484.38	676,968.76
11/01/2025			200,615.63	200,615.63	
05/01/2026	275,000	2.125%	200,615.63	475,615.63	676,231.26
11/01/2026			197,693.75	197,693.75	
05/01/2027	280,000	2.625%	197,693.75	477,693.75	675,387.50
11/01/2027			194,018.75	194,018.75	
05/01/2028	290,000	2.625%	194,018.75	484,018.75	678,037.50
11/01/2028			190,212.50	190,212.50	
05/01/2029	295,000	2.625%	190,212.50	485,212.50	675,425.00
11/01/2029			186,340.63	186,340.63	
05/01/2030	305,000	2.625%	186,340.63	491,340.63	677,681.26
11/01/2030			182,337.50	182,337.50	
05/01/2031	315,000	2.625%	182,337.50	497,337.50	679,675.00
11/01/2031			178,203.13	178,203.13	
05/01/2032	320,000	3.125%	178,203.13	498,203.13	676,406.26
11/01/2032			173,203.13	173,203.13	
05/01/2033	335,000	3.125%	173,203.13	508,203.13	681,406.26
11/01/2033			167,968.75	167,968.75	
05/01/2034	345,000	3.125%	167,968.75	512,968.75	680,937.50
11/01/2034			162,578.13	162,578.13	
05/01/2035	355,000	3.125%	162,578.13	517,578.13	680,156.26
11/01/2035			157,031.25	157,031.25	
05/01/2036	365,000	3.125%	157,031.25	522,031.25	679,062.50
11/01/2036			151,328.13	151,328.13	
05/01/2037	375,000	3.125%	151,328.13	526,328.13	677,656.26
11/01/2037			145,468.75	145,468.75	
05/01/2038	390,000	3.125%	145,468.75	535,468.75	680,937.50
11/01/2038			139,375.00	139,375.00	
05/01/2039	400,000	3.125%	139,375.00	539,375.00	678,750.00
11/01/2039			133,125.00	133,125.00	
05/01/2040	415,000	3.125%	133,125.00	548,125.00	681,250.00
11/01/2040			126,640.63	126,640.63	
05/01/2041	425,000	3.125%	126,640.63	551,640.63	678,281.26
11/01/2041			120,000.00	120,000.00	
05/01/2042	445,000	4.000%	120,000.00	565,000.00	685,000.00
11/01/2042			111,100.00	111,100.00	
05/01/2043	460,000	4.000%	111,100.00	571,100.00	682,200.00
11/01/2043			101,900.00	101,900.00	
05/01/2044	480,000	4.000%	101,900.00	581,900.00	683,800.00
11/01/2044			92,300.00	92,300.00	
05/01/2045	500,000	4.000%	92,300.00	592,300.00	684,600.00
11/01/2045			82,300.00	82,300.00	
05/01/2046	520,000	4.000%	82,300.00	602,300.00	684,600.00
11/01/2046			71,900.00	71,900.00	
05/01/2047	540,000	4.000%	71,900.00	611,900.00	683,800.00
11/01/2047			61,100.00	61,100.00	
05/01/2048	565,000	4.000%	61,100.00	626,100.00	687,200.00
11/01/2048			49,800.00	49,800.00	
05/01/2049	585,000	4.000%	49,800.00	634,800.00	684,600.00
11/01/2049			38,100.00	38,100.00	
05/01/2050	610,000	4.000%	38,100.00	648,100.00	686,200.00



## BOND DEBT SERVICE

\$12,280,000

Entrada Community Development District

(St. Johns County, Florida)

Capital Improvement Revenue Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			25,900.00	25,900.00	
05/01/2051	635,000	4.000%	25,900.00	660,900.00	686,800.00
11/01/2051			13,200.00	13,200.00	
05/01/2052	660,000	4.000%	13,200.00	673,200.00	686,400.00
	12,280,000		8,391,404.25	20,671,404.25	20,671,404.25

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
09/29/21	Beg Bal	-11,413,404.73	-13,355,288.39
09/29/21		11,269,513.56	13,186,915.49
11/15/21		4,401.50	5,129.73
12/21/21		4,251.00	4,938.79
02/17/22		770.00	890.22
03/17/22		-15,000.00	-17,296.59
03/31/22		-750.10	-863.96
04/25/22		1,547.50	1,778.52
06/22/22		721.50	825.10
06/22/22		1,544.90	1,766.72
07/01/22		410.00	468.50
10/12/22		2,648.75	3,000.12
12/02/22		144,822.28	163,319.29
12/07/22		-3,303.68	-3,724.01
02/10/23		-189,094.34	-211,983.84
09/08/23		-169,042.97	-186,095.58
10/02/23		366,414.86	402,533.64
10/03/23		1,328.69	1,459.54
-----			
09/29/26	TOTALS:	7,778.72	-2,226.71
-----			

ISSUE DATE:	09/29/21	REBATABLE ARBITRAGE:	-2,226.71
COMP DATE:	09/29/26	NET INCOME:	7,778.72
BOND YIELD:	3.167296%	TAX INV YIELD:	2.523478%

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
09/29/21	Beg Bal	-193,450.41	-226,364.18
09/29/21		27,000.00	31,593.80
09/29/21		40,000.00	46,805.62
09/29/21		5,750.00	6,728.31
09/29/21		37,000.00	43,295.20
09/29/21		1,750.00	2,047.75
09/29/21		37,000.00	43,295.20
10/04/21		0.01	0.01
10/06/21		5,725.00	6,694.96
11/02/21		0.20	0.23
12/02/21		0.19	0.22
12/07/21		2,755.41	3,205.14
12/13/21		367.50	427.26
01/04/22		0.19	0.22
02/02/22		0.18	0.21
02/10/22		7,853.20	9,084.87
03/02/22		0.14	0.16
03/17/22		15,000.00	17,296.59
03/30/22		12,499.40	14,396.78
03/31/22		750.10	863.96
-----			
09/29/26	TOTALS:	1.11	-627.69
-----			

ISSUE DATE:	09/29/21	REBATABLE ARBITRAGE:	-627.69
COMP DATE:	09/29/26	NET INCOME:	1.11
BOND YIELD:	3.167296%	TAX INV YIELD:	0.006443%

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
09/29/21	Beg Bal	-455,291.67	-532,755.27
10/04/21		-0.11	-0.13
11/02/21		-1.72	-2.01
12/02/21		-1.67	-1.94
12/30/21		-0.03	-0.03
01/04/22		-1.72	-2.00
02/02/22		-1.72	-1.99
03/02/22		-1.55	-1.79
04/04/22		-1.74	-2.00
05/02/22		246,229.16	282,815.17
05/03/22		-1.66	-1.91
06/02/22		-85.22	-97.63
07/05/22		-194.61	-222.30
08/02/22		-339.77	-387.20
09/02/22		-511.83	-581.75
10/04/22		-584.69	-662.71
11/01/22		209,062.50	236,403.26
11/01/22		0.01	0.01
11/02/22		-765.81	-865.89
12/02/22		-933.27	-1,052.47
12/07/22		1,699.08	1,915.25
12/07/22		3,303.68	3,724.01
-----			
09/29/26	TOTALS:	1,575.64	-11,781.32
-----			

ISSUE DATE:	09/29/21	REBATABLE ARBITRAGE:	-11,781.32
COMP DATE:	09/29/26	NET INCOME:	1,575.64
BOND YIELD:	3.167296%	TAX INV YIELD:	0.420527%

