



Rizzetta & Company

# Entrada Community Development District

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**Board of Supervisors' Meeting  
June 10, 2026**

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

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

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

<b>Board of Supervisors</b>	Robert Porter Mark Dearing Lars Johansson James Teagle Wayne Meyers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Board of Supervisor
<b>District Manager</b>	Lesley Gallagher Danielle Wasilewski	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
<b>District Manager</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	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](http://www.entradacdd.org)

Board of Supervisors  
Entrada Community  
Development District

June 2, 2026

## FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **June 10, 2026**, at **10:30 a.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 May 6, 2026 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for April 2026 ..... Tab 2
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Update on Crosswalk Installation
    2. Consideration of Speedhump Proposal
  - C. Landscape and Irrigation Report – Prestige Landscape ..... Tab 3
  - D. Amenity Manager Report – First Coast CMS ..... Tab 4
    1. Pond & Fountain Maintenance Reports – Lake Doctors
  - E. District Manager Report ..... Tab 5
5. **BUSINESS ITEMS**
  - A. Consideration of Push Bar Proposals ..... Tab 6
  - B. Consideration of Splash Pad Resurfacing Proposals ..... Tab 7
  - C. Consideration of Prestige Renewal Agreement ..... Tab 8
  - D. Consideration of First Coast Renewal Agreement ..... Tab 9
  - E. Consideration 2026-06; Authorizing DSRF Release #1 & #2 Requisition, Series 2024 ..... Tab 10
  - F. Consideration of Resolution 2026-09; Conducting Landowner Election ..... Tab 11
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

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

Sincerely,  
*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 **special** meeting of the Board of Supervisors of the Entrada Community Development District was held on **May 6, 2026, at 6:00 p.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

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

Also present were:

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

Audience members present

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER/ROLL CALL**

Mr. Dearing called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON  
AGENDA ITEMS**

No audience comments.

**THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE  
MINUTES OF THE BOARD OF  
SUPERVISORS' REGULAR  
MEETING HELD FEBRUARY  
11, 2026**

On a motion by Mr. Teagle, seconded by Mr. Johansson, with all in favor, the Board approved the Minutes of the Board of Supervisors regular meeting held on February 11, 2026, for Entrada Community Development District.

47 **FOURTH ORDER OF BUSINESS**

**RATIFICATION OF OPERATION  
& MAINTENANCE  
EXPENDITURES FOR JANUARY  
2026 THROUGH MARCH 2026**

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There were no questions from the Board.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2026 in the amount of \$48,163.97, February 2026 in the amount of \$80,985.13, and March 2026 in the amount of \$40,554.83, for Entrada Community Development District.

53  
54 **FIFTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-02;  
REASSIGNING ASSISTANT  
TREASURER**

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Ms. Wasilewski explained Mr. Wildermuth with Rizzetta has retired and Ms. Susan Garcia has assumed his role.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-02; Reassigning Assistant Treasurer, for Entrada Community Development District.

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63 **SIXTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-03;  
REDESIGNATING ASSISTANT  
SECRETARY**

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Ms. Wasilewski explained this is adding Mr. Meyers as an Assistant Secretary.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-03; Redesignating Assistant Secretary, for Entrada Community Development District.

70  
71 **SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

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**A. District Counsel**

Ms. Buchanan didn't have a report but available for questions.

**B. District Engineer**

Mr. Benolken updated the Board on the process and cost of adding an additional crosswalk.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board approved a not to exceed amount of \$5,000.00 for the cost of adding an additional crosswalk, for Entrada Community Development District.

82 Mr. Benolken explained the process and items needed to add speedhumps. The Board  
83 requested an update on the conversation with St. Johns County if speedhumps are  
84 feasible along with a proposal and map locating proposed speedhumps.  
85

86  
87 *Mr. Benolken left the meeting at 6:09 pm.*  
88

### 89 **C. Landscape & Irrigation Report – Prestige Landscape**

90  
91 Mr. Kenny gave an overview of the monthly report and updated the Board the Amenity  
92 Center mulch delivery was delayed to next week.  
93

#### 94 **1. Consideration of Amenity Center Enhancement Proposal**

95  
96 The Amenity Center enhancement proposal was discussed and Mr. Meyers inquired about  
97 replacing the sod along the roadways and sidewalks. Board discussion ensued.  
98

99 The Board directed Mr. Shiver for hydroseeding proposals at the next meeting. The  
100 enhancement proposal was tabled for a later meeting.  
101

102 *Mr. Kenny left the meeting at 6:24 pm.*  
103

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

105  
106 Mr. Shiver discussed cattails around pond #17 and was directed to contact SJRWMD  
107 for clarification based on the permit.  
108

109 Mr. Shiver reviewed the shower replacement proposals and requested to table the  
110 proposals in the report and bring alternate proposals to the next meeting.  
111

112 Mr. Shiver updated the Board on broken features at the splash pad, including  
113 resurfacing, and will have proposals available at the next meeting. Board discussion  
114 ensued.  
115

116 Per the Board's request at the previous meeting, Mr. Shiver presented pool heater  
117 options and the Board did not wish to proceed.  
118

119 Further discussion on upgrading security cameras, adding security, basketball gate  
120 vandalism and emergency push bars ensued. The Board requested push bar proposals  
121 for the next meeting, and to contact SJC regarding the inclusion of Entrada's Amenity  
122 Center as a substation.  
123

#### 124 **1. Pond and Fountain Maintenance Reports**

125  
126 No questions from the Board.  
127

**E. District Manager**

Ms. Wasilewski reminded the Board of the General Election, there are currently 1,656 registered voters in Entrada as of April 15, 2026, carp and barriers were installed in March, and the re-grading behind Ardilla Circle homes has been completed.

**EIGHTH ORDER OF BUSINESS**

**PRESENTATION OF DORADO REQUEST**

- 1. License Agreement to Perform Lake Maintenance with HOA**
- 2. Memorandum of Understanding**

Ms. Buchanan updated the Board on recent discussions with the Dorado HOA Attorney and explained the License Agreement would allow the CDD to maintain the ponds within Dorado since they are part of the overall stormwater management system.

