



Rizzetta & Company

Entrada Community Development District

**Board of Supervisors' Meeting
May 6, 2026**

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

www.entradacdd.org

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

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

Board of Supervisors
Entrada Community
Development District

April 28, 2026
Rev.05.01.2026

REVISED FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **May 6, 2026**, at **6:00 p.m.** 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 February 11, 2026..... Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for January, February and **March 2026** **Tab 2**
 - C. Consideration of Resolution 2026-02; Reassigning Assistant Treasurer..... Tab 3
 - D. Consideration of Resolution 2026-03; Redesignating Assistant Secretary..... Tab 4
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer Tab 5
 1. Update on Speed Bumps and Crosswalks
 - C. Landscape and Irrigation Report – Prestige Landscape..... Tab 6
 1. Consideration of Amenity Center Enhancement Proposal
 - D. Amenity Manager Report – First Coast CMS Tab 7
 1. Pond & Fountain Maintenance Reports – Lake Doctors
 - E. District Manager
5. **BUSINESS ITEMS**
 - A. Presentation of Dorado Requests Tab 8
 1. **License Agreement to Perform Lake Maintenance with HOA**
 2. **Memorandum of Understanding**
 - B. Consideration of Additional Streetlight for Dorado..... Tab 9
 - C. Consideration of Lake Doctors Renewal Agreement..... Tab 10
 - D. Consideration of Resolution 2026-04; Authorizing DSRF Release #2 Requisition, Series 2021..... Tab 11
 - E. Consideration of Resolution 2026-05; Authorizing DSRF Release #2 Requisition, Series 2023..... Tab 12
 - F. Consideration 2026-06; Authorizing DSRF Release #1 & #2 Requisition, Series 2024..... Tab 13
 - G. Consideration of Resolution 2026-07; Setting Public Hearing for Revised Rules of Procedure..... Tab 14
 - H. Presentation of Fiscal Year 2026-2027 Proposed Budget..... Tab 15
 1. Consideration of Resolution 2026-08; Approving Proposed Budget and Setting a Public Hearing

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 **February 11, 2026, at 10:30 a.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	Board Supervisor, Chairman
Mark Dearing	Board Supervisor, Vice Chairman
John Gislason	Board Supervisor, Assistant Secretary
Lars Johansson	Board Supervisor, Assistant Secretary

Also present were:

Danielle Wasilewski	Associate District Manager, Rizzetta & Company
Katie Buchanan	District Counsel, Kutak Rock, LLP (via phone)
Hunter Hurley	District Counsel, Kutak Rock, LLP (via phone)
Josh Benoklen	Live Oak Engineering
Tony Shiver	First Coast CMS (via phone)
Marty Czako	First Coast CMS
Chris Kenny	Prestige Landscape

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

A resident commented on the front entrance annual flower rotation and changeout frequency.

Moved to Staff Reports – D. Amenity Manager Report – First Coast CMS, Tab 7

D. Amenity Manager Report – First Coast CMS

Mr. Shiver updated the Board he received FDOT and contractors' final approval to allow repairs to the front entrance pavers that are tentatively scheduled for February 19th and 20th. An e-blast would be sent out displaying the modified traffic pattern during the time of repairs. He also stated the overflow pipe for the median water feature has also been rerouted and will no longer flow unto the pavers.

51 Mr. Shiver gave an update about splash pad and pool deck pavers have been
52 completed, message board was relocated, playground mats were installed and
53 continued to report streetlights that do not turn on, along with several maintenance
54 items.

55
56 Mr. Shiver recommended changing fitness equipment preventative maintenance
57 vendors due to lack of communication, time lapses between inspection and repair work
58 to be completed, reporting issues with equipment repairs, and reports submitted post
59 inspections.
60

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Fitness Pro's proposal for quarterly fitness equipment inspections in the amount of \$210.50, for Entrada Community Development District.

61
62 *Mr. Shiver left at 10:41 am.*

63
64 *Moved back Business Administration – A. Consideration of the Minutes of the Board of*
65 *Supervisors' Meeting held October 22, 2025*

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68 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of**
69 **the Board of Supervisors'**
70 **Regular Meeting held October**
71 **22, 2025**
72

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Minutes of the Board of Supervisors regular meeting held on October 22, 2025, for Entrada Community Development District.

73
74 **FOURTH ORDER OF BUSINESS** **Ratification of Operation &**
75 **Maintenance Expenditures for**
76 **September and October 2025**

77 There were no questions from the Board.
78

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Operation & Maintenance Expenditures for September 2025 in the amount of \$132,694.82, October 2025 in the amount of \$70,866.66, November 2025 in the amount of \$77,361.46, and December 2025 in the amount of \$60,001.25, for Entrada Community Development District.

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80 **FIFTH ORDER OF BUSINESS** **Ratification of All Weather**
81 **Entrance Paver Repair Proposal**
82

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified All Weather Entrance Paver Repair Proposal in the amount of \$6,590.00, for Entrada Community Development District.

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SIXTH ORDER OF BUSINESS

Ratification of Wrights Traffic Control Proposal

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified Wright Traffic Control Proposal in the amount of \$880.00, for Entrada Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Grau & Associates Engagement Letter for FY24-25

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Grau & Associates Engagement Letter for FY24-25 audit services in the amount of \$5,900.00, for Entrada Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Reserve Fund Budget Account

Ms. Wasilewski inquired about setting up a separate account for the Reserve Fund with Valley Bank due to lower fees and better interest rates.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Rizzetta to open a separate Reserve Fund account with Valley Bank, for Entrada Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Update on Discussion with Dorado POA Counsel

Ms. Buchanan discussed the Entrada stormwater system/irrigation system at Dorado's entrance, and noted there is not a licensed agreement in place to maintain area, but given prior direction from the Board, the District intends to maintain it. She will continue to work with the Dorado Attorney moving forward.

She stated the Dorado gate which currently is on CDD property and recommends conveying that land to Dorado. Board discussion ensued.

Ms. Buchanan mentioned the Dorado's irrigation system is connected to the CDD pump system which might present more expenses for the CDD to modify. Discussion ensued.

Second topic, the Completion Status, and the need to declare it complete, pending successful results of the drainage improvements. The District Engineer confirmed the drainage improvements were successful and the area is not holding water.

121 **B. District Engineer**

122
123 Mr. Benolken introduced himself and was available for questions after the meeting.

124
125 **C. Landscape & Irrigation Report – Prestige Landscape**

126
127 Mr. Kenny highlighted insecticides, emergent and fertilizers are scheduled for February,
128 and next annual rotation is scheduled for March. The trees treated by Yellowstone are
129 still being watered by their request.

130
131 **D. Amenity Manager Report – First Coast CMS**

132
133 Previously discussed.

134
135 **1. Pond and Fountain Maintenance Reports**

136
137 Ms. Wasilewski updated the Board Lake Doctor's will be installing barriers and carp in March
138 which was approved last year.

139
140 Mr. Johansson inquired about maintaining landscaping at water's edge. Mr. Kenny followed
141 up and they trim as far as they can to the water's edge safely.

142
143 **E. District Manager**

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145 **TENTH ORDER OF BUSINESS**

Business Items

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147 **A. Consideration of Resolution 2026-01; General Election 2026**

148
149 Ms. Wasilewski confirmed the seats up for General Election and the Landowner seat.

150
151 Mr. Porter addressed the audience and directed them to District Management should they
152 have questions. Ms. Buchanan clarified the qualifying period of June 8th through June
153 12th to participate in the general election.

154

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2026-01; General Election 2026, for Entrada Community Development District.

155
156 **B. Consideration of Republic Services Proposal**

157
158 Mr. Czako gave an overview of the current services and the services listed in the proposal.

159

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Republic Services proposal for an 8-yard dumpster to be emptied once a month in the monthly amount of \$190.12, for Entrada Community Development District.

163 **C. Consideration of Amenity Center Mulch Proposals**
164

165 Ms. Wasilewski summarized the mulch proposals collected. Mr. Johansson inquired
166 about Prestige matching Mulch Masters pricing. Prestige confirmed mulch and annuals
167 will be simultaneously in March.
168

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Prestige to match other mulch proposal in the amount of \$5,510.00, for Entrada Community Development District.

169 **D. Consideration of Green Seed Company's Proposal**
170

171 Ms. Wasilewski reminded the Board of an area holding water behind homes on Ardila
172 Circle. The proposal is to re-grade and re-slope area to drain properly and recommended
173 to complete it before the rainy season.
174
175

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Green Seed Company proposal with a lump sum not to exceed 16 hours in the initial amount of \$1,125.00, for Entrada Community Development District.

176 **ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests &
Audience Comments**

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179 **Supervisors Requests**

180 Mr. Porter discussed the Board of Supervisors' seats and Mr. Gislason volunteered to
181 resign. Mr. Porter reviewed the collected resumes and letters of interest and stated he would
182 ensure future Board members have support during the transition.
183
184

185 Mr. Porter made a motion to appoint Mr. Wayne Meyers, and Mr. Johansson stated Mr.
186 Shaun Truax's interests as well.
187
188

On a motion by Mr. Dearing, seconded by Mr. Gislason, with 3 in favor and 1 opposed, the Board accepted Mr. John Gislason's resignation from the Entrada CDD Board of Supervisors, and appointed Mr. Wayne Meyers to Entrada Board of Supervisors' seat #5, for Entrada Community Development District.

189 *Mr. Gislason left at 11:07 am.*
190

191 Ms. Gallagher sworn in Mr. Meyers.
192

193 **Audience Comments**
194

195 Residents commented on Pond #19, #21, #23, non-residents using the dog park, new
196 construction of RV Storage entrance. Residents were directed to contact Ms. Wasilewski
197 regarding ponds and RV Park Management. Staff was directed to get signage at Dog Park
198 stating, "Residents Only." Discussion ensued about the RV Storage construction.
199

200 Audience members inquired about manhole covers, cracks in sidewalks, SJCSD pick
201 locations, and audience member volunteered to contact the School District.

202
203 Discussions regarding fitness center equipment and request for more frequent mopping to
204 pick up the small items and metal shreds from the machines. Staff will begin more frequently
205 mopping.

206
207 Mr. Johansson inquired about the removal of Corderra marketing signs and DR Horton will
208 have them removed. He discussed magnolias that need to be trimmed, request for fencing
209 for safety reasons, and estimated cost to install pool heater in lap pool only. Staff will obtain
210 rough estimates for the lap pool to be heated.

211
212 Other items such as pond algae, pond fountains, mosquitos, speed bumps, crosswalk to
213 be added. Ms. Wasilewski updated the Board the Traffic Enforcement Agreement (TEA)
214 was completed and communication between law enforcement and resident calls.

215
216 Staff will contact Lake Doctors regarding algae and District Engineer will review the
217 crosswalk request and speed bump request.

218
219 Discussion ensued regarding the TEA.