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
09/29/21	Beg Bal	-338,085.94	-395,608.09
10/04/21		0.11	0.13
11/02/21		1.72	2.01
12/02/21		1.67	1.94
12/30/21		0.03	0.03
01/04/22		1.72	2.00
02/02/22		1.72	1.99
03/02/22		1.55	1.79
04/04/22		1.74	2.00
05/03/22		1.66	1.91
06/02/22		85.22	97.63
06/22/22		721.50	825.10
06/22/22		1,544.90	1,766.72
07/05/22		194.61	222.30
08/02/22		339.77	387.20
09/02/22		511.83	581.75
10/04/22		584.69	662.71
11/02/22		765.81	865.89
12/02/22		933.27	1,052.47
01/04/23		1,054.39	1,185.74
02/02/23		1,122.67	1,259.45
03/02/23		1,076.06	1,204.00
04/04/23		1,216.37	1,357.20
05/02/23		1,228.32	1,367.18
06/02/23		1,336.27	1,483.45
07/05/23		1,307.91	1,447.79
08/02/23		1,366.52	1,509.11
09/05/23		1,418.86	1,562.40
09/08/23		169,042.97	186,095.58
10/03/23		846.98	930.39
11/02/23		711.31	779.38
12/04/23		689.95	753.87
12/22/23		0.17	0.19
01/02/24		712.73	776.86
02/02/24		709.30	771.10
03/04/24		660.77	716.34
04/02/24		704.86	762.27
05/02/24		680.65	734.16
06/04/24		703.67	756.87
07/02/24		680.77	730.46
08/02/24		702.48	751.78
09/04/24		699.61	746.62
10/02/24		654.12	696.37
11/04/24		638.11	677.43
12/03/24		595.84	630.96
01/03/25		596.58	630.09
02/04/25		574.75	605.39
03/04/25		516.41	542.52

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
04/02/25		566.85	594.05
05/02/25		547.14	571.90
06/03/25		562.73	586.60
07/02/25		543.06	564.67
08/04/25		561.21	581.91
09/03/25		559.73	578.91
09/30/25	Bal	169,042.98	174,424.24
09/30/25	Acc	541.67	558.91
-----			
09/29/26	TOTALS:	32,782.35	793.60
-----			

ISSUE DATE:	09/29/21	REBATABLE ARBITRAGE:	793.60
COMP DATE:	09/29/26	NET INCOME:	32,782.35
BOND YIELD:	3.167296%	TAX INV YIELD:	3.238400%

\$12,280,000  
Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2021  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.167296%)
09/29/22		-1,860.00	-2,109.13
09/29/23		-1,960.00	-2,153.77
09/29/24		-2,070.00	-2,204.27
09/29/25		-2,120.00	-2,187.68
-----			
09/29/26	TOTALS:	-8,010.00	-8,654.85
-----			

ISSUE DATE: 09/29/21      REBATABLE ARBITRAGE: -8,654.85  
COMP DATE: 09/29/26  
BOND YIELD: 3.167296%

## **Tab 2**



# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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District Office · St Augustine, FL 32084  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.entradacdd.com](http://www.entradacdd.com)

## Operation and Maintenance Expenditures September 2025 For Board Approval

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

The total items being presented:           **\$132,694.82**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
AT&T	20250925-1	321649284	09/25 ACH Internet Services 09/25	\$ 171.20
Egis Insurance Advisors, LLC	300155	30108	Policy #100125500 10/01/2025-10/01/2026	\$ 54,254.00
First Coast Contract Maintenance Service, LLC	300145	9607	Reimbursable Expenses 06/25	\$ 3,085.32
First Coast Contract Maintenance Service, LLC	300145	9627	Monthly Maintenance 08/25	\$ 16,216.75
First Coast Contract Maintenance Service, LLC	300142	9702	Monthly Maintenance 09/25	\$ 16,216.75
First Coast Contract Maintenance Service, LLC	300142	9743	Reimbursable Expenses 08/25	\$ 4,321.16
First Coast Contract Maintenance Service, LLC	300146	9782	Reimbursable Expenses 08/25	\$ 1,193.93
First Place Fitness Equipment, Inc	300153	WO-46935	Fitness Maintenance 07/25	\$ 149.95
First Place Fitness Equipment, Inc	300153	WO-46994	Fitness Maintenance 07/25	\$ 74.98
First Place Fitness Equipment, Inc	300149	WO-47450	Fitness Maintenance 08/25	\$ 299.95
Florida Janitor & Paper Supply	300143	384142-1	Janitorial Supplies 08/25	\$ 64.76

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20250903-1	04904-35146 08/25 ACH	101 Rio San Juan Rd 08/25	\$ 4,372.72
Florida Power & Light Company	20250903-1	17661-02493 08/25 ACH	32 RIO San Juan Rd # Entrance 08/25	\$ 591.17
Florida Power & Light Company	20250922-1	54233-59248 08/25 ACH	44 Orellana Rd #IRR 08/25	\$ 182.66
Florida Power & Light Company	20250924-1	Monthly Summary 08/25 ACH 566	Monthly Summary 08/25	\$ 2,905.21
Hawkins, Inc	300154	7200795	Pool Chemicals 09/25	\$ 96.00
Hi-Tech System Associates	300150	77555	Access Control -Service Call 08/25	\$ 237.50
Hi-Tech System Associates	300147	429581	Access Control 09/25	\$ 424.98
Kutak Rock, LLP	300156	3627295	Legal Services 07/25	\$ 850.50
Lars Johansson	300157	LJ032525-566	Board of Supervisor Meeting 03/25/25	\$ 200.00
Lars Johansson	300157	LJ052725-566	Board of Supervisor Meeting 05/27/25	\$ 200.00
Lars Johansson	300157	LJ081925-566	Board of Supervisor Meeting 08/19/25	\$ 200.00

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Live Oak Engineering	300158	2010-478.CDD-4	Engineering Services 08/25	\$ 1,331.25
Prestige Landscapes of North Florida, Inc.	300148	12583	Monthly Maintenance 09/25	\$ 14,496.15
Prestige Landscapes of North Florida, Inc.	300151	12597	Tree Removal 09/25	\$ 675.00
Republic Services	20250923-1	0687-001560494 ACH	Waste Disposal Services 09/25	\$ 661.22
Rizzetta & Company, Inc.	300138	INV0000102280	District Management Fees 09/25	\$ 5,182.33
St Johns Utility Department	20250911-1	589849-141683 07/25 ACH	460 Rio San Juan Rd 07/25	\$ 1,362.81
St Johns Utility Department	20250911-1	589849-142230 07/25 ACH	32-1 Rio San Juan Rd 07/25	\$ 354.57
TLD-Southeast, Inc.	300144	2078799	Water Management -Monthly 08/25	\$ 2,172.00
TLD-Southeast, Inc.	300152	305543B	Pond #18 Monthly Services 09/25	\$ 150.00
<b>Report Total</b>				<b><u>\$ 132,694.82</u></b>

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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District Office · St Augustine, FL 32084

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.entradacdd.com](http://www.entradacdd.com)