On a motion by Mr. Meyers, seconded by Mr. Teagle, with all in favor, the Board approved the License Agreement to Perform Lake Maintenance with HOA, for Entrada Community Development District.

M. Buchanan reviewed the Memorandum of Understanding highlighting the property conveyance closes to the gate to the lift station, District responsible for sketch and legal for property lines, additional responsibilities of the District and Dorado HOA, and requested to have the MOU approved in substantial form. The handout shows 2 redlines which specify removing streetlights from this MOU.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board approved the Memorandum of Understanding in substantial form, for Entrada Community Development District. (Exhibit A)

**NINTH ORDER OF BUSINESS**

**CONSIDERATION OF ADDITIONAL STREETLIGHT FOR DORADO**

Ms. Buchanan requested additional time for further review and to be tabled to a later date.

**TENTH ORDER OF BUSINESS**

**CONSIDERATION OF LAKE DOCTORS RENEWAL PROPOSAL**

Ms. Wasilewski reviewed the renewal to extend the contract to the end of the fiscal year and for Lake Doctors to hold pricing until September 30, 2028 on monthly pond maintenance and quarterly fountain maintenance.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board approved Lake Doctors renewal proposal monthly amount of \$2,322.00 to September 30, 2028, for Entrada Community Development District.

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**ELVENTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-04;  
AUTHORIZING DSRF RELEASE  
#2 REQUISITION, SERIES 2021**

Ms. Buchanan explained how the bonds operate, all the land is platted and owned, and assessments are all on the tax roll allowing the “debt emergency fund” to be reduced.

These resolutions identify the process for reducing debt service reserve upon development completion by removing money from the bond such as the debt emergency fund, transferring part of it to the construction fund where the District is obligated to pay out those funds to the developer. This does not affect the budget or annual assessments.

The requisition for Series 2021, \$102,954.62 toward the balance of CR 18, and for Series 2023, \$95,873.25 balance of CR 4, and both transactions repay money for each bond series. This does not have an impact on the homeowners.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-04; Authorizing DSRF Release #2 Requisitions, Series 2021 for Entrada Community Development District.

**TWELFTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-05;  
AUTHORIZING DSRF RELEASE  
#2 REQUISITION, SERIES 2023**

Explained by Ms. Buchanan.

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-05; Authorizing DSRF Release #2 Requisitions, Series 2023 for Entrada Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-06;  
AUTHORIZING DSRF RELEASE  
# 1 & #2 REQUISITION, SERIES  
2024**

Ms. Buchanan asked this to be tabled for the next meeting.

**FOURTEENTH ORDER OF BUSINESS**

**CONSIDERATION OF  
RESOLUTION 2026-07;  
SETTING PUBLIC HEARING  
FOR REVISED RULES OF  
PROCEDURE**

Ms. Buchanan explained there have been updates on the Rules of Procedure and the

208 District would need to notice for rule development, rulemaking and adopt the updated  
209 Rules of Procedure in juncture with the Public Hearing adopting the budget.  
210

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-07; Setting Public Hearing for Revised Rules of Procedure for August 12, 2026 at 6:00 pm, for Entrada Community Development District.

211  
212 **FIFTEENTH ORDER OF BUSINESS** **PRESENTATION OF FISCAL**  
213 **YEAR 2026-2027 PROPOSED**  
214 **BUDGET**  
215

216 Ms. Wasilewski highlighted changes for FY26-27 budget and based on proposed budget,  
217 there is not a proposed increase on assessments.  
218

219 Clarification on Trustees fees, landscape replacement and special events were  
220 discussed. Mr. Shiver is to provide an overview of special events, including Halloween,  
221 July 4<sup>th</sup>, and Easter.  
222

223 **1. Consideration of Resolution 2026-08; Approving**  
224 **Proposed Budget and Setting Public Hearing**  
225

On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-08; Approving Proposed Budget for FY26-27 and Setting Public Hearing for August 12, 2026 at 6:00 pm, for Entrada Community Development District.

226  
227 **SIXTEENTH ORDER OF BUSINESS** **SUPERVISORS REQUESTS &**  
228 **AUDIENCE COMMENTS**  
229

230 **Supervisors Requests**

231  
232 No Supervisor requests.  
233

234 **Audience Comments**

235  
236 Audience members commented on the exit lane modifications, adding signage to athletic  
237 courts stating recording in process to deter vandalism, hydroseeding, and transferring  
238 property to Dorado.  
239

240 Discussion of roadway maintenance on Rio San Juan with new RV/Boat storage property  
241 owner, and confirmation the new RV facility is not part of the District.  
242

243 An audience member stated the entrance pavers are sinking in some areas, and Mr.  
244 Shiver stated he will contact the vendor that repaired the entrance pavers to re-inspect  
245 and repair as needed.  
246

247 Pool wrist bands were discussed.  
248

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251

**SEVENTEENTH ORDER OF BUSINESS**

**ADJOURNMENT**

On a motion by Mr. Johansson, seconded by Mr. Meyers, with all in favor, the Board adjourned the Board of Supervisors' meeting at 7:25 p.m., for Entrada Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT

# **Exhibit A**

## 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 the Transfer Parcels. 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 and approved by the Association.

**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

# EXHIBIT A



**EXHIBIT B**

Special Warranty Deed

Prepared by and upon recording return to:

Katie S. Buchanan, Esquire  
Kutak Rock LLP  
107 W. College Avenue  
Tallahassee, FL 32301

Property Appraisers Parcel I.D.: see attached legal

Consideration: None/Gift of Common Areas  
Documentary Stamp Taxes: see legend below

**SPECIAL WARRANTY DEED**

[Dorado Transfer Parcel]

THIS SPECIAL WARRANTY DEED is made this \_\_\_ day of \_\_\_\_\_, 2026, by **Entrada Community Development District**, a special-purpose unit of local government established under Chapter 190, Florida Statutes whose mailing address for purposes hereof is 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614 (“Grantor”) to **Dorado Owners Association, Inc.** a Florida not-for-profit corporation, with an address of 2806 N. 5<sup>th</sup> Street, Suite 403, St. Augustine, Florida 32084 (“Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in St. Johns Association, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof (“Property”):

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2026 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee’s successors and assigns in fee simple forever.