220
221 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

222

On a motion by Mr. Dearing, seconded by Mr. Johansson, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:28 a.m., for Entrada Community Development District.
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225 **Remainder of page intentionally left blank**

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,163.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Entrada Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260126-03	321649284-010326	Internet Services 01/26	\$ 171.20
First Coast Contract Maintenance Service, LLC	300225	10045	Reimbursable Expenses 12/25	\$ 520.87
Florida Janitor & Paper Supply	300229	388457	Janitorial Supplies 01/26	\$ 345.69
Florida Power & Light Company	20260126-02	0582662086-011026	Electric Services 12/25	\$ 253.22
Florida Power & Light Company	20260126-02	4767591003-011026	Electric Services 12/25	\$ 233.86
Florida Power & Light Company	20260126-02	5292822425-011026	Electric Services 12/25	\$ 673.58
Florida Power & Light Company	20260126-02	5423359248-010726	Electric Services 12/25	\$ 80.47
Florida Power & Light Company	20260126-02	7696877062-011226	Electric Services 12/25	\$ 1,610.46
Hawkins, Inc	300219	7291187	Pool Chemicals 12/25	\$ 152.00
Hawkins, Inc	300227	7306384	Pool Chemicals 01/26	\$ 269.60
Hi-Tech System Associates	300220	78798	Access Control 12/25	\$ 95.00

Entrada Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hi-Tech System Associates	300220	78799	Access Control 12/25	\$ 47.50
Hi-Tech System Associates	300221	435742	Access Control 01/26	\$ 424.98
Kutak Rock, LLP	300222	3686195	Legal Services 11/25	\$ 2,753.50
Prestige Landscapes of North Florida, Inc.	300223	12691	Landscape Maintenance 01/26	\$ 14,496.15
Republic Services	20260121-01	0687-001592324	Waste Disposal Services 01/26	\$ 607.52
Rizzetta & Company, Inc.	300218	INV0000106247	Accounting Services 01/26	\$ 5,972.33
School Now	300226	INV-SN-1192	Website Compliance & Management 01/26	\$ 384.38
St Augustine Electric Motor Works, Inc.	300230	110535	Fountain Maintenance 01/26	\$ 269.00
St Johns Utility Department	20260126-01	589849141683-121225	Water-Sewer Services 11/25	\$ 1,146.09
St Johns Utility Department	20260126-01	589849142230-121225	Water-Sewer Services 11/25	\$ 384.57
TLD-Southeast, Inc.	300228	2098622	Aquatic Maintenance 01/26	\$ 2,322.00

Entrada Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	300224	1033617	Arborist Injection 12/25	\$ 600.00
Yellowstone Landscape	300231	1045474	Landscape Maintenance 12/25	\$ 10,675.00
Yellowstone Landscape	300231	1045475	Landscape Maintenance 12/25	<u>\$ 3,675.00</u>
Report Total				<u>\$ 48,163.97</u>

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$80,985.13**

Approval of Expenditures:

_____ Chairperson
_____ Vice Chairperson
_____ Assistant Secretary

Entrada Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260225-1	321649284-020326	Internet Services 02/26	\$ 171.20
First Coast Contract Maintenance Service, LLC	300235	10028	Management Services 02/26	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300235	10062	Reimbursable Expenses 01/26	\$ 2,870.86
First Coast Contract Maintenance Service, LLC	300236	10083	Management Services 03/26	\$ 14,396.75
First Place Fitness Equipment, Inc	300251	566-020326	Fitness Equipment Maintenance & Repair 02/26	\$ 149.95
First Place Fitness Equipment, Inc	300251	WO-48656	Fitness Equipment Maintenance & Repair 02/26	\$ 374.88
First Place Fitness Equipment, Inc	300257	WO-48928	Fitness Equipment Maintenance & Repair 02/26	\$ 149.95
Florida Power & Light Company	20260203-1	0490435146-012026	Electric Services 01/26	\$ 4,629.79
Florida Power & Light Company	20260224-1	0582662086-021126	Electric Services 01/26	\$ 262.71
Florida Power & Light Company	20260203-1	1766102493-012026	Electric Services 01/26	\$ 784.58
Florida Power & Light Company	20260224-1	4767591003-021126	Electric Services 01/26	\$ 263.88

Entrada Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260224-1	5292822425-021126	Electric Services 01/26	\$ 738.82
Florida Power & Light Company	20260218-1	5423359248-020626	Electric Services 01/26	\$ 30.80
Florida Power & Light Company	20260224-1	7696877062-021226	Electric Services 01/26	\$ 1,771.65
Hawkins, Inc	300238	7321902	Pool Chemicals 01/26	\$ 1,492.26
Hawkins, Inc	300252	7331564	Pool Chemicals 02/26	\$ 553.20
Hi-Tech System Associates	300239	437245	Access Control 02/26	\$ 424.98
John Gislason	300247	JG021126-566	Board of Supervisors Meeting 02/11/26	\$ 200.00
Kutak Rock, LLP	300240	3690217	Legal Services 12/25	\$ 1,248.50
Lars Johansson	300248	LJ021126-566	Board of Supervisors Meeting 02/11/26	\$ 200.00
Mark Dearing	300249	MD021126-566	Board of Supervisors Meeting 02/11/26	\$ 200.00
Office Dynamics	300241	00041926	CDD Book Copies 02/26	\$ 41.60

Entrada Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Prestige Landscapes of North Florida, Inc.	300242	12722	Landscape Maintenance 02/26	\$ 14,496.15
Republic Services	300243	0687-001601059	Waste Disposal Services 02/26	\$ 596.42
Rizzetta & Company, Inc.	300234	INV0000106669	Accounting Services 02/26	\$ 5,372.33
Robert Porter	300250	BP021126-566	Board of Supervisors Meeting 02/11/26	\$ 200.00
School Now	300253	INV-SN-1272	Website Compliance & Management 02/26	\$ 384.38
St Augustine Electric Motor Works, Inc.	300246	111030	Fountain Maintenance 02/26	\$ 1,547.71
St Johns Utility Department	20260211-1	589849141683- 011226	Water-Sewer Services 12/25	\$ 1,499.18
St Johns Utility Department	20260211-1	589849142230- 011226	Water-Sewer Services 12/25	\$ 455.01
TLD-Southeast, Inc.	300254	2119941	Aquatic Maintenance 02/26	\$ 2,322.00
TLD-Southeast, Inc.	300244	336607B	Fountain Maintenance 01/26	\$ 150.00
Turner Pest Control, LLC	300255	621190906	Pest Control 09/25	\$ 300.00

Entrada Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Turner Plumbing Company, Inc.	300245	164560	Maintenance & Repairs 01/26	\$ 254.04
USA TODAY Media Corp	300237	0007551500	Legal Advertising 01/26	\$ 90.40
Yellowstone Landscape	300233	1045473	Landscape Maintenance 12/25	<u>\$ 7,964.40</u>
Report Total				<u>\$ 80,985.13</u>

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,554.83**

Approval of Expenditures:

_____ Chairperson
_____ Vice Chairperson
_____ Assistant Secretary

Entrada Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	300266	208133	Maintenance & Repairs 02/26	\$ 6,590.00
AT&T	20260324-1	321649284-030326	Internet Services 03/26	\$ 171.20
Bob's Backflow & Plumbing Services, Inc.	300260	32195	Backflow 02/26	\$ 90.00
Donovan Acquisition, LLC	300261	523034948	Maintenance & Repairs 03/26	\$ 438.00
First Coast Fire & Safety Equipment	300267	7655031326	Fire Extinguisher Annual Maintenance 03/26	\$ 137.00
Florida Janitor & Paper Supply	300262	389469	Janitorial Supplies 02/26	\$ 121.79
Florida Power & Light Company	20260304-1	0490435146-021926	Electric Services 02/26	\$ 4,629.79
Florida Power & Light Company		0582662086-031226	Electric Services 02/26	\$ 237.63
Florida Power & Light Company	20260304-1	1766102493-021926	Electric Services 02/26	\$ 758.70
Florida Power & Light Company		4767591003-031226	Electric Services 02/26	\$ 240.47
Florida Power & Light Company		5292822425-031226	Electric Services 02/26	\$ 698.78

Entrada Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company		5423359248-030926	Electric Services 02/26	\$ 33.93
Florida Power & Light Company		7696877062-031326	Electric Services 02/26	\$ 1,546.76
Hawkins, Inc	300263	7352486	Pool Chemicals 03/26	\$ 520.02
Hawkins, Inc	300268	7358415	Pool Chemicals 03/26	\$ 311.98
Hawkins, Inc	300268	7365222	Pool Chemicals 03/26	\$ 820.88
Hi-Tech System Associates	300264	438747	Access Control 03/26	\$ 424.98
Mr Electric of St Augustine	300258	13254228	Maintenance & Repairs 01/26	\$ 461.29
Prestige Landscapes of North Florida, Inc.	300265	12743	Landscape Maintenance 03/26	\$ 14,496.15
Rizzetta & Company, Inc.	300259	INV0000107485	Accounting Services 03/26	\$ 5,372.33
St Johns Utility Department	20260311-1	589849141683-020926	Water-Sewer Services 01/26	\$ 1,972.85
St Johns Utility Department	20260311-1	589849142230-020926	Water-Sewer Services 01/26	<u>\$ 480.30</u>
Report Total				<u>\$ 40,554.83</u>

Tab 3

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENTRADA COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 20XX-XX; and

WHEREAS, the Board now desires to remove Shawn Wildermuth as Assistant Treasurer and appoint Susan Garcia to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Entrada Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated John Gislason as Assistant Secretary pursuant to Resolution; 2025-02 and

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

Section 1. **Wayne Meyers**_____ is appointed Assistant Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