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented: **\$70,866.66**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	300174	6850-10-25	Arbitrage Rebate S2021 10/25	\$ 450.00
AT&T	20251027-11	321649284 10/25 ACH	Internet Services 10/25	\$ 171.20
Bob's Backflow & Plumbing Services, Inc.	300181	27467	Backflow Repairs 10/25	\$ 706.05
Donovan Acquisition, LLC	300175	452960369	AC Repairs 10/25	\$ 89.00
First Coast Contract Maintenance Service, LLC	300159	9758	Monthly Maintenance 10/25	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300160	9800	Reimbursable Expenses 09/25	\$ 1,964.44
First Coast Contract Maintenance Service, LLC	300168	9846	Reimbursable Expenses 09/25	\$ 1,534.49
First Coast Contract Maintenance Service, LLC	300182	9870	Reimbursable Expenses 10/25	\$ 2,851.64
First Place Fitness Equipment, Inc	300165	WO-47450-566	Fitness Maintenance 09/25	\$ 299.95
First Place Fitness Equipment, Inc	300161	WO-47676	Fitness Maintenance 09/25	\$ 149.95
First Place Fitness Equipment, Inc	300176	WO-47741	Fitness Maintenance 10/25	\$ 149.95

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Place Fitness Equipment, Inc	300184	WO-47881	Fitness Maintenance 10/25	\$ 149.95
Florida Department of Commerce	20251027-1	93506 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Janitor & Paper Supply	300162	385139	Janitorial Supplies 09/25	\$ 277.69
Florida Janitor & Paper Supply	300169	385313	Janitorial Supplies 10/25	\$ 146.00
Florida Power & Light Company	20251001-1	04904-35146 09/25 ACH	101 Rio San Juan Rd 09/25	\$ 4,372.72
Florida Power & Light Company	20251001-1	17661-02493 09/25 ACH	32 RIO San Juan Rd # Entrance 09/25	\$ 915.78
Florida Power & Light Company	20251021-2	54233-59248 09/25 ACH	44 Orellana Rd #IRR 09/25	\$ 157.85
Gordon's Glass	300177	6292	Clear Annealed Glass w/Polished Edges 10/25	\$ 50.00
Hawkins, Inc	300178	7222539	Pool Chemicals 10/25	\$ 1,572.82
Hawkins, Inc	300178	7229128	Pool Chemicals 10/25	\$ 561.60
Hi-Tech System Associates	300170	431134	Access Control 10/25	\$ 424.98

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300163	3626416	Legal Services 06/25	\$ 1,805.34
Phil Lentsch	300179	00041315	Entrada CDD Book 10/25	\$ 50.41
Prestige Landscapes of North Florida, Inc.	300171	12608	Monthly Maintenance 10/25	\$ 14,496.15
Prestige Landscapes of North Florida, Inc.	300180	12617	Irrigation Service 10/25	\$ 495.48
Republic Services	20251021-1	0687-001568722 ACH	Waste Disposal Services 10/25	\$ 495.33
Rizzetta & Company, Inc.	300167	INV0000103600	District Management Fees 10/25	\$ 5,372.33
Rizzetta & Company, Inc.	300166	INV0000103712	Assessment Roll FY25/26	\$ 5,849.00
School Now	300172	INV-SN-1004	Quarterly/ADA-PDF Subscription 10/25	\$ 384.38
St Johns Utility Department	20251014-1	589849-141683 08/25 ACH	460 Rio San Juan Rd 08/25	\$ 1,100.35
St Johns Utility Department	20251014-1	589849-142230 08/25 ACH	32-1 Rio San Juan Rd 08/25	\$ 349.95
TLD-Southeast, Inc.	300164	2078801	Water Management -Monthly 09/25	\$ 2,172.00



# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TLD-Southeast, Inc.	300183	2078803	Water Management -Monthly 10/25	\$ 2,322.00
TLD-Southeast, Inc.	300173	312569B	Pond# 18 Monthly Services 10/25	\$ 150.00
U.S. Bank	300185	7905855	Trustee Fees S2024 09/01/25-08/31/26	<u>\$ 4,256.13</u>
<b>Report Total</b>				<b><u>\$ 70,866.66</u></b>

# **ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

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District Office · St Augustine, FL 32084

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.entradacdd.com](http://www.entradacdd.com)

## **Operation and Maintenance Expenditures November 2025 For Board Approval**

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

The total items being presented: **\$77,361.46**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Technology Services LLC	300187	1506	DTS Annual Fee-Series 2021, 2023 & 2024 10/25	\$ 1,000.00
First Coast Contract Maintenance Service, LLC	300202	882112685	Reimbursable Expenses 10/25	\$ 1,437.05
First Coast Contract Maintenance Service, LLC	300193	9819	Monthly Maintenance 11/25	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300202	9885	Amenity Management Services 12/25	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300202	9940	Reimbursable Expenses 11/25	\$ 574.69
Gannett Florida LocalIQ	300195	7405100	Legal Advertising 10/25	\$ 95.84
Hawkins, Inc	300196	7243268	Pool Chemicals 10/25	\$ 168.80
Hawkins, Inc	300204	7261444	Pool Chemicals 11/25	\$ 196.80
Hi-Tech System Associates	300197	432693	Access Control 11/25	\$ 424.98
James Teagle	300188	JT102225-566	Board of Supervisor Meeting 10/22/25	\$ 200.00
Kutak Rock, LLP	300198	3644777	Legal Services 08/25	\$ 1,163.13
Kutak Rock, LLP	300201	3655544	Legal Services 09/25	\$ 889.00

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lars Johansson	300189	LJ102225-566	Board of Supervisor Meeting 10/22/25	\$ 200.00
Mark Dearing	300190	MD102225-566	Board of Supervisor Meeting 10/22/25	\$ 200.00
Prestige Landscapes of North Florida, Inc.	300199	12641	Landscape Replacement 10/25	\$ 2,990.00
Prestige Landscapes of North Florida, Inc.	300194	12645	Landscape Maintenance 11/25	\$ 14,496.15
Rizzetta & Company, Inc.	300186	INV0000104512	District Management Fees 11/25	\$ 5,372.33
Robert Porter	300191	RP102225-566	Board of Supervisor Meeting 10/22/25	\$ 200.00
St. Augustine Pavers, Inc.	300192	102425	Paver Replacement 10/25	\$ 7,900.00
St. Johns County Tax Collector	300203	111725-566	Property Tax Postage 11/25	\$ 224.93
TLD-Southeast, Inc.	300205	2081970	Water Management 11/25	\$ 2,322.00
U.S. Bank	300200	7941953	Trustee Fees S2021 FY25/26	\$ 4,256.13
U.S. Bank	300200	7942142	Trustee Fees S2023 FY25/26	\$ 4,256.13
<b>Report Total</b>				<b>\$ 77,361.46</b>

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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District Office · St Augustine, FL 32084

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.entradacdd.com](http://www.entradacdd.com)

## Operation and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$60,001.25**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20251223	321649284-120325	Internet Services 12/25	\$ 171.20
First Coast Contract Maintenance Service, LLC	300217	ACH 9911	Reimbursable Expenses 10/25	\$ 1,437.05
First Coast Contract Maintenance Service, LLC	300217	9962	Amenity Management Services 01/26	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300217	10008	Reimbursable Expenses 12/25	\$ 796.64
Florida Janitor & Paper Supply	300212	387048	Janitorial Supplies 12/25	\$ 260.90
Florida Power & Light Company	20251230	0490435146-121725	Electric Services 12/25	\$ 4,372.72
Florida Power & Light Company	20251230-3	0582662086-121025	Electric Services 11/25	\$ 63.31
Florida Power & Light Company	20251202	111825-0490435146	Electric Services 11/25	\$ 4,372.72
Florida Power & Light Company	20251219	1766102493-111825	Electric Services 11/25	\$ 851.62
Florida Power & Light Company	20251230-2	1766102493-121725	Electric Services 12/25	\$ 840.09
Florida Power & Light Company	20251230-3	4767591003-121025	Electric Services 11/25	\$ 225.56
Florida Power & Light Company	20251230-3	5292822425-121025	Electric Services 11/25	\$ 641.92