And Grantor hereby covenants with and warrants to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, provided however that the Property is conveyed subject to existing easements, covenants, restrictions and other matters of record. Grantee hereby covenants and agrees that it shall assume and perform the obligations set forth in all such recorded instruments insofar as they relate to the Property.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

**WITNESSES**

**Entrada Community Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: Robert S. Porter  
Title: Chairman

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
ST. JOHNS COUNTY \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2026, by Robert S. Porter, as the Chairman of Entrada Community Development District, who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State and Association Aforesaid  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit A: Property**

[INSERT LEGAL DESCRIPTION]

**EXHIBIT C**

**BILL OF SALE**

**[DORADO IMPROVEMENTS]**

KNOW ALL MEN BY THESE PRESENTS, that **ENTRADA COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o 3434 Colwell Avenue, Unit 200, Tampa, Florida 33614 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **Dorado Owners Association, Inc.** a Florida not-for-profit corporation (hereinafter referred to as ASSOCIATION) has granted, bargained, sold, transferred, conveyed and delivered to the ASSOCIATION, its executors, administrators, successors and assigns forever, the following:

***Quesada Road*** - All roads, pavement, curbing and other physical improvements located within the rights-of-way known as Quesada Road as identified in Exhibit A.

TO HAVE AND TO HOLD the same unto the ASSOCIATION, its executors, administrators, successors and assigns forever. The ASSOCIATION shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the ASSOCIATION and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; the SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor.

[CONTINUED ON NEXT PAGE]

**BILL OF SALE [CDD TO ASSOCIATION]  
SIGNATURE PAGE**

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this \_\_\_\_ day of \_\_\_\_\_, 2026.

WITNESSES:

ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
By: Robert S. Porter  
Its: Chairperson

\_\_\_\_\_  
Print Name:

STATE OF FLORIDA  
ST. JOHNS COUNTY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by Robert S. Porter, as Chairperson of Entrada Community Development District, who is either  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA  
Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

## **Tab 2**

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$74,476.46**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260430-1	321649284-040326	Internet Services 04/26	\$ 171.20
Bob's Backflow & Plumbing Services, Inc.	300269	33458	Backflow 03/26	\$ 253.86
Bob's Backflow & Plumbing Services, Inc.	300280	33775	Backflow 04/26	\$ 189.92
First Coast Contract Maintenance Service, LLC	300275	10139	Management Services 04/26	\$ 14,396.75
First Coast Contract Maintenance Service, LLC	300270	10176	Reimbursable Expenses 03/26	\$ 1,606.61
First Coast Contract Maintenance Service, LLC	300281	10208	Reimbursable Expenses 03/26	\$ 830.87
First Coast Contract Maintenance Service, LLC	300285	10225	Reimbursable Expenses 04/26	\$ 1,389.46
First Place Fitness Equipment, Inc	300289	WO-49177	Fitness Equipment Maintenance & Repair 04/26	\$ 149.95
Fitness Pro	300290	277777	Fitness Equipment Maintenance & Repair 04/26	\$ 223.00
Fitness Pro	300290	277853	Fitness Equipment Maintenance & Repair 04/26	\$ 245.00
Florida Janitor & Paper Supply	300282	390286	Janitorial Supplies 04/26	\$ 273.27
Florida Power & Light Company	20260401-1	0490435146-032026	Electric Services 03/26	\$ 4,629.79

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260422-1	0582662086-041026	Electric Services 03/26	\$ 236.18
Florida Power & Light Company	20260401-1	1766102493-032026	Electric Services 03/26	\$ 853.86
Florida Power & Light Company	20260422-1	4767591003-041026	Electric Services 03/26	\$ 239.17
Florida Power & Light Company	20260422-1	5292822425-041026	Electric Services 03/26	\$ 654.46
Florida Power & Light Company	20260422-1	5423359248-040726	Electric Services 03/26	\$ 106.21
Florida Power & Light Company	20260430-1	7696877062-041326	Electric Services 03/26	\$ 1,611.73
Greenseed Company LLC	300288	85722	Landscape Maintenance 03/26	\$ 5,125.00
Hawkins, Inc	300276	7378256	Pool Chemicals 04/26	\$ 472.00
Hawkins, Inc	300286	7389542	Pool Chemicals 04/26	\$ 896.60
Hi-Tech System Associates	300271	79548	Access Control 03/26	\$ 95.00
Hi-Tech System Associates	300283	440248	Access Control 04/26	\$ 424.98
Kutak Rock, LLP	300287	3728839	Legal Services 02/26	\$ 4,392.85

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300284	3728841	Legal Services 01/26	\$ 2,751.60
Prestige Landscapes of North Florida, Inc.	300277	12771	Landscape Maintenance 04/26	\$ 14,496.15
Rizzetta & Company, Inc.	300274	INV0000108080	Accounting Services 04/26	\$ 5,372.33
St Augustine Electric Motor Works, Inc.	300272	112056	Fountain Maintenance 03/26	\$ 2,100.88
St Johns Utility Department	20260413-1	589849141683-031226	Water-Sewer Services 02/26	\$ 1,408.61
St Johns Utility Department	20260413-1	589849142230-031226	Water-Sewer Services 02/26	\$ 407.17
TLD-Southeast, Inc.	300278	2078779	Aquatic Maintenance 03/26	\$ 6,000.00
TLD-Southeast, Inc.	300273	2129310	Aquatic Maintenance 03/26	\$ 2,322.00
TLD-Southeast, Inc.	300279	360471B	Fountain Maintenance 04/26	<u>\$ 150.00</u>
<b>Report Total</b>				<b><u>\$ 74,476.46</u></b>

## **Tab 3**



**PRESTIGE**  
**LANDSCAPES**  
**OF NORTH FLORIDA, INC.**

*May 2026*

*Maintenance Report*

*Entrada CDD*

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



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

May, 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 successfully completed all scheduled weekly services throughout May 2026. During these visits, crews focused on effectively managing weed pressure in plant beds, concrete cracks, and along curb lines to maintain a clean and well-kept appearance.