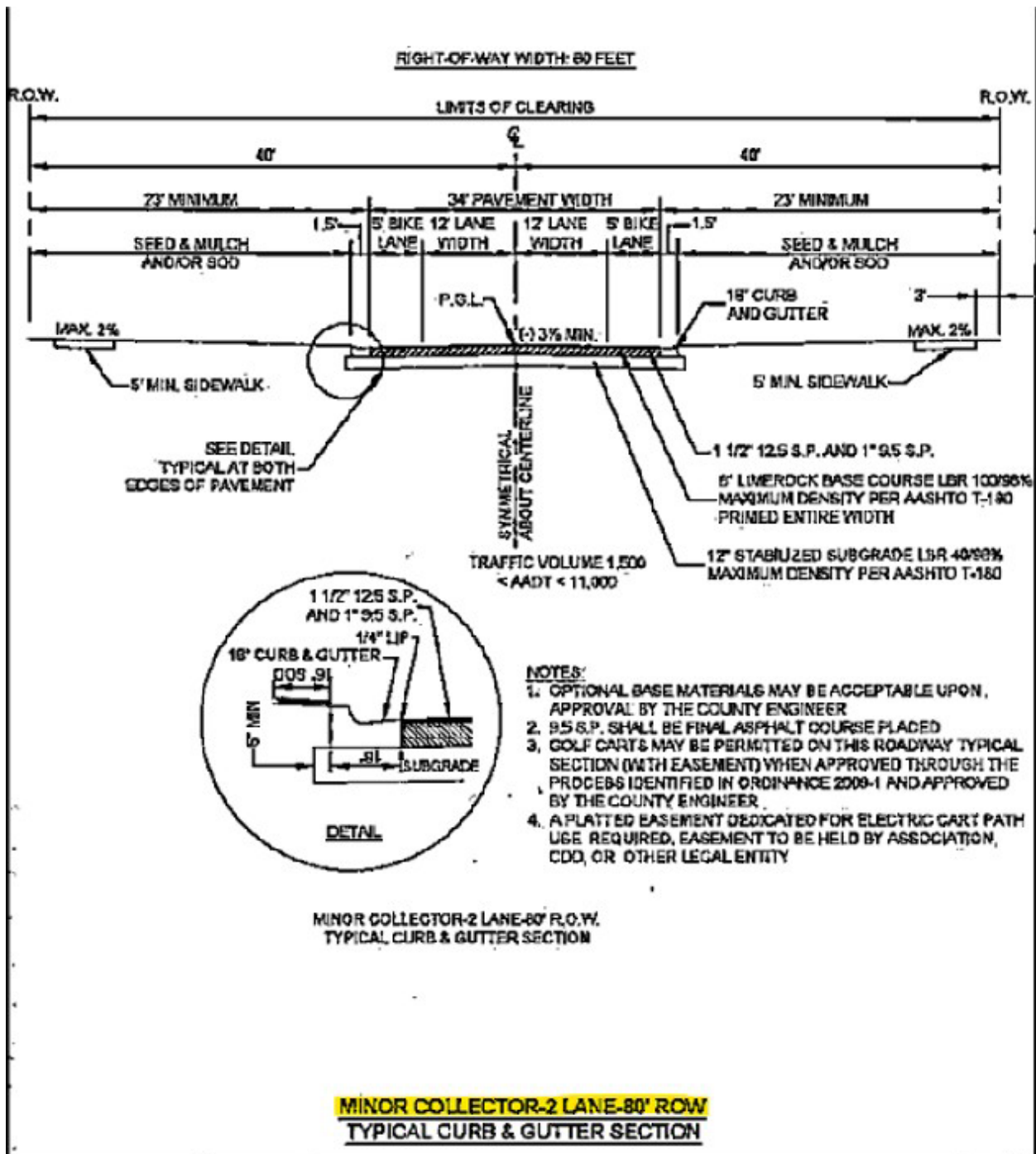
ATTEST:

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

Tab 5



Tab 6



PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

April 2026

Maintenance Report

Entrada CDD

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com



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

April, 2026

Lesley Gallagher , Community Director
Rizzetta & Company
63 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 April, 2026. During the scheduled services we have been controlling weed pressure within the plant beds, concrete cracks, and curb lines. Crews focused on detail work within the plant beds and turf edges as the community continues active spring growth. Overall, the property is showing healthy turf color and a clean, well-maintained appearance as growth rates increase with warmer temperatures.

Irrigation

The irrigation team completed the monthly system inspection, including nozzle cleaning and head/nozzle adjustments as needed throughout the property. Run times were adjusted to accommodate increased evapotranspiration due to seasonal temperatures. All controllers were checked and are functioning properly at the time of inspection. Continued irrigation of roadway trees remains in place as requested. The irrigation system is now running 3x per week on turf and 2x per week on plant bed areas.

Agronomics

Spring fertilizer applications have been completed on turf and shrub areas in accordance with the contract. Post-emergent weed control was applied as needed to address seasonal weed pressure. Turf continues to respond well to the spring agronomic program, and we will continue monitoring conditions as we move into the summer months. If you have any questions after reviewing our report, please contact us.

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



W. O. # _____

Name Entrada CDD

Address 63 Nervion way St. Augustine Fl.

Date 4/17/2026 pg 1 of 1

Irrigation Inspection Report

START TIME(S)	10pm
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

A	S		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 #	1-10	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"						
CHENGE 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, made repairs needed, adjustments made upon inspection. Clock functioning properly.



W. O. # _____

Name Entrada CDD

Address 63 Nervion way St Augustine Fl.

Date 4/17/2026 pg 1 of 1

Irrigation Inspection Report

START TIME(S)	7pm	A
START TIME(S)		B
START TIME(S)		C
START TIME(S)		D

Water Source Potable

Clock Type Rainbird

Rain/Freeze Switch Yes

Program

Run Days

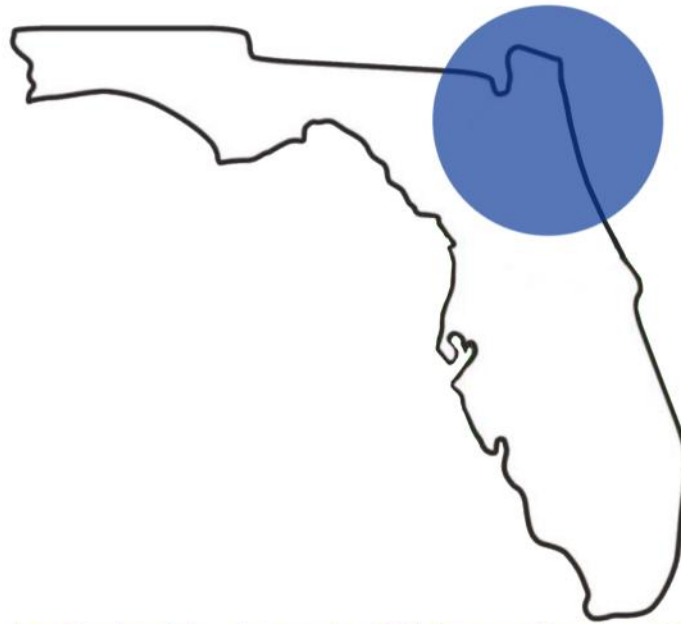
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

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"							
CHENGE TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X	X	X	X			

Comments : All zones functioning properly, made repairs and, adjustments upon inspection. Clock functioning properly.



PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Landscape Proposal

Job Name: Entrada CDD
 Property Name: Amenity Entrance Landscape
 Client: Rizzetta & Company
 Address:
 City/State/Zip:
 Phone:

Job # 10jx1076.106
 Date: April 23, 2026

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

Description

Prestige Landscapes proposes to install landscape at **Entrada CDD**. This proposal is for **design rendering Amenity Entry Island**. All plant material will be FL #1. Fine grading is to be performed our install crews to ensure proper grade before plant material is installed. Will also remove debris that would impact the install process.

Materials & Services	Quantity	Unit Price	Total
<i>European Fan Palm 15 gal.</i>	4	\$ 198.71	\$ 794.86
<i>Drift Rose "Red" 3 gal.</i>	150	\$ 41.91	\$ 6,286.45
<i>Blue Daze 1 gal.</i>	150	\$ 14.04	\$ 2,105.75
<i>Duranta 3 gal.</i>	25	\$ 22.65	\$ 566.24
<i>Lugustrum "Jack Frost" 3 gal.</i>	18	\$ 22.65	\$ 407.69
<i>Podocarpus 7 gal.</i>	25	\$ 69.05	\$ 1,726.33
<i>Perennials</i>	150	\$ 14.04	\$ 2,106.00
<i>Labor Prep</i>	60	\$ 42.50	\$ 2,550.00
<i>Irrigation Tech</i>	8	\$ 95.00	\$ 760.00
TOTAL PRICE		\$	17,303.33

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.
 Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

Prestige Landscapes of North Florida, Inc.

Date:

Date: April 23, 2026

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Landscape Proposal

Job Name: Entrada CDD
 Property Name: Amenity Entrance Landscape
 Client: Rizzetta & Company
 Address:
 City/State/Zip:
 Phone:

Job # 10jx1076.106
 Date: April 23, 2026

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<i>European Fan Palm 15 gal.</i>	4	\$ 198.71	\$ 794.86
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<i>Blue Daze 1 gal.</i>	150	\$ 14.04	\$ 2,105.75
<i>Duranta 3 gal.</i>	25	\$ 22.65	\$ 566.24
<i>Lugustrum "Jack Frost" 3 gal.</i>	18	\$ 22.65	\$ 407.69
<i>Podocarpus 7 gal.</i>	25	\$ 69.05	\$ 1,726.33
<i>Seasonal Annuals</i>	400	\$ 1.93	\$ 772.00
<i>Labor Prep</i>	60	\$ 42.50	\$ 2,550.00
<i>Irrigation Tech</i>	8	\$ 95.00	\$ 760.00
TOTAL PRICE		\$	15,969.33

ACCEPTANCE OF TERMS

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

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

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Client:

Prepared by:

Prestige Landscapes of North Florida, Inc.

Date:

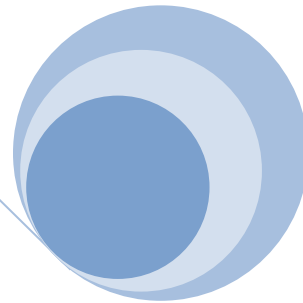
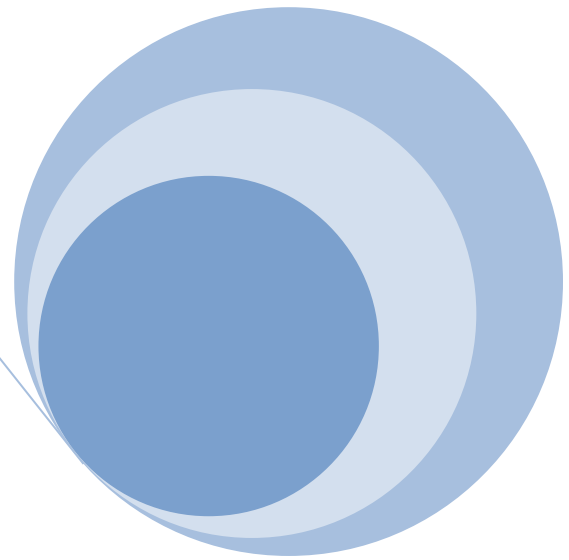
Date: April 23, 2026



Tab 7



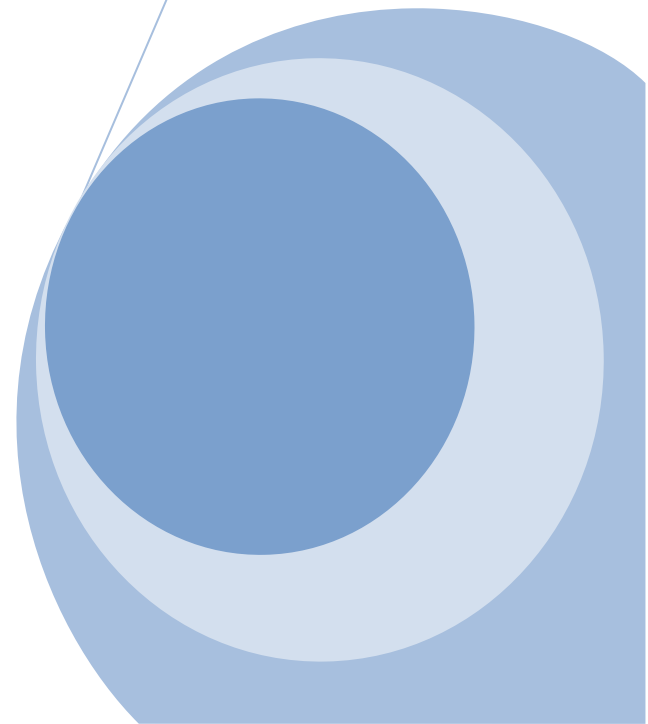
First Coast
CMS



Entrada Community Development District

Field Report April 2026

First Coast CMS LLC
4/23/2026



Pool



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

- We are working on getting estimates to repaint the splash pad surface at the end of the season.