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251217-1	5423359248-120525	Electric Services 11/25	\$ 144.94
Florida Power & Light Company	20251203-3	7696877062-121125	Electric Services 11/25	\$ 1,337.48
Gannett Florida LocalIQ	300211	0007454126	Legal Advertising 11/25	\$ 80.88
Hawkins, Inc	300213	7273325	Pool Chemicals 12/25	\$ 834.19
Hi-Tech System Associates	300207	434153	Access Control 12/25	\$ 424.98
Kutak Rock, LLP	300214	3669584	Legal Services 10/25	\$ 1,794.00
Live Oak Engineering	300215	2010-478.CDD-5	Engineering Services 11/25	\$ 1,876.25
Mr Electric of St Augustine	300208	12904408	Electrical Repairs 12/25	\$ 1,088.04
Prestige Landscapes of North Florida, Inc.	300209	12671	Landscape Maintenance 12/25	\$ 14,496.15
Republic Services	20251223-1	0687-001584287	Waste Disposal Services 12/25	\$ 189.35
Rizzetta & Company, Inc.	300206	INV0000105327	Accounting Services 12/25	\$ 5,372.33
St Johns Utility Department	20251212	589849141683-111225	Water-Sewer Services 10/25	\$ 964.80

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St Johns Utility Department	20251212	589849142230- 111225	Water-Sewer Services 10/25	\$ 345.38
TLD-Southeast, Inc.	300216	2088363	Aquatic Maintenance 12/25	\$ 2,322.00
TLD-Southeast, Inc.	300216	2116932	Fountain Maintenance 12/25	<u>\$ 300.00</u>
<b>Report Total</b>				<u><u>\$ 60,001.25</u></u>



## **Tab 3**

**ADDENDUM TO PROPOSAL BETWEEN THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND ALL WEATHER CONTRACTORS, INC. (“CONTRACTOR”) FOR PAVER REPLACEMENT**

<b>District:</b>	Entrada Community Development District	<b>Contractor:</b>	All Weather Contractors, Inc.
<b>Mailing Address:</b>	3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	<b>Mailing Address:</b>	1702 Lindsey Road, Jacksonville, Florida 32221
<b>Phone:</b>	(904) 436-6270	<b>Phone:</b>	

The following provisions govern the proposal dated December 2, 2025 submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for paver replacement as more particularly described in the Proposal (“Services”):

1. Compensation due from the District for the Services shall total **Six Thousand Five Hundred Ninety Dollars and No Cents (\$6,590.00)** for completion of the services. Such amounts include all materials and labor provided for in Exhibit A and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the services. Payment shall be made, and invoices shall be rendered in accordance with Florida’s Prompt Payment Act, sections 218.70 through 218.80, *Florida Statutes*. Any increases in price must be approved in writing by the District.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement, at minimum, the following insurance:
  - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
  - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its officers, staff, consultants, agents, and supervisors shall be named as additional insureds (for all coverages except workers’ compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers’ warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers’ warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District.

4. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lesley Gallagher** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 436-6270; LGALLAGHER@RIZZETTA.COM; OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

9. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate this Agreement immediately for cause if there is a good faith belief

that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.


10. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
11. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
  - A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
  - B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
  - C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
  - D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
  - E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

12. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.
13. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
14. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

**ALL WEATHER CONTRACTORS, INC.**



By: Christopher S. Bryan,  
Its: President/CEO  
Date: December 5, 2025, 2025

**ENTRADA COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

Date: \_\_\_\_\_, 2025

**Exhibit A:** Proposal

## Exhibit A

### Proposal



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

CGC1523954 CMC1250093 CFC1432682 CCC1334999

## Entrada CDD

Attn:Marty -1<sup>st</sup> Coast Community Management Services  
12 2 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 up to 1 pallet of pavers to match the existing as close as possible for repairs
- >re-sand pavers that are repaired when completed
- >clean up job site and haul away debris
- \*cannot guarantee a perfect match on any new pavers purchased

**Total price \$6,590.00**

**\*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 -\$3,295.00 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 farther -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

## **Tab 4**

**ADDENDUM TO PROPOSAL BETWEEN THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND W.D. WRIGHT CONTRACTING, LLC (“CONTRACTOR”) FOR TRAFFIC CONTROL SERVICES**

<b>District:</b>	Entrada Community Development District	<b>Contractor:</b>	W.D. Wright Contracting, LLC
<b>Mailing Address:</b>	3434 Colwell Avenue, Suite 200 Tampa, Florida 33614	<b>Mailing Address:</b>	1200 Sharon Road, Suite 1, Beaver, Oregon 15009
<b>Phone:</b>	(904) 436-6270	<b>Phone:</b>	

The following provisions govern the proposal dated December 1, 2025 submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for traffic control services as more particularly described in the Proposal (“Services”):

1. Compensation due from the District for the Services shall be based upon the hourly rate set out in the Proposal for completion of the services. The estimated cost is **Eight Hundred Eight Dollars and No Cents (\$880.00)** per day. Such amounts include all materials and labor provided for in Exhibit A and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the services. Payment shall be made, and invoices shall be rendered in accordance with Florida’s Prompt Payment Act, sections 218.70 through 218.80, *Florida Statutes*. Any increases in price must be approved in writing by the District.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement, at minimum, the following insurance:
  - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
  - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its officers, staff, consultants, agents, and supervisors shall be named as additional insureds (for all coverages except workers’ compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers’ warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers’ warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District.

4. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lesley Gallagher** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 436-6270; LGALLAGHER@RIZZETTA.COM; OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

9. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate this Agreement immediately for cause if there is a good faith belief



that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

10. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
11. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
  - A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
  - B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
  - C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
  - D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
  - E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

12. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.
13. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
14. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

**W.D. WRIGHT  
CONTRACTING, LLC**

**ENTRADA COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_, 2025

\_\_\_\_\_  
Chairperson, Board of Supervisors  
Date: \_\_\_\_\_, 2025

**Exhibit A:**      Proposal

## Exhibit A

### Proposal



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1200 Sharon Road, Suite 1 - Beaver, PA 15009  
(P) 724.847.0234 - (F) 724.888.2623  
[www.wdwright.com](http://www.wdwright.com)

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**December 1, 2025**

**QUOTE #SC25144**

First Coast CMS  
352 Perdido Street  
St. Johns, FL 32259

#### **Proposal for Traffic Control Services**

##### **Hourly Rate & Timeframe**

- **Our hourly rate is \$55.00**, per flagger
- **Our hourly rate is \$50.00**, per GSF set (two control positions)
- **Normal Working Hours:** 7:00 AM to 5:00 PM (10-hour workday), Monday – Friday
- **Setup/Breakdown:** Included in the daily invoicing time
- **Minimum Charge:** 6-hour daily minimum for all services
- **Overtime:**
  - 1.5 times the regular rate for work starting between 5:00 PM and 6:00 AM, and for work on Saturdays, Sundays, and holidays (applies to flaggers only).
  - Guardian Smartflaggers are not subject to overtime charges.
  - All hours worked over the standard 10-hour workday will be billed as overtime at the applicable overtime rate
- **Mobilization/Service Fee:**
  - A fee applies for the equipment listed on our supplemental pricing sheet.
  - This fee is \$70.00 per traffic control technician per hour, with a 2-hour minimum within 30 miles of our depot
- **Additional Equipment:** Any extra equipment left onsite will be charged according to the supplemental pricing list in Appendix "A."