As the property continues to experience active spring growth, special attention was given to detail work within plant beds and along turf edges, ensuring crisp lines and well-defined landscaping throughout the community.

Overall, the property is exhibiting healthy turf color and strong growth. With rising temperatures accelerating seasonal growth rates, the landscape continues to present a vibrant, clean, and well-maintained appearance.

**Irrigation**

The irrigation team completed the monthly system inspection across the property, which included nozzle cleaning and necessary head and nozzle adjustments to ensure optimal coverage and performance.

Controller run times were adjusted to accommodate increased evapotranspiration rates associated with rising seasonal temperatures. All irrigation controllers were inspected and confirmed to be operating properly at the time of service.

Per request, irrigation of roadway trees continues as scheduled. The current watering schedule has been updated to support seasonal demands, with turf areas irrigated three times per week and plant beds irrigated twice per week.

**Agronomics**

Spring fertilizer applications have been completed in both turf and shrub areas in accordance with the contract specifications. Post-emergent weed control treatments were applied as needed to effectively manage seasonal weed pressure.

Turf areas continue to respond positively to the spring agronomic program, showing healthy growth and improved overall condition. We will maintain close monitoring of site conditions as we transition into the summer months to ensure continued performance and address any emerging needs.

If you have any questions after reviewing this report, please feel free to contact us.

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



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

Name Entrada CDD

Address 63 Nervion way St. Augustine Fl.

Date 05/14/2026 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

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE	X						
CHANGE TO 6"							
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 05/15/2026 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 nozzle change and, adjustments upon inspection. Clock functioning properly.



**Customer** - Prestige Landscapes of North Florida

**Property** - Entrada CDD

**Dates**- 05/08/2026

**Time of Application**: N/A

**Total Gallons Used**- 200

**Total Sq. Ft Treated**- +/- 1.75 acres

**Weeds**- Hawksbeard, Clover, Carolina Geranium, Dollarweed, Woodsorrel

**Products Used:**

Blindside @ 6.5 oz per acre

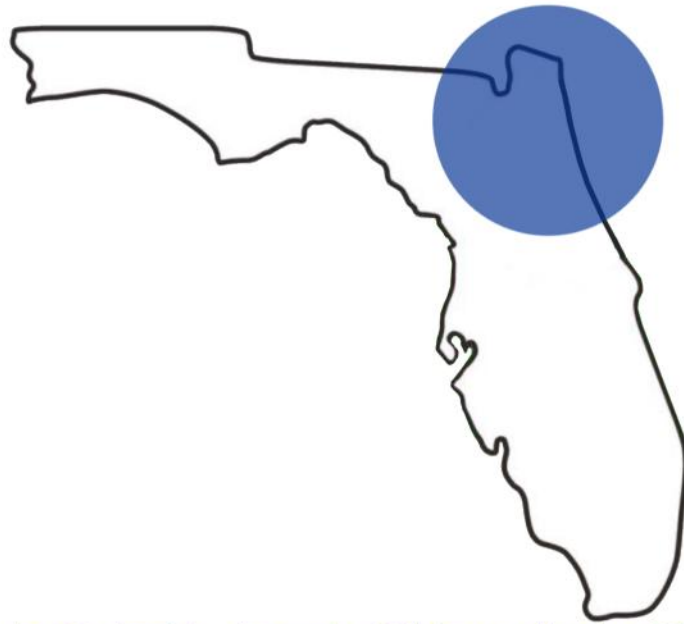
6-0-0 Turf Fuel @ 6 lbs per acre

21-0-0 AMS @ 1/2 lb N per 1000 Sqft

Barricor SP @ 20 oz per acre

Specticle Flo @ 3.5 oz per acre

We applied post-emergent and pre-emergent weed controls for broadleaf weeds, nutsedges, and grassy weeds. These weeds will begin to die within the next 10-21 days. We also applied contact and systemic insect controls for ants and turf-destroying insects. Spring fertilizer was applied, which will begin improving the health, growth, and color of the turf once watered in. Please water in this application within 24-48 hours for the best results.



# PRESTIGE

## LANDSCAPES

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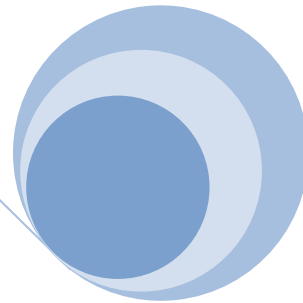
OF NORTH FLORIDA, INC.

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

# Tab 4



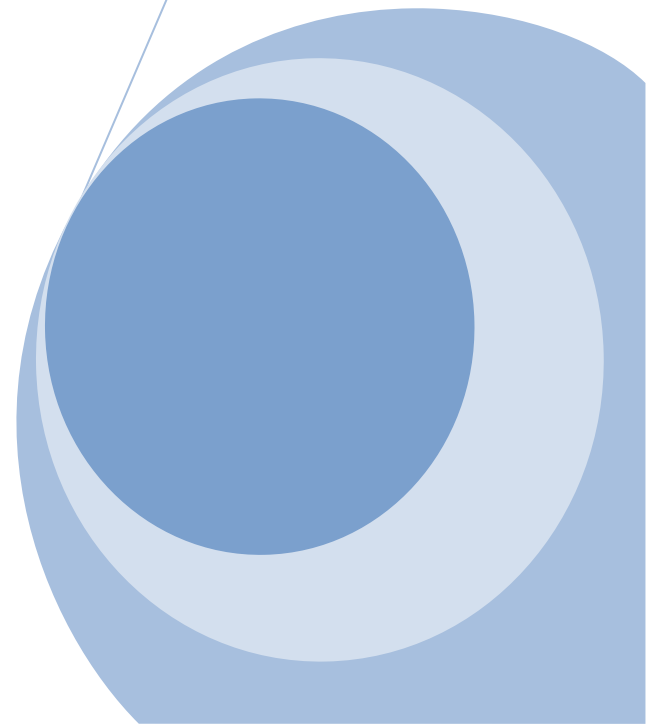
**First Coast**  
CMS



# **Entrada Community Development District**

Field Report June 2026

**First Coast CMS LLC**  
6/2/2026



## ***Pool***



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

- We have received quotes to repair Coping Pavers to the pools
- Fecal Accident reported on 5/30. Pool was closed and treated.