Facility and Site Maintenance

- Drainage project by Green Seed behind Ardila Circle was completed.
- Paver project of driveway at front entrance of community completed 2/19.
- Republic proposal executed. We now have 1 8 yard dumpster. Emptied once per week. This has been much better for handling the trash generated by the community.

- Dog Park: installed "Resident Only" signs. Contacted Sun Compass RV Park reminding them the Entrada Dog Park is not for public use.
- Dog Park: Seeded area with bahia and ryegrass mixture.
- Notified of manhole leaking. Located near Anza Way and Rio San Juan Rd. Contacted St. John's Utility Co. Utility made a proper repair. Poured new foundation and reinstalled manhole cover.
- Notified of cracks in sidewalk west of Cordera entrance. Marked with red paint. Informed by builder, Caitlyn Trapaini, that Entrada property concrete will be inspected and repaired soon.
- Lap pool heating proposal. Attached.
- Received report of "Cross Walk" sign located corner of Rio Salado and Orellana was loose and swaying in the wind. Maintenance made proper repair.
- The pool motor serving the zero entry fountains of the main pool was not working. Called Saint Augustine Motor Works to diagnose and repair or replace. Replacement of motor was necessary and completed.
- Backflow inspections completed. One failed Bob's Backflow authorized to and made the repair. They sent new updated report to county utility.
- Pool exterior shower replacement estimate. Attached.
- Pools annual inspection by Health Department completed. All passed.
- New gym equipment vendor authorized. Made first visit 4/13/26. Found numerous items: loose nuts, bolts missing parts. Repaired as necessary. Lubricated equipment. Recalibrated as needed. Parts ordered and installed on some equipment.
- Basketball court gate found to be broken. Someone deliberately forced the gate open resulting in a broken bracket assembly. Scheduled HiTech, the original installer, to make repair.
-



Turner Plumbing Company
 1903 Hendricks Ave, Jacksonville, Florida 32207
 (904) 396-7044
 CFC029746

BILL TO

Entrada CDD c/o Rizzetta & Co.
 3434 Colwell Avenue #UNIT 200
 Tampa, FL 33614 USA

ESTIMATE 150520208	ESTIMATE DATE Apr 13, 2026
------------------------------	--------------------------------------

JOB ADDRESS

Entrada CDD- Amenity Ctr
 460 Rio San Juan Road
 St. Augustine, FL 32084 USA

Job: 166491

ESTIMATE DETAILS

Outside Showers at the Pools (Estimate):

Turner Plumbing agrees to provide all labor and materials necessary to perform the following scope of work, in compliance with the current Florida Plumbing Code:

1. Disconnect water line and remove existing outside shower.
2. Install new ball valve and run a 3/4" schedule 80 PVC line to the center of the new outside shower location and stub up out the ground.
3. At the base for the new shower around the water line pavers will need to be installed. This to be done by others and is not included in this estimate.
4. Provide and install 12" x 12" x 8" cinder blocks, 11 high with a 16" x 16" cap stone.
5. Straight up through the middle we will run a 3/4" schedule 80 PVC pipe.
6. The entire inside of the blocks will be filled with concrete.
7. We will tap off for a hose bib and stub out for a shower head.
8. Painting or stucco work on this shower to be done by others and is not included in this estimate.
9. A wall mount hose bib with push button metering cartridge in chrome will be installed.
10. A self-closing shower valve with pull chain in chrome, a 12" shower arm with escutcheon and an 8" shower head in chrome will be installed.
11. Any work beyond the scope outlined in this proposal will be charged on a time and material basis at Turner Plumbing Co.'s current labor rates.
12. All work will be completed in a professional manner following standard practices.
13. Proposal is valid for 30 days.
14. PRICE OF THIS IS FOR ONE SHOWER. Total will depend on how many we complete.

Payment Schedule:

- 30% Deposit due upon acceptance and scheduling of the work.
- 70% Balance due upon substantial completion of the work.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
---------	-------------	-----	-------	-------

As Quoted Turner Plumbing proposes to provide all labor and materials 1.00 \$4,697.00 \$4,697.00
necessary to perform the scope of work listed above for the sum of:

SUB-TOTAL \$4,697.00

TOTAL \$4,697.00

Thank you for choosing Turner Plumbing Company

CUSTOMER AUTHORIZATION

This is an estimate, not a contract for services until fully executed. The summary above is furnished by Turner Plumbing Company as a good faith estimate of work to be performed at the location described above.

All work to be completed in a workmanlike manner according to standard practices. Any alteration of deviation from above specifications involving extra material or work over and above the proposal will be issued as a Change Order.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Printed Name: _____

Date: _____

Sign here

Date





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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 1
Work Order Number: 2129310
Service Date: 3/23/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Inspected all ponds and removed debris out of #18.
 #13 Treated for algae
 #14 treated for algae
 #15 treated for algae and underwater weeds
 #16 treated for algae
 #17 treated for algae
 #18 treated for algae and removal
 #19 treated for algae
 #20 treated for algae and underwater weeds
 #21 treated for algae
 #22 treated for algae
 #23 treated for algae
 #24 treated for algae and underwater weeds.
 Inspected Ponds, Treated for Algae & Invasive Aquatic Weeds, Debris Removed
 Inspected Ponds, ready for over
 Thanks
 Garrett

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	77.43
Wind Direction:	South-East
Wind Speed:	1.99
Humidity:	56.0000

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated



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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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 2
Work Order Number: 2129311
Service Date: 3/23/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Inspected ponds and outfalls and treated for algae and invasive weeds.

- Pond #1 Treated for algae.
- Pond #2 Treated for algae.
- Pond #3 Sprayed for invasive weeds.
- Pond #4 Treated for algae.
- Pond #5 Sprayed for weeds.
- Pond #6 Treated for algae and submerged weeds.
- Pond #7 Sprayed for invasive weeds.
- Pond #8 Spot treatment for weeds.
- Pond #9 Treated for algae and invasive weeds.
- Pond #10 Spot treatment for weeds.
- Pond #11 Spot treatment for weeds.
- Pond #12 Treated for algae and submerged weeds.

Removed Trash Inspected Outfall Area Inspected Pond(s) Treated for Algae & Invasive Aquatic Weeds
 Please contact me at 904-838-5155 with any questions or concerns.
 Thank you

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	77.68
Wind Direction:	South-East
Wind Speed:	1.99
Humidity:	55.0000

Services Completed by:

Customer Signature (if needed):

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



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& Operated



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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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Purchased TGC
Work Order Number: 2078779
Service Date: 3/26/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Stocked 500 grass carp in ponds 1-24 as needed in every pond.
 Any questions call us at 9048385155
 Thanks
 Garrett & David.

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	73.11
Wind Direction:	North-East
Wind Speed:	8.05
Humidity:	75.0000

Stocked Triploid Grass Carp (TGC)

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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Cleaning Service -
Work Order Number: 2138710
Service Date: 4/9/2026
Target Pests (if applicable): Aeration

**Thank you for
your business!**

Service Notes & Observations

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

<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	70.7
Wind Direction:	North-East
Wind Speed:	14.76
Humidity:	80.0000

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):

Vitaly Astakhov



American Owned
& Operated



The Lake Doctors, Inc.
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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 2
Work Order Number: 2139827
Service Date: 4/27/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Inspected ponds and outfalls and treated for algae and invasive weeds as needed.
 Please contact me at 904-838-5155 with any questions or concerns.
 Thank you

<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	69.33
Wind Direction:	North
Wind Speed:	4.98
Humidity:	79.0000

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

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated



The Lake Doctors, Inc.
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: 3434 Colwell Ave Suite 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Zone 1
Work Order Number: 2139826
Service Date: 4/27/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Inspected ponds and outfalls and treated for algae and invasive weeds in ponds 13-24.
 Things are looking good overall.
 Thanks
 Garrett

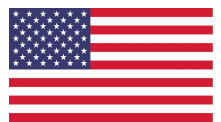
<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	69.22
Wind Direction:	North
Wind Speed:	19.57
Humidity:	79.0000

Inspected/Cleared Outfall Area, Inspected Pond(s), Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated

Tab 8



Entrada CDD transfer to Dorado Owners Association, Inc.

**LICENSE AGREEMENT BY AND BETWEEN
DORADO OWNERS ASSOCIATION, INC. AND THE ENTRADA COMMUNITY
DEVELOPMENT DISTRICT REGARDING PROVISION OF MAINTENANCE
SERVICES FOR ASSOCIATION LAKES**

THIS LICENSE AGREEMENT (“License Agreement”) is made and entered into this ____ day of _____, 2026, by and between:

Dorado Owners Association, Inc. a Florida not-for-profit corporation, with an address of 2806 N. 5th Street, Suite 403, St. Augustine, Florida 32084 (the “Association”); and

Entrada Community Development District, a local unit of special- purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the “Licensee” or “District”).

RECITALS

WHEREAS, the Association owns, operates, and maintains certain facilities and real property (“Association Property”), which facilities and real property are within the boundaries of the District; and

WHEREAS, residents of the Association pay to the District special assessments which include the costs for the treatment of Stormwater Management Lakes within the District’s boundaries;

WHEREAS, whereas, as the Association’s Stormwater Management Lakes (“Lakes”) serve as a component of the overall stormwater system with the District, the Association has requested the District perform certain activities on the Association Property to provide maintenance services, including inspection and treatment for control of noxious aquatic weeds and algae, at each of the Association’s Stormwater Management Lakes (“Lakes”), at no cost to the Association (“Services”); and

WHEREAS, the Association is willing to allow the District to conduct the Services pursuant to the terms set forth in this License Agreement; and

WHEREAS, the District and the Association warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Association agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF MAINTENANCE LICENSE. The Association hereby grants to the District a non-exclusive license (“License”) to conduct Services on Association Property, specifically the Association’s Lakes, as more specifically depicted in **Exhibit A**, attached hereto and incorporated by reference herein.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. District’s access to Association Property under this License Agreement is limited to reasonable ingress and egress and conduct for purposes of Services.

B. The District shall use all due care to protect the property of the Association, its residents and landowners from damage. The District shall repair any damage resulting from the provision of Services. The Association is not responsible for the cost of repairs from damage resulting from the acts or omissions of the District or its officers, employees, contractors and affiliates.

C. The District shall be solely responsible for any and all costs or fees associated with the Services.

D. The District’s use shall not interfere with the operation of the Association Property as an improvement and shall not be used in a manner that violates governmental rules and regulations.