##### **Service Provider Discretion**

Right Traffic Control ("Service Provider") reserves the right to determine the appropriate personnel, equipment, and technology for any flagging job based on our professional expertise. This decision is subject to change as needed to meet the requirements for safely completing the job, ensuring safety, efficiency, and compliance with industry standards. The Client acknowledges and agrees to this provision.

---

Training & Equipment

- **Certification:** Our flaggers are ATSSA certified and trained according to the MUTCD manual and ATSSA standards.
- **GPS Tracking:** All traffic control crews are tracked via GPS.
- **Safety Gear:** Each crew member is equipped with required safety apparel, including a hardhat, reflective vest, and leather boots with a composite safety toe.
- **Included Equipment:**  
One Wright traffic control vehicle, which comes with:
  - 30 DOT-approved safety cones
  - 6 DOT-approved reflective signs
  - 2 reflective stop/slow paddles

*Note: Any equipment left onsite unattended will incur additional fees as outlined in the supplemental guide.*

- **Traffic Control Plans:** A design for Traffic Control Plans is available upon request (see supplemental guide).

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Cancellations & Payment Terms

- **Cancellation:** If a job is cancelled without at least 2 hours' advance notice, a 4 hour crew cancellation fee will be charged.
- **Payment:** All payments are due within 15 days of receiving the invoice.
- **Invoicing:** We invoice based on actual work performed. This document is a pricing reference only. Clients may request pricing revisions based on the project. By signing this agreement, you agree to the included pricing based on your project needs.

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Legal Terms

- **Governing Law:** Any claims or disputes arising from this agreement will be governed by the laws of the Commonwealth of Pennsylvania.
- **Jurisdiction:** Both parties agree to the exclusive authority of the Court of Common Pleas of Beaver County or the Federal District Court for the Western District of Pennsylvania.
- **Legal Costs:** If legal action is required to enforce this agreement, the winning party will recover court costs and reasonable attorney fees.

Thank you for the opportunity to present this proposal. These rates are effective for one year. If you have any questions, please contact Shane Curtis at 386-846-2589. To accept these terms, please sign below and return this document via email or fax.

X \_\_\_\_\_

Date \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

## Supplemental Pricing Guide

Item	Item Description	Daily Rental Rate
1	Truck Mounted Attenuator (TMA)/Crash Truck	\$650.00
2	Additional Work Truck	\$100.00
3	Message Board	\$125.00
4	Portable Light Tower (Diesel)	\$200.00
5	Portable Flagger Station Light – Set	\$55.00
6	Arrow Board	\$75.00
7	Type 2 Barricade	\$2.50
8	Type 3 Barricade	\$3.00
9	Plastic Barrel with weighted ring	\$2.00
10	36" Plastic Cone	\$1.00
11	Roll Up Vinyl Sign with Stand	\$7.00
12	Rigid Aluminum Sign	\$3.00
13	Signpost (typical: 1 post at 10' and 1 post at 5')	\$5.00
14	Vertical Panels	\$4.50
15	Procurement/Scheduling of Police Officer's (L.E.O.'s) 4 hr Min.	Actual charge, plus 15% administrative fee
16	Rumble Strip Package (6 strip package)	\$175.00
17	Grabber Cone	\$1.25
18	Temporary Traffic Control Plan (TTCP)	Priced Upon Request

*For internal purposes only*

Reviewed by: \_\_\_\_\_

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



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1200 Sharon Road, Suite 1 - Beaver, PA 15009  
(P) 724.847.0234 - (F) 724.888.2623  
[www.wdwright.com](http://www.wdwright.com)

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## **Appendix / Notes**

### **Rio St. John job**

2ea Operators \$55ea/hr X 8 hours \$880/day

**Approximate daily total                      \$880/day**

MOT Design \$85/hr (Approx 2 hours for your design)    \$170

## **Tab 5**





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 11, 2025

To Board of Supervisors  
Entrada Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Entrada Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Entrada Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Entrada Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Entrada Community Development District.

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

Title: \_\_\_\_\_

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



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## **Tab 6**



# PRESTIGE LANDSCAPES

---

OF NORTH FLORIDA, INC.

*January 2026*

*Maintenance Report*

*Entrada CDD*

PRESTIGE LANDSCAPES OF NORTH FLORIDA  
CHRIS KENNY - OWNER  
904-315-8041  
ST. JOHNS, FLORIDA 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)



Chris Kenny—Owner  
904-315-8041  
P.O. Box 600061  
St. Johns, Florida 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

January, 2026

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 during the month of January, 2026. During the scheduled services we have been controlling weed pressure within the plant beds, concrete cracks, and curb lines.

The property is now fully dormant, but still showing a clean maintained appearance as our crews are continuing to preform fine detail items within the property to prepare for the spring flush.

**Irrigation**

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. The irrigation system is now running 2x per week on turf and 1x per week on plant bed areas.

We are still running irrigation on the roadway trees as requested by Yellowstone.

**Agronomics**

PLI will be applying spring pre-m in February to prevent spring weeds from flushing in St. Augustine grass locations.

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

Sincerely,  
Chris Kenny  
Owner/President  
[chris@pliflorida.com](mailto:chris@pliflorida.com)  
904.315.8041





W. O. # \_\_\_\_\_

Name Entrada CDD

Address 63 Nervion way St. Augustine Fl.

Date 1/19/2026 pg 1 of 1

### Irrigation Inspection Report

START TIME(S)	9pm
START TIME(S)	
START TIME(S)	
START TIME(S)	

A  
B  
C  
D

Water Source Pond Pump  
Clock Type Hunter ACC2  
Rain/Freeze Switch Yes

Program

Run Days

<b>A</b>	S	M	T	<b>W</b>	TH	<b>F</b>	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

ZONE #	1-10	11-20	21-26				
TYPE (S,R,B,D)	S, R	B, D	D				
RUN TIME	25	25	25				
PROGRAM	A	A	A				

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE	X						
CHANGE TO 6"							
CHENG TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : All zones functioning properly, no repairs needed, adjustments made upon inspection. Clock functioning properly.



W. O. # \_\_\_\_\_

Name Entrada CDD

Address 63 Nervion way St Augustine Fl.