## ***Facility and Site Maintenance***

- Fitness Pro was called to repair: Broken Leg Extension Machine, Lat Pull Down Machine, Incline button on Spirit Treadmill, HR plate on Spirit Treadmill, Clutch Bearing Replacement on Recumbent Bike.

- Spoke with Florida Carter regarding Hydro Seeding and was told that Hydro Seeding is not possible without first scraping all the current plant material away.
- Received bids for replacing the crash bars on pool gates with alarms
- A/C unit needed service on 5/8 due to malfunction
- All Weather came and looked at front entrance. They are scheduling with Manufacture regarding this and we are waiting on their response
- Door was kicked in at Lap Pool Bathroom. Sheriff declined any action due to what was described as lack of criminal intent. We have suspended access to home while waiting on response from homeowner. The door is scheduled for repair on 6/2
-



**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:** 2169966  
**Service Date:** 5/28/2026  
**Target Pests (if applicable):**

**Thank you for  
your business!**

## Service Notes & Observations

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

- #13 treated for algae and shoreline weeds
- #14 treated for algae
- #15 treated for algae and shoreline weeds
- #16 inspected lake looks great
- #17 looks great
- #18 treated for algae
- #19 looks great
- #20 treated for algae
- #21 treated for algae and preserving cattails for fish
- #22 looks great
- #23 treated for algae looking better

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

Things are looking really good overall.

Any questions 9046261883

Thanks

Garrett

<u>Environmental Conditions</u>	
<b>Weather:</b>	Fog
<b>Temperature:</b>	84.78
<b>Wind Direction:</b>	South
<b>Wind Speed:</b>	5.75
<b>Humidity:</b>	72.0000

**Services Completed by:**

**Customer Signature (if needed):**

Garrett Potter

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



American Owned  
& Operated



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

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

## Completed Work Order Information

**Account #:** 727984      ENTRADA CDD  
**Site Information:** Rio San Juan Rd, , St. Augustine, FL 32084-  
**Customer Billing Information:** 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:** 2187079  
**Service Date:** 5/29/2026  
**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 Sprayed for invasive weeds.
- Pond #2 Sprayed for shoreline weeds.
- Pond #3 Sprayed for shoreline weeds.
- Pond #4 Sprayed for invasive weeds.
- Pond #5 Treated for submerged weeds.
- Pond #6 Sprayed for shoreline weeds.
- Pond #7 Treated for algae and submerged weeds.
- Pond #8 Sprayed for invasive weeds.
- Pond #9 Sprayed for shoreline weeds.
- Pond #10 Sprayed for shoreline weeds.
- Pond #11 Sprayed for shoreline weeds.
- Pond #12 Sprayed for shoreline weeds.

<u>Environmental Conditions</u>	
<b>Weather:</b>	Sunny
<b>Temperature:</b>	84.36
<b>Wind Direction:</b>	North-West
<b>Wind Speed:</b>	4.95
<b>Humidity:</b>	75.0000

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

**Services Completed by:**

**Customer Signature (if needed):**

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



American Owned  
& Operated

## **Tab 5**



Rizzetta & Company

### DATES TO REMEMBER

- **Upcoming Dates:** General Election is noon June 8<sup>th</sup> to noon June 12<sup>th</sup>
- **Next Meeting:** August 12, 2026 at 6:00 p.m.
- **Register Voter Count:** As of April 15, 2026 there are 1,656 Registered Voters
- **Form 1 Filing for 2025:** Due by July 1<sup>st</sup>

## District Manager's Report

June 10

# 2026

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### April 30, 2026, Financial Summary:

- District entered FY 25-26 with approximately \$790,460 in surplus
- Total of \$151,898.00 in Reserve Funds
- Currently trending under budget overall
- As of April 30, 2026 financials, 2 collections are outstanding
- Continuing to monitor Stormwater Control, Miscellaneous Expenses & Miscellaneous Contingency

### Updates:

- FY26-27 Adopted Proposed Budget posted to website
- Mailed FY26-27 Proposed Budget to Board of County Commissioners Office

## **Tab 6**



# VKA Security

Security • Cameras • Fire  
Locksmith Services

441 State Rd. 16  
Saint Augustine, FL 32084  
(904) 824-5003  
billing@vkalarm.com

# Estimate

<b>ESTIMATE#</b>	15624755
<b>DATE</b>	05/08/2026
<b>PO#</b>	

CUSTOMER
<p>ENTRADA CDD 460 Rio San Juan Rd St Augustine, Florida 32084-0287</p>

SERVICE LOCATION
<p>ENTRADA CDD Marty Czako 460 Rio San Juan Rd St Augustine, Florida 32084-0287 (904) 687-4150</p>

DESCRIPTION	VKA will provide 2 Detex alarmed exit devices with labor to be installed on the pool area side gates. There will be 1 key to activate and deactivate the alarmed siren.
-------------	---

Estimate			
Description	Qty	Rate	Total
LOCK COMMERCIAL TRIP CHARGE TRIP CHARGE TO COMMERCIAL LOCATION	1.00	75.00	75.00
DETEX ALARMED EXIT DEVICE BATTERY POWERED Value Series Wide Stile Rim Exit Device, Cylinder Dogging, 99 Surface Strike, Battery Operated Alarm Less Cylinder, 48" Device, Satin Aluminum Clear Anodized Finish	2.00	865.00	1,730.00
-Installed on pool area side gates			
GMS 1 1/8 INCH MORTISE CYLINDER SC1 KEYWAY 1-1/8" Mortise Cylinder, 5-Pin, Drilled 6, Schlage C Keyway, Adams Rite & Yale Cams, Keyed Alike in Pairs, Satin Chrome Finish	2.00	25.00	50.00
LOCK COMMERCIAL LABOR COMMERCIAL LABOR SERVICE	3.00	125.00	375.00
Florida Sales Tax		6.50%	0.00

**CUSTOMER MESSAGE**

VKA will provide 2 Detex alarmed exit devices with labor to be installed on the pool area side gates. There will be 1 key to activate and deactivate the alarmed siren.

A down payment of 50% is required on all jobs to order parts and secure a time slot on our schedule. Restocking fee may apply. Estimate prices are valid for 30 days. Should you have any questions or concerns, please feel free to call us at (904)824-5003. Thank you for choosing us, and we look forward to providing you with exceptional service.

**Estimate Total:**

**\$2,230.00**

**PRE-WORK SIGNATURE**

Signed By:



The Gate Store, Inc.  
 1230 N US Highway 1, Unit 11  
 Ormond Beach, FL 32174  
 thegatestoreinc@gmail.com  
 386-333-9375  
 www.tgsgates.com  
 LIC# ES12002412

# Proposal

DATE	Proposal No.
5/20/2026	8020-B

NAME / ADDRESS
Entrada CDD 460 Rio San Juan Road St. Augustine, FL 32084

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ITEM	DESCRIPTION	QTY	COST	Total
Labor	Assessment call on May 14th was to assess replacing two pedestrian pool side gates from normal push bars to an alarm push bar. Property manager wants to make the two side gates at the pool for emergency exit only and use the front pool gate for entry and exit.  Upon approval we will return with the new alarm bars and replace them on the side pool gates as requested. Test all gate operations, set parameters, and make any adjustments that are required at the time of service.	1	1,600.00	1,600.00T
Equipment	Weatherized Panic Bar with Alarm	2	1,605.00	3,210.00T
misc	Conduits, power supply, adapters, low voltage cables, mounting hardware, Misc. service supplies, etc	1	480.00	480.00
Shipping		1	86.30	86.30

PROPOSAL MUST BE SIGNED, DATED, AND E-MAILED BACK BEFORE ANY PARTS WILL BE ORDERED. PRICING IS VALID FOR 15 DAYS FOR THE DATE OF PROPOSAL.

PROPOSAL DOES NOT INCLUDE:  
 1. Any repairs or modifications to other equipment or devices.  
 2. A licensed electrician must do all high voltage wiring work, if needed.  
 3. Any repairs or modifications to the gate that are not listed above.

<b>Subtotal</b>	\$5,376.30
<b>Sales Tax (6.5%)</b>	\$312.65
<b>Total</b>	\$5,688.95

Acceptance of Proposal

Signature:

# **Tab 7**

# Oak | Wells

## AQUATICS

8608 Beach Blvd.  
Jacksonville, FL 32216  
(904) 619-3281

### **Entrada Splash Pad Resurfacing Proposal**

490 Rio San Juan Rd, St. Augustine, FL 32084, USA

May 27, 2026

This proposal includes all labor and materials to refinish the surface of the amenity splash pad. Scope of work includes cleaning the existing surface, applying a base coat and applying a new acrylic texture with stain in Caribbean Cream (see color below). This is assuming an intact surface with no crack repairs needed. Also replace broken splash pad toy with a Vortex Pico 2 toy. Includes toy and installation.



**Price for splash pad re-finish only:**

**\$17,500**

**Price for providing and installing new toy (only if scope is to be completed at the same time as the splash pad re-finish – otherwise additional mobilization will apply)**

**\$7,750**

Please place contract amount in blank and circle scope above:     \$

**Oak Wells Aquatics**

**Owner**

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

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

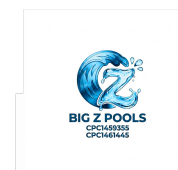
Accepted this \_\_\_\_ day of \_\_\_\_\_ 2026

Accepted this \_\_\_\_ day of \_\_\_\_\_ 2026

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Big Z Pool Service LLC  
 dba. Big Z Pools  
 172 Stokes Landing Rd.  
 Saint Augustine, FL 32095  
 904.868.4660



Entrada CDD  
 460 Rio San Juan Road  
 Saint Augustine, FL 32084

Estimate Number 0000754X  
 Estimate Date 05/21/2026  
 Reference Splash Park Resurface

Description	Rate	Qty	Line Total
RE: Splash Park Resurface	\$0.00	1	\$0.00

Service	\$11.25	1880	\$21,150.00
---------	---------	------	-------------

Surface Preparation: Pressure wash and chemically clean the entire 1,888 sq. ft. pool deck surface to ensure proper adhesion. Repair minor surface blemishes and hairline cracks prior to application. Material Application: Supply and apply a commercial-grade, UV-resistant [Acrylic Knockdown Texture / Cool-Deck Overlay System]. Finish Coat: Apply two coats of premium concrete sealer/finish coat in the client's choice of standard color. Finish will provide a slip-resistant, heat-reducing surface. Clean-up: Complete removal of all job-related debris and masking materials upon project completion.

**Disclosures & Conditions:**

Existing Cracks: While minor cracks will be repaired during prep work, please note that concrete shifts naturally due to Florida's water table. We cannot guarantee that structural or settling cracks will not telegraph back through the surface in the future. Curing Window: The pool deck must remain completely free of foot traffic for 24 hours following the final coat, and completely dry for 24 hours. Hidden Conditions: Price includes standard surface prep. Any hidden conditions discovered upon pressure washing (such as major hollow spots, spalling concrete, or previous failing coatings that require mechanical grinding) may result in an additional change order.

Subtotal	21,150.00
Tax	0.00

**Estimate Total (USD) \$21,150.00**

**Notes**

This estimate is valid for 30 days fomr 05/21/26.

**Terms**

Thank you for considering our services.

We want to ensure clarity regarding the terms associated with your estimate. Please review the following:

Deposit Requirement: 50%

Terms: Net10

We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3.5% fee after the due date on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.

Insufficient funds due to returned checks, wire transfers, and/or credit cards will be subject to loss of customer discount and will incur a 1.5% financial charge compounded monthly until paid in full.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

# Tab 8

# PRESTIGE LANDSCAPES

---

## OF NORTH FLORIDA, INC.

CREATING PREMIER LANDSCAPES, BUILDING LASTING RELATIONSHIPS.

Ms. Danielle Wasilewski

Entrada CDD

2806 North Fifth Street, Unit 403

St. Augustine, FL 32084

Dear Danielle,

Our current amount for Entrada CDD Landscape and Irrigation Services maintenance program will remain the same through our contract renewal term. Current monthly billing of \$14,496.15 / yearly \$173,953.80.

If you have any questions or concerns, please give me a call at 904.315.8041 or email at [chris@pliflorida.com](mailto:chris@pliflorida.com)

Prestige Landscapes of North Florida, Inc.  
904.315.8041  
12627 San Jose Blvd. suite 702  
Jacksonville, FL 32223  
Email: [chris@pliflorida.com](mailto:chris@pliflorida.com) – Website: [www.pliflorida.com](http://www.pliflorida.com)

## **Tab 9**

First Coast Contract Maintenance Service LLC.  
352 Perdido Street  
Saint Johns, FL 32259

(PH) 904-537-9034  
(FX) 904-396-2383



June 1st, 2026

**Prepared For: Lesley Gallagher  
Rizzetta and Company, INC**

**Prepared By: Tony Shiver  
President First Coast CMS LLC**

## **Renewal Proposal of Existing Services:**

First Coast CMS LLC is an Amenity and Facility Management company designed to assist property management companies and developers with the day to day management of onsite maintenance task and personnel. With a dedicated maintenance manager directing onsite workers and job task, Owners/Management can focus on the other aspects of the property.

A few ways First Coast CMS outmatches traditional onsite maintenance and janitorial staffs are:

- Immediate coverage when needed for emergencies
- Assist Managers in locating outside contractors when the job calls for it.
- Support for larger jobs for instances that more workers are needed.
  - i.e. clean up after extreme weather
- Records of maintenance task performed and recommendations for projects and preventative maintenance

- Technicians are NSPF Certified Pool Operators, eliminating the need for traditional pool service companies.
- No need to worry about payroll, insurance, or workers compensation, it's all covered!

Each property is evaluated, and a maintenance and janitorial program is created to accommodate whatever the needs may be.

## **Property: Entrada CDD**

### **Scope:**

**Maintenance Staffing (CPO) \$6,101 per month  
(40 hours per week M-F)**

### **Clubhouse**

#### **Duties and Responsibilities**

Empty and replace liners in all garbage cans  
 Clean clubhouse restrooms and stock if needed  
 Clean entrance doors inside and out  
 Sweep and mop ceramic tile  
 Wipe down all tables, coffee tables, end tables  
 Clean kitchen area, wipe down appliances  
 Dust all pictures, light fixtures, A/C vents and T. V's  
 Clean interior windowsills and glass windows  
 Dust blinds/window treatments and interior ceiling fans

#### **Frequency of Service**

Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 Monthly  
 Monthly  
 Monthly

### **Pool Bathrooms**

#### **Duties and Responsibilities**

Empty and replace liners in garbage cans  
 Sanitize counter tops and diaper changing stations  
 Sanitize all toilets, urinals, and sinks  
 Sweep and sanitize floors  
 Clean all mirrors  
 Wipe down and disinfect all partition doors  
 Restock all paper products, soaps, and toiletries  
 Dust all light fixtures, vents, & door frames

#### **Frequency of Service**

Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 Each Visit  
 As Needed  
 Monthly

### **Exterior/Police Grounds**

#### **Duties and Responsibilities**

Empty all exterior garbage cans and replace liners  
 Police pool deck for trash  
 Clean exterior windowsills and windows  
 Clean Soffits and Fascia boards

#### **Frequency of Service**

Each Visit  
 Each Visit  
 Monthly  
 Monthly or as needed

## **Recreation Amenities**

### **Duties and Responsibilities**

Arrange pool furniture and blow off decks  
Clean water fountains  
Wipe down pool furniture  
Check sand in ashtrays and clean/replenish (if applicable)  
High dust exterior ceiling fans and light fixtures  
Check light bulbs and replace any that are burnt out  
Blow off pickleball and Basketball Courts

### **Frequency of Service**

Each Visit  
Each Visit  
Weekly  
Monthly  
Weekly or as needed  
Each Visit  
Daily

## **Pool and Splash Pad Cleaning included**

Our certified technician will be responsible for and maintaining correct water chemistry in the swimming pool. A series of water tests will be conducted at each visit. The results of these tests will be interpreted and used to determine the chemicals needed to maintain and assure purity and water balance as recommended by the NSPF and required by the State of Florida.

In addition, the technician will be responsible for cleaning the filter, pump and skimmer baskets as needed. The technician will also be responsible for general maintenance and adjustment of pool equipment as needed. The pool will be vacuumed regularly, and surface water skimmed to remove floating debris. The technician will manually clean pool steps and tiles as needed.

The pool will be inspected regularly and anything that appears to be in violation of the state pool code will either be corrected, or management notified of the violation so it can be corrected as soon as possible.

A manually written record will be kept showing activities of the pool, as well as a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and whatever maintenance task performed on the pool that day. The routine chemical test performed by the technician will be Free Chlorine Residual, pH, Acid Demand, Total Alkalinity, Calcium Hardness, and Cyanuric Acid.

Any repairs or additional work will be charged extra. This includes work on mechanical seals, bearings, gaskets, light bulbs, or any other part of the pool that is not "routine" pool maintenance.

Any chemicals and filter media used to properly treat and balance the pool are not covered and will be invoiced monthly for reimbursement with a 3% purchase fee.

## **Other Agreed Services**

**Attendant Staffing \$6976 per month  
(56 Hours per week)**

First Coast CMS will provide a uniformed and trained staff member to assist residents with access and serve as a facility attendant. The attendant will monitor the use and condition of the facilities to ensure the CDD policies are enforced and provide for safe operations of the facility. Attendant will also assist in keeping facility clean.

We propose to have a staff attendant onsite daily 7 days per week (**56 hours weekly**). (Holidays excluded with the exception of Memorial Day, July 4<sup>th</sup>, and Labor Day).

***Optional*** additional staff member onsite Saturday and Sunday (**16 hours**) to assist from May 1<sup>st</sup> to Sept 30<sup>th</sup>. (Holidays excluded with the exception of Memorial Day, July 4<sup>th</sup>, and Labor Day). (\$1,875 per month)

### **Onsite Management and Field Services \$1750 per month**

First Coast CMS will solicit, schedule and monitor third party vendors for perform services as needed for the CDD Amenity Center and the CDD maintained areas. This will include vendors such as plumbers, electricians, special event vendors, food trucks, and pest control companies. FCCMS will ensure vendors are properly licensed/insured and assist vendor with proper invoicing to the District Management.

FCCMS will staff an Amenity Manager onsite for **10 hours** each week to assist residents as needed for access cards, rentals, etc.

FCCMS will schedule and monitor fire extinguishers and other facility life safety apparatus, and schedule appropriate vendors.

FCCMS will operate and maintain a mass email communication system (e-blast) to update residents and management of important information that pertains to the Amenities, OR other information requested by District Management.

FCCMS will develop and implement an Inclement Weather Readiness Plan and will communicate with residents the appropriate information, including emergency contacts, and facility closures/openings.

FCCMS will secure facility during Hurricane/Tropical Storms. This includes securing the furniture and shade awnings if required. FCCMS will close the facility to residents 48 hours prior to landfall of a named Tropical Storm.

FCCMS will communicate directly with Residents regarding issues or concerns they have involving the amenity center or CDD maintained areas.

At the request of the District Manager, First Coast CMS will prepare a report for the Board of Supervisors regarding the general maintenance, repairs, and condition of the amenity center and its features.

Materials purchased to provide services, for repair and janitorial, are not covered under the estimate and will be submitted for reimbursement and a 3% purchase delivery fee.

In consideration for providing services specified above by First Coast CMS LLC, payment to the order of **\$14,827** to be paid within (45) thirty days of invoice date.

Additional staffing approved by District Management will be invoiced at \$25 per hour. This includes additional staffing as needed for District Sponsored Special Events.

If agreed upon, a contract would be drafted and signed by both parties specifying details and could be terminated at any time by either party given a 60-day written notice by First Coast CMS and 30 day written notice by The District.

Thank you for your consideration and we hope to do business with your organization.

Tony Shiver  
President  
First Coast CMS LLC.

# Tab 10

**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 10<sup>th</sup> day of June, 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

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\_\_\_\_\_, 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 11**

**RESOLUTION 2026-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN SETTING THE LANDOWNERS’ MEETING; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Entrada Community Development District (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**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (the “Board”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**WHEREAS**, the District Manager scheduled the date of the landowners’ meeting for \_\_\_\_\_, 2026 at \_\_\_\_ : \_\_\_\_ .m., and located at the Entrada Amenity Center, 460 Rio San Juan Road, St. Augustine, Florida 32084, and the District Manager has caused the notice of the landowners’ meeting and election to be published consistent with the requirements of Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board desires to ratify the actions of the District Manager in setting the date, time and location of the landowners’ meeting and election and publishing the notice of same.

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

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Robert Porter	2028
2	Mark Dearing	2028
3	Lars Johansson	2026
4	James Teagle	2026
5	Wayne Meyers	2026

This year, Seat 5, currently held by Wayne Meyers, is subject to a landowner election. The

term of office for the successful landowner candidate shall commence upon election, and shall be for a four (4) year period. Seat 3, currently held by Lars Johansson, and Seat 4, currently held by James Teagle, are subject to a General Election process to be conducted by the St. Johns County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNERS' ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the \_\_\_\_\_ day of November, 2026, at \_\_\_\_\_:\_\_\_\_\_.m., and located at the Entrada Amenity Center, 460 Rio San Juan Road, St. Augustine, Florida 32084.

3. **RATIFICATION.** The District Manager's actions in setting the landowners' meeting and election and publishing the notice of same in the manner prescribed by Florida law is hereby ratified, confirmed and approved.

4. **FORMS.** A sample of the proxy, ballot form and instructions to be used at the meeting of the landowners to elect Board Supervisors of the District are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Rizzetta & Company, Inc., 2806 North Fifth Street, Suite 403, St. Augustine, Florida 32084.

5. **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.

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

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JUNE, 2026.**

**ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

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

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

**Exhibit A:** Proxy, Ballot Form and Instructions

## EXHIBIT A

### INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF ENTRADA COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_, 2026

TIME: \_\_\_\_:\_\_\_\_.m.

LOCATION: **Entrada Amenity Center  
460 Rio San Juan Road  
St. Augustine, Florida 32084**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four (4) year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
LANDOWNERS' MEETING – \_\_\_\_\_, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Entrada Community Development District to be held at the Entrada Amenity Center, 460 Rio San Juan Road, St. Augustine, Florida 32084, on \_\_\_\_\_, 2026, at \_\_\_\_:\_\_\_\_.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**ENTRADA COMMUNITY DEVELOPMENT DISTRICT**  
**ST. JOHNS COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – \_\_\_\_\_, 2026**

**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Entrada Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

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

Signed: \_\_\_\_\_

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