E. The District’s provision of Services and its entering into this License Agreement do not constitute acceptance by the District of the ownership, operation or maintenance responsibility of the Lakes. The ownership of the St. Johns River Water Management District Permit (“Permit”) over the Lakes is unaffected by this License Agreement and will continue to be held by the Association unless and until such time the District and the Association agree to transfer ownership of the Permit.

F. The Association may enter into separate agreements with the District for the provision of fountains. The Association and individual property owners remain solely responsible for any damage they may cause to the system.

4. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated earlier in accordance with Section 5, herein.

5. REVOCATION, SUSPENSION AND TERMINATION. Both the District and Association may terminate this License Agreement upon thirty (30) days’ written notice. The provisions of Section 7, below, shall survive any revocation, suspension or termination of this License Agreement.

6. COMPLIANCE WITH LAWS, RULES AND POLICIES. The District shall comply at all times with relevant statutes and regulations governing the provision of Services.

7. CARE OF PROPERTY. The District agrees to use all due care to protect the property of the District, its patrons and guests from damage. The District shall assume responsibility for any and all damage to any real or personal property of the Association or any third parties as a result of the District's activities under this License Agreement, including any damage caused by its authorized representatives or contractor. The District shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at District's sole expense, unless otherwise agreed, in writing, by the Association. The provisions of this Section 7 shall survive termination of this License Agreement.

8. INSURANCE. District and the Association shall each, at their own expense, maintain insurance during the term of this License. No policy may be canceled during the term of this License Agreement without at least thirty (30) days' written notice to the other party.

9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this 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 statute, and nothing in this License 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.

10. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

11. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

13. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

14. ASSIGNMENT. Neither the District nor the Association may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

15. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Entrada Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a Copy to: Kutak Rock, LLP
117 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Association: Dorado Owners Association, Inc.
c/o Rizzetta & Company
2806 N. 5th Street, Suite 403
St. Augustine, Florida 32084
Attn: HOA Manager

With a Copy to: Fisher, Tousey, Leas, & Ball, P.A.
780 N. Ponce De Leon Boulevard
St. Augustine, Florida 32084
Attn: Christene M. Ertl, Esq.

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein. Either party may modify their contact information by providing notice as set forth herein.

16. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this License Agreement.

17. COMPLIANCE WITH PUBLIC RECORDS LAWS. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable

provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Association acknowledges that the designated public records custodian for the District is **Danielle Wasilewski** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Association shall 1) keep and maintain public records required by the District to perform the Services; 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 Association 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 the Association’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 Association, the Association 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 ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ASSOCIATION’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 436-6270, OR BY EMAIL AT DWASILEWSKI@RIZZETTA.COM.

19. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

20. ARM’S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm’s length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

21. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

22. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

25. COUNTERPARTS. This License 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.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

Witness

DORADO OWNERS ASSOCIATION, INC.

Signature

Print Name of Witness

By: _____
Its: _____

Exhibit A – License Locations

Exhibit A
LICENSE LOCATIONS OUTLINED IN RED



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“**MOU**”) is entered into as of _____, 2026 (the “**Effective Date**”), by and among:

ENTRADA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

DORADO OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation whose mailing address is 2806 N. Fifth Street, Suite 403, St. Augustine, Florida 32084 (the “**Association**” together with District the “**Parties**”); and

RECITALS

A. The District is a local unit of special-purpose government as codified in Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements on lands located within the District.

B. District is the owner of certain parcels located within the District as described in Exhibit A.

C. District seeks to convey certain lands to the Association in order to allow the Association to operate an independent irrigation system and operate an access gate into the Association property.

D. The parties desire to set forth the terms to facilitate the conveyance of certain parcels from the District to the Association, and accordingly desire to enter into this MOU in order to set forth the parties’ expectations, rights, duties and obligations relative to same.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONVEYANCE TO ASSOCIATION. District shall convey to the Association (i) the parcels described in Exhibit A (the “**Transfer Parcels**”) and (ii) all of the District’s interest in certain irrigation and access gate improvements located within that portion of the Transfer Parcels (the “**Transfer Parcel Improvements**”). The District will reserve an easement over portions of the Transfer Property to access the Stormwater Management System (“**Stormwater Lakes**”) in accordance with a license agreement to provide for the maintenance of the Stormwater Lakes which will be entered into separately, and as detailed in Paragraph 9 (the “**License Agreement**”) of this Memorandum. The Transfer Parcels shall be conveyed by Special Warranty

Deed, in the form attached hereto as Exhibit B. The Transfer Parcel Improvements will be conveyed by Bill of Sale, in the form attached hereto as Exhibit C.

3. DISTRICT OBLIGATIONS. The District agrees and understands that the District will (i) convey the Transfer Parcels and the Transfer Parcel Improvements to the Association (the “**Conveyance**”), (ii) the District shall be responsible for the creation and preparation of any legal description, sketches, or other work product necessary to effectuate the Conveyance and it will pay all costs related to such creation and preparation, and (iii) the District shall be responsible for redesigning the irrigation system within its property and shall be responsible for any costs associated with such redesign or reconstruction.

4. ASSOCIATION OBLIGATIONS. The Association agrees and understands that the Association will (i) accept the Conveyance, (ii) the Association will pay the costs to cap the current irrigation system at the Property Transfer Line as depicted in Exhibit A, and (iii) the Association will be responsible for the irrigation on the Transfer Parcels and shall pay any costs related thereto, including any costs to redesign or reconstruct the irrigation system on its property.

5. MAINTENANCE OF OTHER IMPROVEMENTS. The Association agrees and understands that it is responsible for the costs of installation, maintenance, and repair of any improvements located within its property, including, but not limited to streetlights. If the License Agreement, as further described in Paragraph 9, is entered into, this paragraph shall not include the Stormwater Lakes owned by the Association or within Association Property.

6. DAMAGE CAUSED BY OTHERS. This MOU shall not relieve any Owner, or any member of the general public from the obligation to repair any damage to the Transfer Parcel Improvements that was caused by such Owner or member of the public.

7. SOVEREIGN IMMUNITY. Nothing in this MOU shall be interpreted as limiting the District’s right to rely on sovereign immunity set forth in Section 768.28, Florida Statutes.

8. FORM OF EXHIBITS. The forms which represent an agreed upon transaction between the District and the Association (“**Conveyance Documents**”) attached hereto and incorporated herein as exhibits are approved and shall be executed in substantially the form in which they are attached with such insertions, modifications, and changes as may be approved by the Chair or designated member of the District’s board.

9. LICENSE AGREEMENT. In the interests of all residents living within the District boundaries, the District and Association intend to enter into a separate License Agreement to allow the District and its agents to enter upon the Association’s property and maintain and operate the Stormwater Lakes.

10. AGREEMENT. This Memorandum shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Memorandum.

11. AUTHORIZATION The execution of this Memorandum has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

12. COUNTERPARTS This Memorandum may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the Effective Date.

**DORADO OWNERS ASSOCIATION,
INC.**

By: _____
Its: _____

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Exhibit A: Property Exhibit
Exhibit B: Form of Special Warranty Deed- Transfer Parcel Property
Exhibit C: Form of Transfer Parcel Improvements Bill of Sale

PARCEL 1011830003

Quesada Rd

PARCEL 1011830000

TRANSFER PARCELS:



PROPERTY TRANSFER
LINE:



Tab 9

Pole Description	# Installed	# Removed
20' Fiberglass Pole	1	

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$12.61. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

ENTRADA CDD

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY

By: Chris Venoy
(Signature)

Chris Venoy
(Print or type name)

Title: FPL LT-1 Representative



LED Lighting Solutions

LED Lighting Plan

**DR Horton North FloridaEntrada
Phase 2 unit 3B addition- mailbox
area light
Option 1 Pricing**

Dates

Expected Closed Date: Apr 08, 2026
Material Delivery Date: Jul 26, 2026
Estimated Requesting Date: Sep 24, 2026

*This plan reduces power consumption by: 156.00 kWh / Year
 And that eliminates: 0.11 metric tons of CO2 every year
 Or removing: 0 cars from the road*

INSTALLATION DETAILS - INSTALLATION 1



**Post Top – Traditional W/Side
Panels
Standard Black Fiberglass Pole**

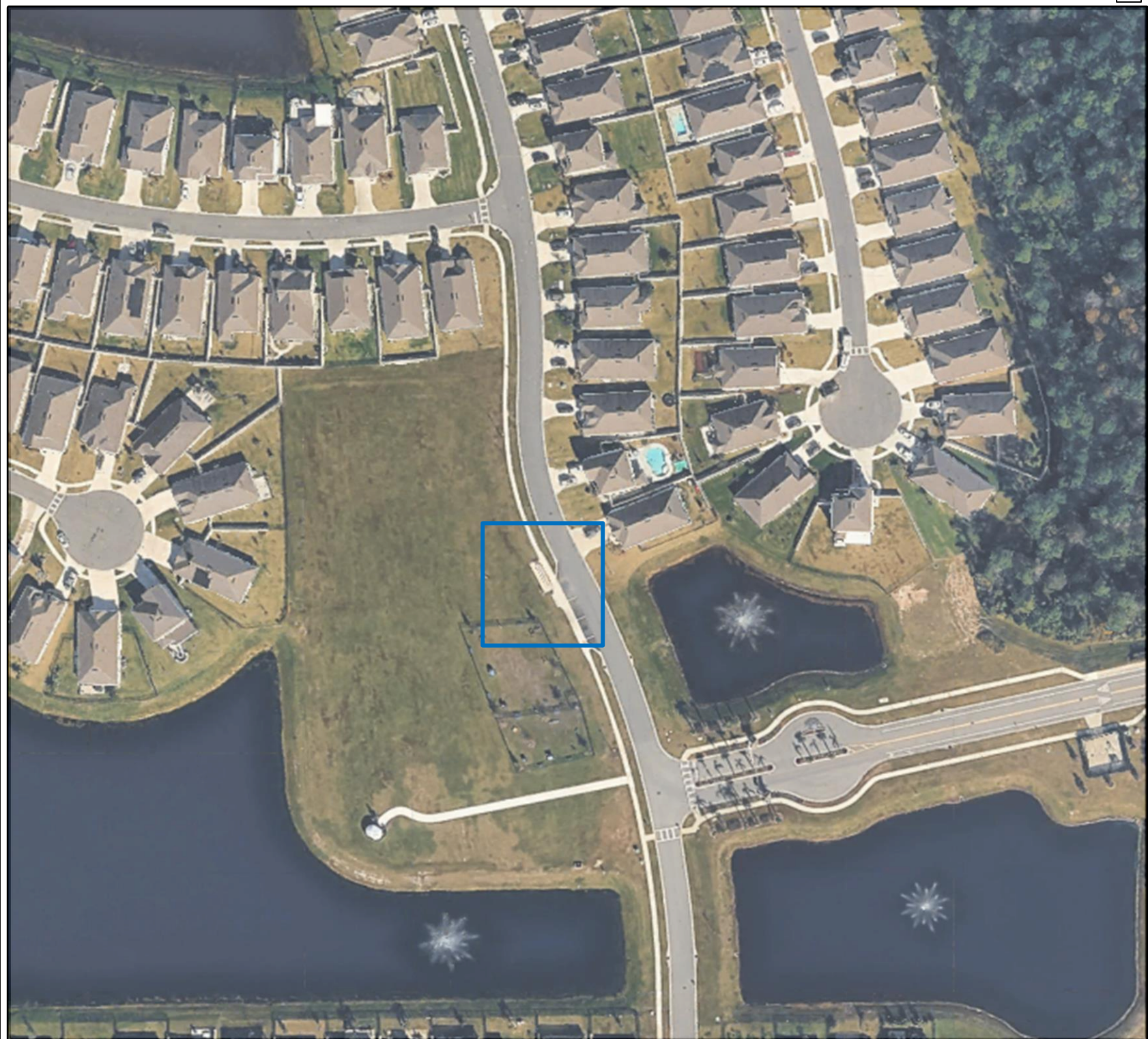
Option 1

Fixture	Traditional Carriage 39 Watt 3000K (Post Top)
Fixtures per pole	1
Pole Type	21' with 15.5'MH Standard Black Fiberglass
Fixture*	\$ 7.50
Pole	\$ 10.78
Maintenance	\$ 1.45
Energy	\$ 1.20
ALC	\$ 12.61