Date 12/10/2025 pg 1 of 1

### Irrigation Inspection Report

START TIME(S)	7pm
START TIME(S)	
START TIME(S)	
START TIME(S)	

A  
B  
C  
D

Water Source Potable  
Clock Type Rainbird  
Rain/Freeze Switch Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

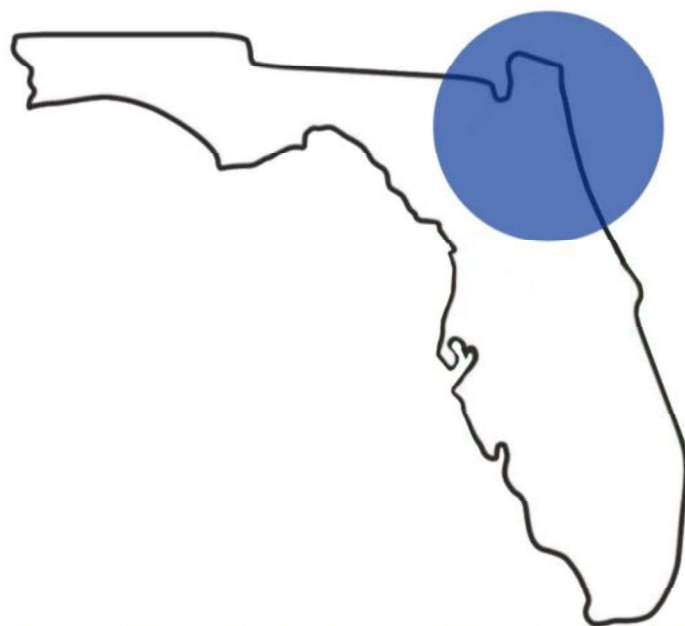
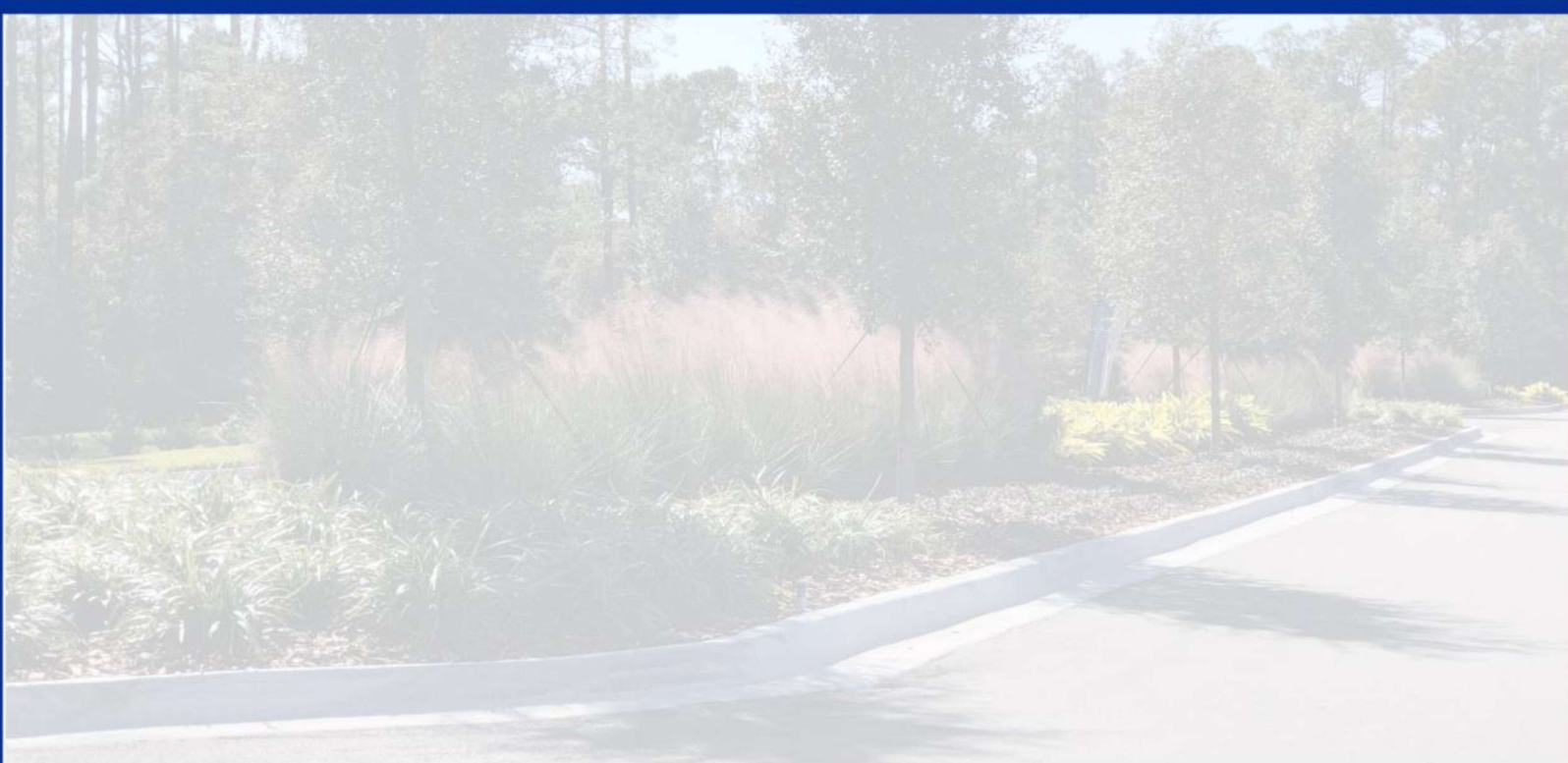
ZONE #	1 -5	6-10	11	12			
TYPE (S,R,B,D)	S, R	D, B	D	D			
RUN TIME	45	45	45	45			
PROGRAM	A	A	A	A			

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE							
CHANGE TO 6"							
CHENG TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : All zones functioning properly, no repairs needed, adjustments made upon inspection. Clock functioning properly.





# PRESTIGE LANDSCAPES

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OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA  
CHRIS KENNY - OWNER  
904-315-8041  
ST. JOHNS, FLORIDA 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

## **Tab 7**



# Entrada Community Development District

Field Report Dec 2025

**First Coast CMS LLC**  
12/1/2025

## ***Pool***



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

- Pavers to the splash pad were installed to accommodate chairs and the pavers repairs on pool deck were repaired
- Pools and Splash pad were inspected on November 5<sup>th</sup> and all received Satisfactory grade for Dept of Health.

## ***Facility Maintenance***

- Message Board at Amenity Center (main gate) was replaced

- Large Marque Board was installed at Amenity Center to reduce chances of damage and maximize visibility.
- About 20 posts by water meters located in common area were removed by staff
- Tile work has been completed by staff in the lap pool showers
- Fans were placed on timers as requested
- Holiday Décor was put up at Entrance
- Access Control system to courts needed reset after period of rain on Nov 25<sup>th</sup>
- Dec. 18th pickleball and basketball court access card reader & cameras were found not to be working. Access Control company was able to correct the issue the same day
- Meeting room was set up for HOA
- Playground mats were installed under the swings to prevent mulch being pushed away in fall zone
- Kids locks were installed on the inside of party room sliding doors
- FPL was notified of not working streetlight just west of Amenity Center on Oct 23. Ticket number is 11830. As of January 31st, the light still has not been repaired and the ticket is open in FPL's system.
- Gym Treadmill needed to have drive motor replaced. Part was covered under warranty but labor charge was \$149.99
- Drainage from entrance water feature re-routed to prevent water infiltration under entrance pavers. This is to avoid damage to newly installed pavers at front entrance
- Staff discovered bench in field was broken. New bench was assembled and placed by staff
- The "birdbath" feature at entrance is currently inoperable due to bad motor. It is being replaced by St Augustine Electric Motor Co.

- Once Pickleball court light timer was broken and was replaced by staff
- Staff obtained two bids for mulch at the Amenity center (Prestige and Mulch Masters)
- The hard freeze of Feb 1 2026 resulted in minor damage to the lap pool shower. The pipe was repaired by staff. As a proactive measure, a shut of valve was installed in the ground to allow staff to turn off the water to the shower in the event of future freezes.
- Staff have received FDOT permit and organized repairs to from entrance pavers by All Weather Contractors. At time of report, the District is seeking final approval to close the southbound turn lane of SR207 by FDOT. Once approval is given, the repair can be coordinated. We are hopeful that work can begin within two weeks of this report.
- It is the staff's recommendation that the Board consider switching Preventative Maintenance companies for the fitness room equipment. The main reason is the lack of reports on what was done by the current company. We are seeing lots of machines needing repair and many machines with parts coming loose. The price from Fitness Pro would be \$210.50 per quarter. Southeast Fitness Repair has quoted \$329 per quarter. During each preventative maintenance visit, all equipment covered under the agreement will be inspected for safety, thoroughly cleaned (including interiors), lubricated, and adjusted according to manufacturer's specifications. This service does not include the cost of parts or labor for repairs beyond the scope of routine maintenance.



**The Lake Doctors, Inc.**  
Aquatic Management Services ®

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:** PO Box 32414, Charlotte NC 28232-  
**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 - Zone 2  
**Work Order Number:** 2098623  
**Service Date:** 1/23/2026  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Inspected ponds and outfalls on ponds 1-12 and treated for algae and submerged weeds.  
Please contact me at 904-838-5155 with any questions or concerns.  
Thank you

### Environmental Conditions

<b>Weather:</b>	Sunny
<b>Temperature:</b>	66.04
<b>Wind Direction:</b>	North
<b>Wind Speed:</b>	4.95
<b>Humidity:</b>	74.0000

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

### Services Completed by:

### Customer Signature (if needed):

David Hayes  
904-838-5155 | david.hayes@lakedoctors.com







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Aquatic Management Services ®

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## Completed Work Order Information

**Account #:** 727984

ENTRADA CDD

**Site Information:**

Rio San Juan Rd, , St. Augustine, FL 32084-

**Customer Billing Information:**

PO Box 32414, Charlotte NC 28232-

**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 - Zone 1

**Work Order Number:**

2098622

**Service Date:**

1/23/2026

**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

Inspected ponds 13-24 and treated for shoreline weeds and algae as needed.

Things are looking great overall.

Thanks

Garrett

### Environmental Conditions

<b>Weather:</b>	Sunny
<b>Temperature:</b>	66.04
<b>Wind Direction:</b>	North
<b>Wind Speed:</b>	6.91
<b>Humidity:</b>	74.0000

Treated for Algae, Inspected Pond(s), Treated Shoreline Weeds

**Services Completed by:**

**Customer Signature (if needed):**

Garrett Potter

904-626-1883 | garrett.potter@lakedoctors.com



American Owned  
& Operated





**The Lake Doctors, Inc.**  
Aquatic Management Services ®

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:** PO Box 32414, Charlotte NC 28232-  
**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:** 2097110  
**Service Date:** 1/5/2026  
**Target Pests (if applicable):** Aeration

**Thank you for  
your business!**

## Service Notes & Observations

Performed a quarterly fountain cleaning and maintenance service. Cleaned out both fountain intake screens, lights, and floats. Checked and adjusted the fountain timers as needed. Thank you.

### Environmental Conditions

**Weather:** Fog  
**Temperature:** 53.51  
**Wind Direction:** North-West  
**Wind Speed:** 8.05  
**Humidity:** 100.0000

Cleaned Fountain(s)

**Services Completed by:**

  
Vitaly Astakhov

**Customer Signature (if needed):**



## **Tab 8**

## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Entrada Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Lars Johansson, and Seat 4, currently held by James Teagle, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of February, 2026.

**ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

---

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

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SECRETARY / ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Entrada Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095, Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Entrada Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## **Tab 9**



1/23/2026

Marty Czako  
ENTRADA COMMUNITY DEVELOPMENT  
460 Rio San Juan Rd  
Saint Augustine, FL 32084  
Quote: A913102590

**ENTRADA COMMUNITY DEVELOPMENT:**

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 904-828-0991. It's that easy.

**Service Details****SMALL CONTAINERS**

## Service Change

Equipment Qty/Type/Size:	1 - 8 yards Container	\$120.00 per month
Frequency:	1/Week	
Material Type:	Solid Waste	

**Estimated Monthly Amount \***

Small Container Base Rates	\$120.00
Additional Monthly Items	
1 - Container Refresh Program	\$9.00
Total Fuel/ Environmental Recovery Fees**	\$55.17
Administrative Fee**	\$5.95
<b>Total Estimated Amount</b>	<b>\$190.12</b>

**One Time Charges**

Delivery Charge Subtotal	\$390.63
Valued Customer Discount - Delivery	- \$290.63
Removal Charge Subtotal	\$219.01
Valued Customer Discount - Removal	- \$119.01
Total Fuel/ Environmental Recovery Fees**	\$81.76
<b>Total One-Time Amount</b>	<b>\$281.76</b>

Shelia Wilson  
Republic Services  
813-964-2309  
swilson2@republicservices.com  
[www.republicservices.com](http://www.republicservices.com)

\* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

\*\*FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit [www.republicservices.com/customer-support/fee-disclosures](http://www.republicservices.com/customer-support/fee-disclosures). The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.







INVOICE TO		SITE LOCATION	
CUSTOMER NAME	ENTRADA COMMUNITY DEVELOPMENT	SITE NAME	ENTRADA COMMUNITY DEVELOPMENT
ATTN	Melissa Dobbins	ADDRESS	460 Rio San Juan Rd
ADDRESS	3434 COLWELL AVE	CITY	Saint Augustine, FL
		STATE	
CITY	TAMPA, FL	SUITE	
STATE		ZIP CODE	32084
		TEL. NO.	(904)687-4150
ZIP CODE	33614-8390	FAX NO.	
TEL. NO.	(813) 428-7067	FAX NO.	
		AUTHORIZED BY	Marty Czako
		TITLE	
		CONTACT	Marty Czako
		TITLE	

AGREEMENT NUMBER	A913102590
ACCOUNT NUMBER	687-26231

EMAIL : [marty@firstcoastcms.com](mailto:marty@firstcoastcms.com)

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	TC/RC CMP
N		FL	8.00 Yd(s)	N	1	P	N	1/1/W				N	ST01	3/1/2026		\$120.00	\$241.50		Container Refresh \$9.00	05/ 58
O	2	FL	4.0 Yd(s)	N	1	P	N	2/ 1/W				N	ST01	2/28/2026	\$377.61	\$377.61				

Republic Services of Florida, Limited Partnership DBA Seaboard Waste Systems  
HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY :	TITLE:
(AUTHORIZED SIGNATURE)	
CUSTOMER NAME (PLEASE PRINT)	DATE OF AGREEMENT

COMMENTS:	See reverse for Terms and Conditions
Valued Customer Discount - Delivery for 1 container 8.00 yard - \$290.63 Valued Customer Discount - Removal for 1 container 4.0 yard - \$119.01	
<b>Delivery Notes:</b> Safety: No Safety Concerns	

WASTE CONTAINER 8 CU YD - same spot, REM 4yd, DEL 8yd WITH GRAVITY BAR  
Fuel Recovery Fee - Yes, Environmental Recovery Fee - Yes, Administrative Fee - Yes

## TERMS AND CONDITIONS

- 1. AGREEMENT.** This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreement"). If Customer's Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.
- 2. RESPONSIBLE PARTY.** "Company" is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.
- 3. TERM (SCHEDULED AND ON-CALL SERVICES).** FOR ALL SCHEDULED AND ON-CALL SERVICES, THE INITIAL TERM OF THIS AGREEMENT SHALL BEGIN ON THE DATE WHEN SERVICE COMMENCES AND CONTINUE FOR 27 MONTHS; UNLESS OTHERWISE SPECIFIED, THIS AGREEMENT SHALL AUTOMATICALLY AND SUCCESSIVELY RENEW FOR 27 MONTHS UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION TO THE OTHER AT LEAST 60 DAYS, BUT NOT MORE THAN 180 DAYS, BEFORE THE END OF THE THEN-CURRENT TERM.
- 4. TERM (TEMPORARY SERVICES).** FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).
- 5. DEFINITIONS.** "Waste" means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. "Non-Conforming Waste" means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). "Recyclables" means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.
- 6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE.** Customer grants to Company the exclusive right to perform the services set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Law"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor's reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.
- 7. PAYMENT AND CHARGES.** Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on Company's website at: [www.republicservices.com/customer-support/fee-disclosures](http://www.republicservices.com/customer-support/fee-disclosures)). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.
- 8. ADJUSTMENTS TO CHARGES.** Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months' average in the Consumer Price Index for All Urban Consumers (Waste, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are "Required Adjustments"). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer's consent ("Agreed Adjustments"), which consent may be evidenced verbally, in writing, or by the parties' actions and practices. Unless specified otherwise in Company's notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to accept and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.
- 9. SERVICE CHANGES.** The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.
- 10. RESPONSIBILITY FOR EQUIPMENT; ACCESS.** Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer's employees without Company's prior written consent. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site.
- 11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") TO THE EXTENT ARISING FROM COMPANY'S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.**
- 12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER'S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.**
- 13. SUSPENSION; TERMINATION.** If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.

**14. LIQUIDATED DAMAGES.** If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

**15. RIGHT OF FIRST REFUSAL.** Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

**16. COMMUNICATIONS.** To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to [contractnotice@republicservices.com](mailto:contractnotice@republicservices.com). If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts, 18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

**17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER.** (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all claims between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising in connection with or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

**18. MISCELLANEOUS.** (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supercedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

**19. CONTAINER REFRESH.** If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

**20. RECYCLABLES.** If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs; fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

**21. ROLL-OFF.** Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept: white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off; shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

**22. EQUIPMENT RENTAL.** Rented equipment shall remain at Customer's Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

**MAINTENANCE:** Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installment requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

**CUSTOMER'S OBLIGATIONS.** Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company's instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer's Site.**

**DISCLAIMER OF WARRANTIES; DAMAGES.** COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT.



INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

**23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES.** Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

**ADDITIONAL DEFINITIONS.** The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.  
"Electronic Material" consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

**BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries).** In connection with Box Mail-Back Services, the following additional terms shall apply:

**Pre-Payment; No Refunds.** Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.

**Expiration of Boxes.** Each box must be received by Company or its subcontractor within 1 year from the date of order (the "Expiration Date"). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

**Safe Packaging Obligation.** Customer is responsible for complying with all packaging (including safety packaging contents), sealing, and shipping instructions included with each box.

**Electronic Material Specifications.** With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.

**Bulbs & Batteries Specifications.** With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

**PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries).** In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

**Safe Packaging Obligation.** Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.

**Electronic Material Specifications.** With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

**FULL SERVICE (Electronic Material).** There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will be the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL:

DATE:

## **Tab 10**



## Landscape Proposal

Job Name: Amenity Pine Bark Mulch      Job # 10jx1076.101  
Property Name: Entrada CDD      Date: January 28, 2026  
Client: Rizzetta - Lesley Gallagher  
Address:  
City/State/Zip:  
Phone:

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

### Description

Prestige Landscapes proposes to install Mini Pine Bark within all landscape plant bed locations in and around the Entrada CDD amenity center. Any existing excess mulch will be removed if needed to prevent mulch buildup along curblines, building foundation and trees.

Materials & Services	Quantity	Unit Price	Total
Mini Pine Bark	100 \$	59.79 \$	5,979.41
<b>TOTAL PRICE</b>		<b>\$</b>	<b>5,979.41</b>

### 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 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 Florida, Inc.*

Date:

Date: January 28, 2026

Mulch Master's

Address: 230 Lee road Jacksonville FL, 32225

Office phone #904-727-1100

ATT: Marty Czako

Entrada CDD

Address: 460 Rio San Juan Rd St. Augustine FL, 32084

Phone number: 904-687-4150

Scope of Work as follows:

1). Deliver and install qty # 95 cubic yards of mini pine bark.

Total cost = \$5,510.00

Cost reflects tax, product, delivery and installation. Please let me know if you have any questions or concerns and I will be happy to assist you. Also please let us know if you would like to get on our schedule for installation. Thank you.





## **Tab 11**



# Green Seed Company

515 International Golf Parkway St. Augustine FL 32095

## Proposal

01282026 001

Company	Project Name	Date
Entrada CDD 3434 Colwell Ave, Suite 200 Tampa, Florida 33614  Attn: Danielle Wasilewski	Entrada 6	Wednesday, January 28, 2026  <b>Contractor</b> Greenseed Company, LLC 515 International Golf Parkway St Augustine, FL 32095

Please find as Follows a description of work to be preformed, including labor, material and equipment as per plan

### Time and Material

#### Grading Work Skid Steer

Not to exceed 16 hours

Type	Qty	Price	Total
HR	1	\$125.00	\$125.00

#### Grading Work Mini Excavator

Not To exceed 16 hours

Type	Qty	Price	Total
HR	1	\$125.00	\$125.00

### Lump sum

#### Surveying

Establishing Grade

Type	Qty	Price	Total
	1	\$400.00	\$400.00

#### Spreading Seed

Rye

Type	Qty	Price	Total
SF	1,500.00	\$0.15	\$225.00

#### Equipment Mobilization

Mobilization of Equipment to jobsite

Type	Qty	Price	Total
Ea	1	\$500.00	\$500.00

**Total of Estimate**

**\$1,125.00**

#### Conditions and/or exclusions:

1	All areas shall be graded and ready for sod
2	Areas shall be accessible for sod delivery
3	Any increases in quantities will be billed at same rate
4	Any MOT repsonsibility of Customer
5	Not responsible for watering sod or seed after installation

<b>6</b>	Additional sod, seed or silt fence billed at stated rate with customer approval
<b>7</b>	All Project limits to be cleared and staked prior to Silt Fence Installation
<b>8</b>	Proposal is based on cost per acre, quantities to be measured at completion of job.
<b>9</b>	Additional Mobilization charges (If services cannot be accomplished in one mobilization, an additional mobilization charge of \$500.00 shall be charged for each service rendered.
<b>Please call Sean Largent 904-749-4677 with any questions. (e-mail) - Sean@greenseedco.net</b>	
Proposal Agreement	Contractor
	Greenseed Company, LLC
By:	By: Sean Largent
Title:	Title: Business Development Manager