GRAND TOTAL Excludes applicable taxes and franchise fees (estimated at ~25% of the bill)	1 units	\$ 33.54
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Notes

INACCESSIBLE
 13 kV
 FUTURE 23 kV
 23 kV
 SALT SPRAY








ENTRDA PH 2 UNIT 3B MAILBOX LT

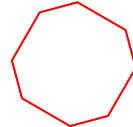


FEEDER:110761

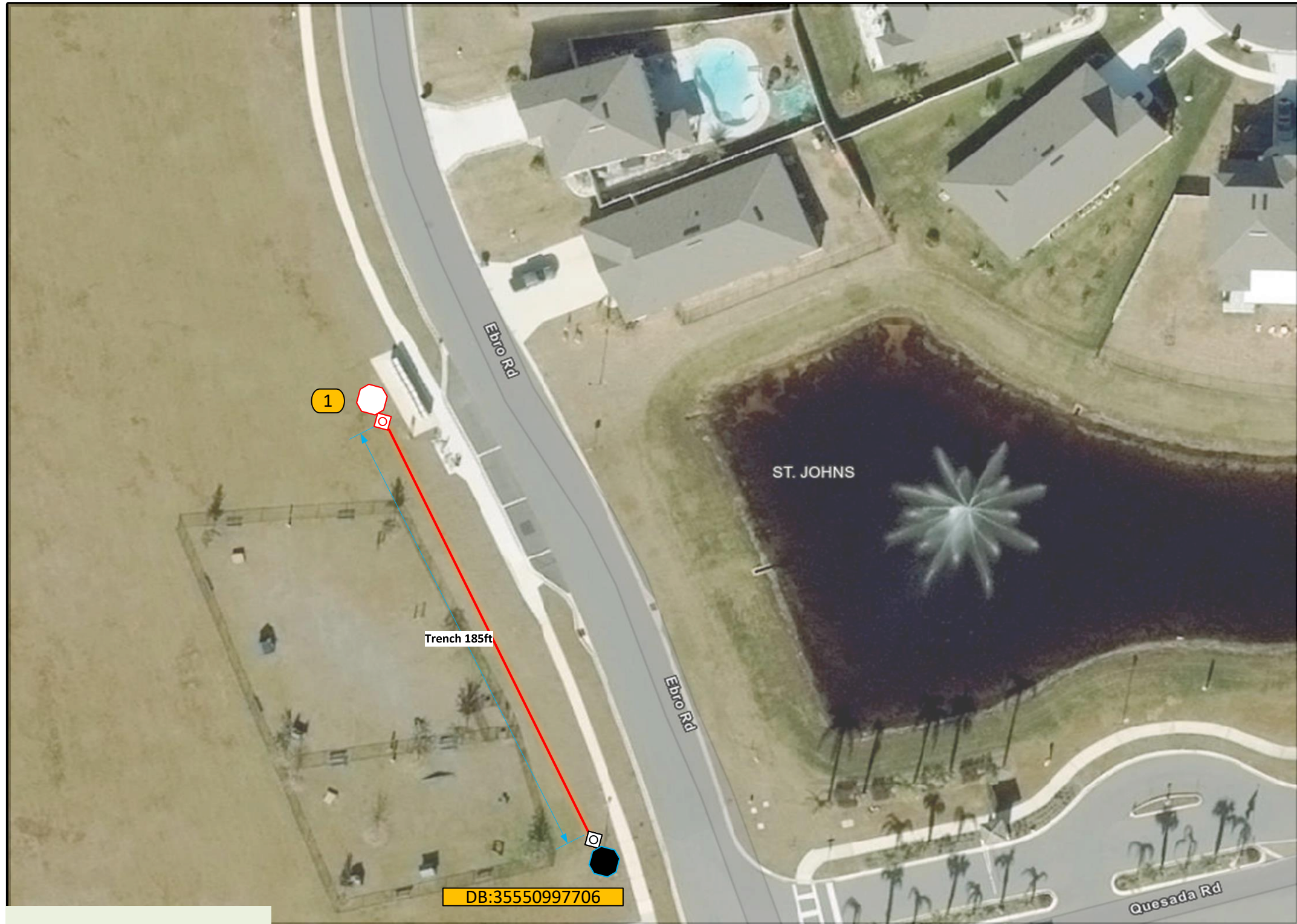
FPL CONSTRUCTION SYMBOL

-  = New UG PVC & Cable
-  = New Streetlight on Fiberglass Pole
-  = New 17" Hand-hole
-  = Existing Streetlight on Fiberglass Pole
-  = Existing 17" Hand-hole

EASEMENT REQUIRED

Product Summary				
Symbol	Description	Watts	Fixtures	Quantity
	GE PTT 39W 3000K 3500L	39W	3000K	1
	STD BLACK FIBERGLASS 20' (15' 6" MH)	N/A	N/A	1

AS-BUILT CREW PRINT		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS		AS-BUILT COPY	
FOREMAN'S SIGNATURE _____ DATE _____		FOREMAN'S SIGNATURE _____ DATE _____		SUPERVISOR'S SIGNATURE _____ DATE _____		INITIALS _____ CERT. DATE _____	
Easement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Survey/Stake? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL	
Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		ENTRDA PH 2 UNIT 3B MAILBOX LT 1 SL INSTALLS 134 EBRO RD, ST. AUGUSTINE FL 32084	
PERMIT REQ'D	City	County Rd.	County Air	State Road	FAA	Designed by: EZECHIEL ALCIUS Date: 03/18/26	
	WMD	RR Xing	DR. Dist.	Transm.		Drawn by: EA Check by: _____ Dwg No. 1 OF 2	
Requested Tel. Co. Set Poles? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Tele. Attachment Per		Rural Location Sec. 33 TWP. 7 S, RGE. 29 E.		SCALE: N.T.S St. Lt MAP No. Z0406 Pri Map No.	
Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Telephone Co. Job No. _____		POLE LINE FEET 0'		TRENCH FT. 0'	
Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		TLM/LDS MODEL No. -		Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Posted by:		WR xxxxxx M/A XX	



Construction Notes:

FPL Contractor to install #6 DPX UG through conduit for all locations shown.
 FPL Contractor to install 2" PVC for rapid trenching for all locations and use 2" HDPE for directional bore. Call locates prior to digging.
 LOC 1: FPL contractor to install (1)GE PTT 39W 3000K 3500L ON NEW STD BLACK FIBERGLASS 20' (15' 6" MH) POLE.

FPL installing poles, pulling #6 DPX UG cable and doing terminations. Poles on this page to be installed within utility easements.
 CHECK VOLTAGE – CONVERT 480V to 120V or 240V'
 On 480V circuits, change the relay prior to installing the lights. Verify the source and amount of lights on that relay.
 -Verify fixture is working correctly after installation. Check 120V to terminal blocks.
 - Customer responsible for any restoration required.

FPL LED: Chris Venoy

AS-BUILT CREW PRINT FOREMAN'S SIGNATURE _____ DATE _____ FOREMAN'S SIGNATURE _____ DATE _____		ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS.		JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS.		AS-BUILT COPY INITIALS _____ CERT. DATE _____	
Easement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tree Work? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Survey/Stake? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Designer/Stake? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Work with SMO? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		FPL ENTRDA PH 2 UNIT 3B MAILBOX LT 1 SL INSTALLS 134 EBRO RD, ST. AUGUSTINE FL 32084	
PERMIT REQ'D City _____ County Rd. _____ County Air _____ State Road _____ FAA _____ WMD _____ RR Xing _____ DR. Dist. _____ Transm. _____		Requested Tel. Co. Set Poles? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Requested Tel. Co. Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Request CAVT Transfer? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Tele. Attachment Per _____ Telephone Co. Job No. _____ Designed by: EZECHIEL ALCIUS Date: 03/18/26 Drawn by: EA Check by: _____ Dwg No. 2 OF 2			
POLE LINE FEET 0'		DUCT BANK FT. 0'		Rural Location Sec. 33 TWP. 7 S, RGE. 29 E.		SCALE: N.T.S St. Lt MAP No. Z0406 Pri Map No.	
TLM/LDS MODEL No. -		Map Posting? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Posted by: WR xxxxxx		M/A XX	

Tab 10



The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

March 10, 2026

Ms. Danielle Wasilewski
Entrada CDD
2806 North Fifth Street, Unit 403
St. Augustine, Florida 32084

Dear Danielle:

Our current amount for the Entrada CDD lake maintenance program for 24 lakes and the ditch will remain the same through September 30, 2026 at \$2,322.00 monthly.

The quarterly fountain service will also remain the same at \$150.00 per quarter.

In October upon the 2026/2027 fiscal year, these amounts will remain the same at \$2,322.00 per month and \$150.00 per quarter. We agree to a two-year agreement term at these amounts through September 30, 2028.

If you have any questions or concerns regarding this proposal, please feel free to give me a call at (904)626-0287 or contact me by email at mark.seymour@lakedoctors.com.

As always, we will continue to focus upon fully satisfying your water management needs by providing excellent, quality service, quick response to questions or problems and deep concern for the health of the Entrada lakes.

We at The Lake Doctors very much appreciate your current business and look forward to continuing to work with you to keep these lakes in excellent condition.

Sincerely,

Mark A. Seymour
Sales Manager
The Lake Doctors, Inc.

MAS/727948



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Exhibit

MAS727984R

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twenty (28) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty-four (24) lakes and One (1) ditch associated with Entrada Community Development District, St. Augustine Fl
Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Including, but not limited to spikerush, planktonic algae, cattails, and cyanobacteria.
Initial term of this agreement shall be June 1, 2026 through September 30, 2026 at \$2,322.00 monthly
Subsequent two (2) year terms shall be October 1, 2026 through September 30, 2028 at \$2,322.00 monthly

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$	2,322.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Monthly Service Reporting	\$	INCLUDED
4.	Additional Treatments, if required	\$	INCLUDED
5.	Application of EPA and State approved aquatic products by certified commercial applicators	\$	INCLUDED
6.	Water Quality Testing and Analysis, as needed, for water management purposes.	\$	Upon Approval
7.	Assistance with stocking sterile grass carp for biological control of aquatic weeds	\$	Upon Approval
	Total of Services Accepted	\$	2,322.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$2,322.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before May 31, 2026.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: MONTHLY EVERY OTHER MONTH QUARTERLY SEMI-ANNUAL ANNUAL

INVOICE TIMING: BEGINNING OF THE MONTH. WITH SERVICE COMPLETION

EMAIL INVOICE: YES NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: YES NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES NO

THIRD PARTY INVOICING PORTAL**: YES NO.

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Dated _____

Mark A. Seymour, Sales Manager

Name _____, Title _____

Lake Management Terms

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment.
 - c) Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.

19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

Tab 11

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2021 AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2021 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE 2021 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, 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; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2021 ("**Bonds**") in order to finance the District's "Series 2021 Project" ("**Project**"); and

WHEREAS, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$338,085.94 ("**Reserve Fund**"), were originally placed in the Series 2021 Reserve Account for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

WHEREAS, the District previously confirmed the Satisfaction of Reserve Account Release Condition 1; and

WHEREAS, the *First Supplemental Trust Indenture* identifies the "**Reserve Account Release Conditions 2**" as:

“(i) all of the Reserve Account Release Conditions #1 have been satisfied, (ii) all homes within the District have been built, sold, and closed with end-users, and (iii) all of the principal portion of the Series 2021 Assessments have been assigned to such homes;” and

WHEREAS, upon the satisfaction of the Reserve Account Release Condition 2, \$101,425.62 of the Reserve Fund may be released into the Series 2021 Acquisition and Construction Account; and

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of the Reserve Account Release Condition 2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2021 Reserve Account into the Series 2021 Acquisition and Construction Account; and

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

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2021 AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2021 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2021 Reserve Account and to the 2021 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

2. AUTHORIZATION FOR REQUISITION. Once the applicable Reserve Funds have been transferred from the Series 2021 Reserve Account to the 2021 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**.

3. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

4. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

[CONTINUED ON FOLLOWING PAGE]

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: District Manager's Certificate & Developer's Certificate

Exhibit B: Request to Trustee

Exhibit C: Requisition

EXHIBIT A

**DISTRICT MANAGER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of the District Manager, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the principal portion of the Series 2021 Special Assessments has been assigned to all homes within the Series 2021 Assessment Area.
2. All Series 2021 Assessments are being collected pursuant to the Uniform Method.

Entrada Community Development District

By: Danielle Wasilewski
Its: District Manger

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of D.R. Horton, Inc. - Jacksonville, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All homes within the District have been built, sold and closed to end-users..

D.R. HORTON, INC. - JACKSONVILLE

By: _____
Its: _____

EXHIBIT B

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
(813)533-2950

_____, 2026

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2021
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 2**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Entrada North Community Development District

By: Danielle Wasilewski
Its: District Manger

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the First Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (i) all of the Reserve Account Release Conditions #1 have been satisfied, (ii) all homes within the District have been built, sold, and closed with end-users, (iii) all of the principal portion of the Series 2021 Special Assessments have been assigned to such homes. The District Manager shall provide a written certification to the District and the Trustee affirming that the events in clauses (i) through (iii), on which certifications the Trustee may conclusively rely."

"Series 2021 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2021 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2021 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2021 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2021 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2021 Bonds."

Section 403(a) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2021 Reserve Account to the Series 2021 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 405 hereof have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of the amount needed to complete the Series 2021 Project."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

Entrada CDD Board of Supervisors

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2021
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release conditions, as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:
 - (i) all of the Reserve Account Release Conditions #1 have been satisfied,
 - (ii) all homes within the Series 2021 Assessment Area have been built, sold and closed with end-users, (iii) all of the principal portion of the Series 2021 Assessments have been assigned to such homes.
2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.

By: Danielle Wasilewski
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by _____, on behalf of Rizzetta & Company Inc. as District Manager for the Entrada Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT C

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Entrada Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of September 1, 2021, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of September 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number:

(B) Name of Payee: ***D.R. Horton, Inc. - Jacksonville***

(D) Amount Payable: \$ _____

Note that the amount of this requisition is equal to the balance of the Series 2021 Acquisition and Construction Account. Additional funds were made available due to recent satisfaction of one or more reserve release conditions.

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(F) Account from which disbursement to be made: ***Series 2021 Acquisition and Construction Account***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project;
4. each disbursement represents a Cost of the 2021 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2021 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) the portion of the 2021 Project improvements being acquired from the proceeds of the Series 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2021 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2021 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2021 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

Tab 12

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2023 AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2023 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE 2023 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, 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; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2023 (“**Bonds**”) in order to finance the District’s “Series 2023 Project” (“**Project**”); and

WHEREAS, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$264,347.50 (“**Reserve Fund**”), were originally placed in the Series 2023 Reserve Account for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

WHEREAS, the District previously confirmed the Satisfaction of Reserve Account Release Condition 1 with Resolution 2025-01; and

WHEREAS, the *Second Supplemental Trust Indenture* identifies the “**Reserve Account Release Conditions 2**” as:

“(a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the District have been built, sold, and closed with end-users, and (c) all of the principal portion of the Series 2023 Assessments have been assigned to such homes;” and

WHEREAS, upon the satisfaction of the Reserve Account Release Condition 2, \$79,304.25 of the Reserve Fund may be released into the Series 2023 Acquisition and Construction Account; and

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of the Reserve Account Release Condition 2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2023 Reserve Account into the Series 2023 Acquisition and Construction Account; and

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

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2023 AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2023 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2023 Reserve Account and to the 2023 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

2. AUTHORIZATION FOR REQUISITION. Once the applicable Reserve Funds have been transferred from the Series 2023 Reserve Account to the 2023 Acquisition and Construction Account, the District hereby authorizes the Requisition for payment of the Unpaid Amount to the Developer in the form attached hereto as **Exhibit C**.

3. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

4. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

[CONTINUED ON FOLLOWING PAGE]

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: District Manager's Certificate & Developer's Certificate
Exhibit B: Request to Trustee
Exhibit C: Requisition

EXHIBIT A

**DISTRICT MANAGER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of the District Manager, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the principal portion of the Series 2023 Special Assessments has been assigned to all homes within the Series 2023 Assessment Area.
2. All Series 2023 Assessments are being collected pursuant to the Uniform Method.

Entrada Community Development District

By: Danielle Wasilewski
Its: District Manger

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of D.R. Horton, Inc. - Jacksonville, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All homes within the District have been built, sold and closed to end-users..

D.R. HORTON, INC. - JACKSONVILLE

By: _____
Its: _____

EXHIBIT B

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
(813)533-2950

_____, 2026

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2023
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 2**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Entrada North Community Development District

By: Danielle Wasilewski
Its: District Manger

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the Fourth Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the District have been built, sold, and closed with end-users, (c) all of the principal portion of the Series 2023 Special Assessments have been assigned to such homes. The District Manager shall provide a written certification to the District and the Trustee affirming that the events in clauses (a) through (c), on which certifications the Trustee may conclusively rely."

"Series 2023 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2023 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2023 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2023 Bonds."

Section 4.03(a) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2023 Reserve Account to the Series 2023 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 405 hereof have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of the amount needed to complete the Series 2023 Project."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

Entrada CDD Board of Supervisors

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2023
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release conditions, as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:
 - (a) all of the Reserve Account Release Conditions #1 have been satisfied,
 - (b) all homes within the Series 2023 Assessment Area have been built, sold and closed with end-users, (c) all of the principal portion of the Series 2023 Assessments have been assigned to such homes.
2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.

By: Danielle Wasilewski
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by _____, on behalf of Rizzetta & Company Inc. as District Manager for the Entrada Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT C

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Entrada Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2018, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of May 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number:

(B) Name of Payee: ***D.R. Horton, Inc. - Jacksonville***

(D) Amount Payable: \$ _____

Note that the amount of this requisition is equal to the balance of the Series 2023 Acquisition and Construction Account. Additional funds were made available due to recent satisfaction of one or more reserve release conditions.

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(F) Account from which disbursement to be made: ***Series 2023 Acquisition and Construction Account***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project;
4. each disbursement represents a Cost of the 2023 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2023 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) the portion of the 2023 Project improvements being acquired from the proceeds of the Series 2023 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2023 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2018 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2023 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

TAB 13

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2024 AND, UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2024 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING A REQUISITION FOR PAYMENT OF THE BALANCE OF THE 2024 ACQUISITION AND CONSTRUCTION ACCOUNT; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, 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; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2024 ("**Bonds**") in order to finance the District's "Series 2024 Project" ("**Project**"); and

WHEREAS, in connection with the issuance of the Bonds, certain construction monies, in the amount of \$137,901.25 ("**Reserve Fund**"), were originally placed in the Series 2024 Reserve Account for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

WHEREAS, the *Third Supplemental Trust Indenture* identifies the "**Reserve Account Release Conditions 1**" as:

“(a) all lots subject to Series 2024 Assessments have been developed and platted, (b) all Series 2024 Assessments are being collected pursuant to the Uniform Method, and (c) there are no Events of Default occurring or continuing under the Indenture with respect to the 2024 Bonds;” and

WHEREAS, upon the satisfaction of the Reserve Account Release Condition 1, \$68,950.50 of the Reserve Fund may be released into the Series 2024 Acquisition and Construction Account; and

WHEREAS, the *Third Supplemental Trust Indenture* identifies the "**Reserve Account Release Conditions 2**" as:

“(a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the District have been built, sold, and closed with end-users, and (c) all of the principal portion of the Series 2024 Assessments have been assigned to such homes;” and

WHEREAS, upon the satisfaction of the Reserve Account Release Condition 2, \$41,370.38 of the Reserve Fund may be released into the Series 2024 Acquisition and Construction Account; and

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of the Reserve Account Release Conditions 1 & 2 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2024 Reserve Account into the Series 2024 Acquisition and Construction Account; and

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

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RELEASE CONDITIONS OF THE SPECIAL ASSESSMENT BONDS, SERIES 2024 AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2024 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Release Conditions by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Release Conditions, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2024 Reserve Account and to the 2024 Acquisition and Construction Account through a letter to Trustee in the form included in **Exhibit B** attached hereto.

2. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

3. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

[CONTINUED ON FOLLOWING PAGE]

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: District Manager's Certificate & Developer's Certificate

Exhibit B: Request to Trustee

Exhibit C: Requisition

EXHIBIT A

**DISTRICT MANAGER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of the District Manager, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the principal portion of the Series 2024 Special Assessments has been assigned to all homes within the Series 2024 Assessment Area.
2. All Series 2024 Assessments are being collected pursuant to the Uniform Method.
3. All homes within the District have been built, sold and closed with end-users.
4. There are no Events of Default occurring or continuing under the Indenture with respect to the Series 2024 Bonds.

Entrada Community Development District

By: Danielle Wasilewski
Its: District Manger

**DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

The undersigned, as a representative of D.R. Horton, Inc. - Jacksonville, hereby joins in the District Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All homes within the District have been built, sold and closed to end-users.

D.R. HORTON, INC. - JACKSONVILLE

By: _____
Its: _____

EXHIBIT B

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
(813)533-2950

_____, 2026

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2024
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 1**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Entrada North Community Development District

By: Danielle Wasilewski
Its: District Manger

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the Fourth Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"(a) all lots subject to Series 2024 Assessments have been developed and platted, (b) all Series 2024 Assessments are being collected pursuant to the Uniform Method, and (c) there are no Events of Default occurring or continuing under the Indenture with respect to the 2024 Bonds. The District Manager shall provide a written certification to the District and the Trustee affirming that the events in clauses (a) through (c), on which certifications the Trustee may conclusively rely."

"Series 2024 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2024 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2024 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds."

Section 403(a) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2024 Reserve Account to the Series 2024 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 405 hereof have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of the amount needed to complete the Series 2024 Project."

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614
(813)533-2950

_____, 2026

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2024
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that “**Reserve Account Release Conditions 2**” has been satisfied. Accordingly, and based on the certificates attached hereto, please recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the attached requisition. Thank you for your assistance.

Entrada North Community Development District

By: Danielle Wasilewski
Its: District Manger

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the Fourth Supplemental Trust Indenture ("**Supplemental Indenture**") are applicable:

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the District have been built, sold, and closed with end-users, (c) all of the principal portion of the Series 2024 Special Assessments have been assigned to such homes, and (d) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2024 Bonds. The District Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (c) have occurred and affirming clause (d), on which certifications the Trustee may conclusively rely."

"Series 2024 Reserve Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2024 Reserve Requirement shall mean an amount calculated from time to time equal to twenty-five percent (25%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2024 Reserve Requirement shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service with respect to all Outstanding Series 2024 Bonds."

Section 403(a) of the Supplemental Indenture further provides, in pertinent part:

"Notwithstanding the foregoing, the Issuer shall not establish a Completion Date until after both the Reserve Account Release Conditions #1 and Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2024 Reserve Account to the Series 2024 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 405 hereof have been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of the amount needed to complete the Series 2024 Project."

EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RELEASE CONDITIONS**

_____, 2026

Entrada CDD Board of Supervisors

U.S. Bank Trust Company, National Association, as successor Trustee
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attn: Leanne Duffy
E-mail: leanne.duffy@usbank.com

VIA EMAIL

RE: Entrada Community Development District
Special Assessment Bonds, Series 2024
Satisfaction of Release Conditions

Dear Sir or Madam,

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release conditions, as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:
 - (a) all of the Reserve Account Release Conditions #1 have been satisfied,
 - (b) all homes within the Series 2024 Assessment Area have been built, sold and closed with end-users, (c) all of the principal portion of the Series 2024 Assessments have been assigned to such homes.
2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release conditions, calculate the revised applicable reserve account requirements, transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.

By: Danielle Wasilewski
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by _____, on behalf of Rizzetta & Company Inc. as District Manager for the Entrada Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT C

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Entrada Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of September 1, 2021, as supplemented by that certain Third Supplemental Trust Indenture dated as of August 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number:
- (B) Name of Payee: ***D.R. Horton, Inc. - Jacksonville***
- (D) Amount Payable: \$ _____
Note that the amount of this requisition is equal to the balance of the Series 2024 Acquisition and Construction Account. Additional funds were made available due to recent satisfaction of one or more reserve release conditions.
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

- (F) Account from which disbursement to be made: ***Series 2024 Acquisition and Construction Account***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "F" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project;
4. each disbursement represents a Cost of the 2024 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that: (i) this disbursement is for the Cost of the 2024 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) the portion of the 2024 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2024 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2024 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2024 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

TAB 14

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Entrada Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 12, 2026, at 6:00 p.m., at 460 Rio San Juan Road, St. Augustine, FL 32084.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2026.

ATTEST:

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TAB 15



Rizzetta & Company

Entrada Community Development District

www.entradacdd.org

Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

Proposed Budget
Entrada Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
33	Miscellaneous Fees	\$ 1,317	\$ 1,500	\$ 2,000	\$ 500	\$ 2,000	\$ -
34	Public Officials Liability Insurance	\$ 2,982	\$ 2,982	\$ 3,165	\$ 183	\$ 3,280	\$ 115
35	Trustees Fees	\$ 12,768	\$ 12,768	\$ 12,000	\$ (768)	\$ 15,000	\$ 3,000
36	Website & Compliance ADA	\$ 1,319	\$ 2,857	\$ 2,857	\$ -	\$ 2,857	\$ -
37	Legal Counsel						
38	District Counsel	\$ 7,848	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
39							
40	Administrative Subtotal	\$ 63,363	\$ 133,579	\$ 137,944	\$ 4,365	\$ 143,839	\$ 5,895
41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	Electric Utility Services						
45	Utility - Street Lights	\$ 22,378	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ -
46	Utility Services	\$ 16,397	\$ 50,000	\$ 55,000	\$ 5,000	\$ 55,000	\$ -
47	Garbage/Solid Waste Control Services						
48	Garbage - Recreation Facility	\$ 3,287	\$ 6,500	\$ 7,000	\$ 500	\$ 7,000	\$ -
49	Water-Sewer Combination Services						
50	Utility Services	\$ 7,249	\$ 28,500	\$ 40,000	\$ 11,500	\$ 40,000	\$ -
51	Stormwater Control						
52	Aquatic Maintenance	\$ 11,760	\$ 27,864	\$ 27,864	\$ -	\$ 27,864	\$ -
53	Fountain Service Repairs & Maintenance	\$ 2,266	\$ 3,000	\$ 2,500	\$ (500)	\$ 3,500	\$ 1,000
54	Miscellaneous Expense	\$ -	\$ 2,500	\$ 3,500	\$ 1,000	\$ 3,500	\$ -
55	Other Physical Environment						
56	Entry & Walls Maintenance	\$ 8,357	\$ 12,000	\$ 10,000	\$ (2,000)	\$ 10,000	\$ -
57	General Liability/Property Insurance	\$ 51,272	\$ 51,272	\$ 86,789	\$ 35,517	\$ 55,000	\$ (31,789)
58	Irrigation Repairs	\$ 495	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
59	Landscape and Irrigation Maintenance Contract	\$ 65,312	\$ 193,659	\$ 205,000	\$ 11,341	\$ 205,000	\$ -
60	Landscape Replacement	\$ 2,990	\$ 10,000	\$ 10,000	\$ -	\$ 18,000	\$ 8,000
61	Miscellaneous Expense	\$ 14,950	\$ 20,000	\$ 1,000	\$ (19,000)	\$ 5,550	\$ 4,550
62	Parks & Recreation						
63	Access Control Maintenance & Repairs	\$ 758	\$ 5,900	\$ 5,100	\$ (800)	\$ 6,000	\$ 900
64	Amenity Facility Janitorial Supplies	\$ 1,374	\$ 6,500	\$ 7,500	\$ ² 1,000	\$ 7,500	\$ -

To Include Hard copy agendas, DTS License and Tax Collector Postage
Based on Estimate Provided
Est. Increase for Series 2021, 2023 & 2024
Includes all Amenity Facilities and Entry, Irrigation & Fountains
Includes Increased Pick Up - 1X week with 8 yard container
Entry fountain turned off for repairs
Based on 24 ponds and ditch treatments
Includes quarterly fountain cleaning and PM service
Game fish?
Based on Estimate Provided
Projected Includes Suction and Screen Assembly Repairs
Includes mowing of 19 pond banks, ditches, mulch and installation of annuals
Possibly include Amenity Center enhancements and sod replacement
Tree work
Projected includes gate closures, exit devices
Based on estimated amount

Entrada Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021	Series 2023	Series 2024	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
TOTAL REVENUES	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
EXPENDITURES				
Administrative				
Debt Service Obligation	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
Administrative Subtotal	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
TOTAL EXPENDITURES	\$676,170.43	\$489,934.81	\$275,801.92	\$1,441,907.16
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,533,943.78

Notes:

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

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

ENTRADA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,158,520.00	2025/2026 O&M Budget	\$1,158,520.00
Collection Costs:	2%	\$24,649.36	2026/2027 O&M Budget	\$1,158,520.00
Early Payment Discounts:	4%	\$49,298.72		
2026/2027 Total:		\$1,232,468.09	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family (Phase 1)</i>	Series 2021 Debt Service	\$1,649.84	\$1,649.84	\$0.00	0.00%
	Operations/Maintenance	\$1,290.54	\$1,290.54	\$0.00	0.00%
	Total	\$2,940.38	\$2,940.38	\$0.00	0.00%
<i>Single Family (Phases 2, 3, 4)</i>	Series 2023 Debt Service	\$1,649.39	\$1,649.39	\$0.00	0.00%
	Operations/Maintenance	\$1,290.54	\$1,290.54	\$0.00	0.00%
	Total	\$2,939.93	\$2,939.93	\$0.00	0.00%
<i>Single Family (Phase 3, Units 6A & 6B)</i>	Series 2024 Debt Service	\$1,648.35	\$1,648.35	\$0.00	0.00%
	Operations/Maintenance	\$1,290.54	\$1,290.54	\$0.00	0.00%
	Total	\$2,938.89	\$2,938.89	\$0.00	0.00%

ENTRADA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,158,520.00
COLLECTION COSTS @	2%	\$24,649.36
EARLY PAYMENT DISCOUNT @	4%	\$49,298.72
TOTAL O&M ASSESSMENT		\$1,232,468.09

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2021 DEBT SERVICE ⁽¹⁾	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2024 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2021 DEBT SERVICE ⁽²⁾	SERIES 2023 DEBT SERVICE ⁽³⁾	SERIES 2024 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Phase 1													
Single Family	436	436	0	0	1.00	436.00	45.65%	\$562,676.53	\$1,290.54	\$1,649.84	\$0.00	\$0.00	\$2,940.38
Phases 2, 3 & 4													
Single Family	341	0	316	0	1.00	341.00	35.71%	\$440,074.99	\$1,290.54	\$0.00	\$1,649.39	\$0.00	\$2,939.93
Phase 3 Units 6A & 6B													
Single Family	178	0	0	178	1.00	178.00	18.64%	\$229,716.56	\$1,290.54	\$0.00	\$0.00	\$1,648.35	\$2,938.89
Total Community	955	436	316	178		955.00	100.00%	\$1,232,468.09					

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

(\$73,948.09)

Net Revenue to be Collected:

\$1,158,520.00

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

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

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

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

⁽⁵⁾ Annual assessment that will appear on November 2026 St Johns County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026-2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Entrada Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget and budgets to be adopted in future Fiscal Years by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget, and the Proposed Budgets of future Fiscal Years provided they do not exceed the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary

assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 12, 2026
HOUR: 6:00 PM
LOCATION: 460 Rio San Juan Road
St. Augustine, FL 32084

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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 take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

ATTEST:

**ENTRADA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors