



Rizzetta & Company

Entrada Community Development District

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

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

www.entradacdd.org

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Entrada Community
Development District

June 3, 2026
Rev. 06.04.2026

REVISED 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
 - G. Ratification of Disclosure Public Finance Series 2021, 2023 and 2024 Tab 12
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	Board Supervisor, Vice Chairman
James Teagle	Board Supervisor, Assistant Secretary
Lars Johansson	Board Supervisor, Assistant Secretary
Wayne Meyers	Board Supervisor

Also present were:

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

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.

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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.

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

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 4th, 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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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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DRAFT

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Secretary / Assistant Secretary

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. 5th 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

District Office · St Augustine, Fl 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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:

_____ 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>
Report Total				<u>\$ 74,476.46</u>

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



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

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



W. O. # _____

Name Entrada CDD

Address 63 Nervion way St Augustine Fl.

Date 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

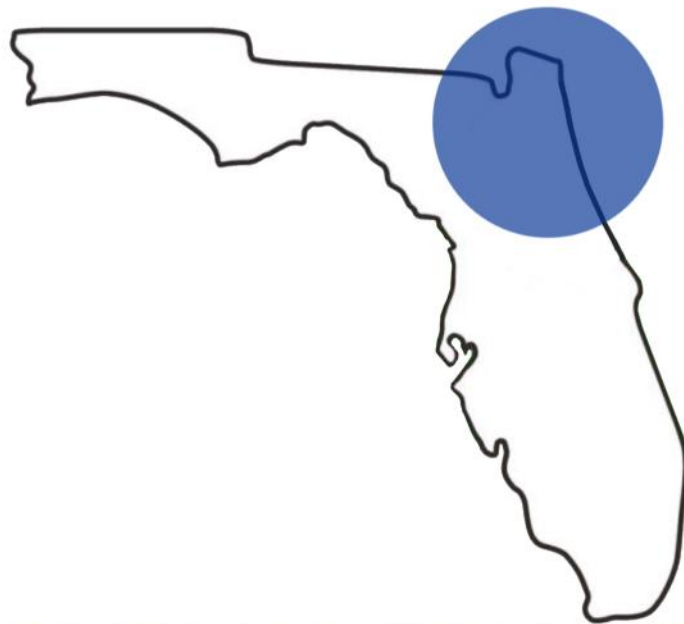
6-0-0 Turf Fuel @ 6 lbs per acre

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

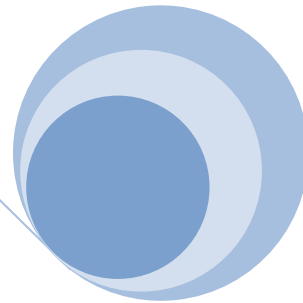
OF NORTH FLORIDA, INC.

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

Tab 4



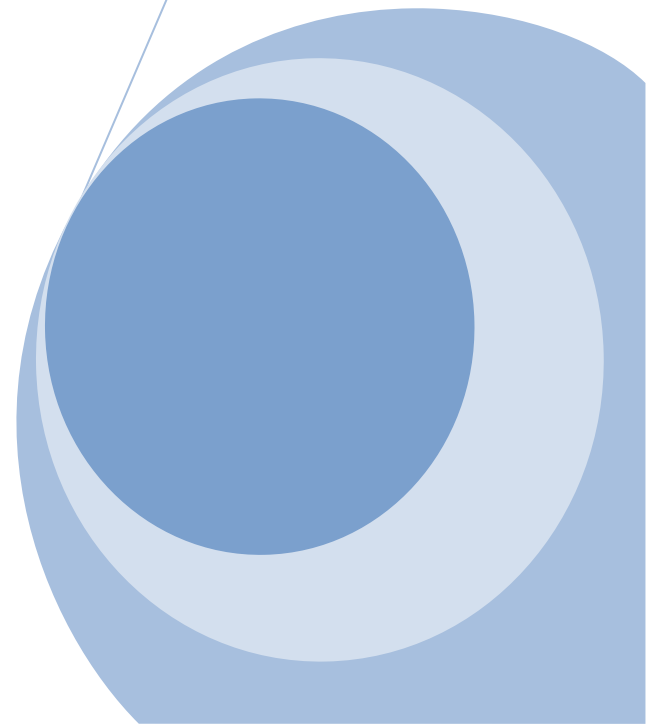
First Coast
CMS



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>	
Weather:	Fog
Temperature:	84.78
Wind Direction:	South
Wind Speed:	5.75
Humidity:	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>	
Weather:	Sunny
Temperature:	84.36
Wind Direction:	North-West
Wind Speed:	4.95
Humidity:	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 8th to noon June 12th
- **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 1st

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

ESTIMATE#	15624755
DATE	05/08/2026
PO#	

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.

Subtotal	\$5,376.30
Sales Tax (6.5%)	\$312.65
Total	\$5,688.95

Acceptance of Proposal

Signature:

Tab 7

Oak Wells Aquatics

Owner

By: _____

By: _____

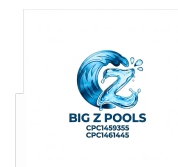
Accepted this ____ day of _____ 2026

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

Prestige Landscapes of North Florida, Inc.
904.315.8041
12627 San Jose Blvd. suite 702
Jacksonville, FL 32223
Email: chris@pliflorida.com – Website: 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 4th, and Labor Day).

Optional additional staff member onsite Saturday and Sunday (**16 hours**) to assist from May 1st to Sept 30th. (Holidays excluded with the exception of Memorial Day, July 4th, 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 10th 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

_____, 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 10TH 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: _____

Tab 12

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Entrada Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Entrada Community Development District

Robert Porter
Chairperson

Lars Johansson
Assistant Secretary

Mark Dearing
Vice Chairperson

James Teagle
Assistant Secretary

Wayne Meyers
Board Member

Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours or on the District's website.

¹ This list reflects the composition of the Board of Supervisors as of March 1, 2026. For a current list of Board Members, please contact the District Manager's office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Entrada Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2020-42 enacted by the Board of County Commissioners of St. Johns County, Florida, effective as of September 1, 2020. The boundaries of the District were amended by St. Johns County Ordinance No. 2021-28 effective May 18, 2021, St. Johns County Ordinance No. 2023-27 effective August 4, 2023, and St. Johns County Ordinance No. 2024-29 effective June 5, 2024. The District encompasses approximately 436.90 acres located entirely within the boundaries of St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections

to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 436.90 acres located entirely within St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to stormwater improvements, potable, sanitary sewer and reclaimed water systems, recreation amenities, parks and open spaces, landscaping, irrigation, signage and entry features, roadway improvements, and street lighting and electrical improvements. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted its *Engineer's Report* dated May 20, 2021, *Supplemental Engineer's Report* dated August 5, 2023, and *Second Supplemental Engineer's Report* dated June 12, 2024 which detail the improvements contemplated for the infrastructure of the District (together, the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On March 16, 2021, the Circuit Court of the Seventh Judicial Circuit in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$45,000,000 in Special Assessment Bonds for the funding of the Capital Improvement Plan. The District issued its Capital Improvement Revenue Bonds, Series 2021, in the amount of \$12,280,000 (the "Series 2021 Bonds"), its Capital Improvement Revenue Bonds, Series 2023, in the amount of \$7,580,000 (the "Series 2023 Bonds"), and its Capital Improvement Revenue Bonds, Series 2024, in the amount of \$4,160,000 (the "Series 2024 Bonds") for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

Stormwater Improvements

The District provided for the design and construction of stormwater management facilities including curbing, inlets, pipes, roadway underdrain, stormwater lakes, control structures, and other improvements coincident with stormwater management systems. These facilities are owned and operated by the District.

Recreation Amenities, Parks and Open Spaces

Recreation facilities have been designed to meet the needs of the District's residents and include a swim and fitness center, playground areas, sports courts, various open and green space parks, a tennis center, and a fishing pond. These facilities are owned and operated by the District.

Landscaping, Irrigation, Signage and Entry Features

The District has provided for the design, construction and/or acquisition of certain landscaping and entry features including streetscape tree planting, irrigation, signage, and other ancillary features. These facilities are owned and operated by the District.

Roadway Improvements

The District has provided for the design and construction of paving, grading, and drainage systems associated with roadway systems that provide access to the project. These improvements allow access to District properties and provide necessary traffic volume capacity. The District may undertake additional roadway improvements as determined necessary and as authorized by the Board of Supervisors. These facilities are owned and operated by the District.

Water, Sewer, Electrical, and Street Lighting Improvements

The District has provided for the design and construction of a complete water transmission and distribution system, including fire protection and water services to serve property within the District; a sewage collection system including gravity sewer, manholes, and sewer services to serve property within the District, as well as sewage pumping stations; and electric and street lighting systems throughout the District.

Assessments, Fees, and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2021 Bonds, the Series 2023 Bonds, and the Series 2024 Bonds. The annual debt service payments, including interest due thereon, for each series of bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for the Series 2021 Bonds, Series 2023 Bonds and Series 2024 Bonds (the "Debt Service Assessments"). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office.

The current annual Debt Service Assessments per product type for the Series 2021 Bonds are as follows:

Product Type	Maximum Annual Assessment
Phase 1 Single Family 40'	\$1,649.84
Phase 1 Single Family 50'	\$1,649.84

The current annual Debt Service Assessments per product type for the Series 2023 Bonds are as follows:

Product Type	Maximum Annual Assessment
Phases 2,3, & 5 Single Family	\$1,650.00

The current annual Debt Service Assessments per product type for the Series 2024 Bonds are as follows:

Product Type	Maximum Annual Assessment
Phase 3 Single Family	\$1,648.35

Note: The maximum annual amounts have been grossed up to include collection costs from St. Johns County and a maximum discount for early payment as authorized by law.

The amounts described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and to the extent that it is, will be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for

ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Entrada Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

Continued on Next Page.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 20__, and recorded in the Official Records of St. Johns County, Florida.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Robert S. Porter, Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 20__, by Robert Porter as Chairperson of the Board of Supervisors of Entrada Community Development District, for and on behalf of the District. S/He [] is personally known to me or [] produced _____ as identification.

Print Name:
Notary Public, State of Florida

Exhibit A

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF BEGINNING, BEGINNING AT THE COMMON CORNER OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AS MONUMENTED (SEE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REPORT DOCUMENT 100501) WITH A FOUND 4"X4" CONCRETE MONUMENT, AND RUN THENCE, S 89°23'12" W, 1833.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING A SOUTHERLY BOUNDARY LINE OF SUBDIVISION PLAT ENTRADA PHASE 1 UNIT 3 BEING RECORDED IN MAP BOOK 105, PAGE 95 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, S 29°53'18" W, 926.45 FEET; THENCE, N 60°07'06" W, 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29°07'17" E, 515.94 FEET ALONG SAID RIGHT-OF-WAY; THENCE, N 89°06'20" E, 4.03 FEET; THENCE, N 00°51'23" W, 6.98 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N 29°07'17" E, 6556.98 FEET TO A 4"X4" CONCRETE MONUMENT SET ON A POINT ON THE SOUTHERLY LINE OF MOULTRIE CREEK; THENCE CONTINUE ALONG SAID SOUTH LINE OF MOULTRIE CREEK THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES: COURSE NO. 1): THENCE, S 65°34'08" E, 323.62 FEET; COURSE NO. 2): THENCE, S 46°10'26" E, 174.93 FEET; COURSE NO. 3) THENCE, S 05°20'40" E, 233.45 FEET; COURSE NO. 4) THENCE, S 11°25'13" W, 190.73 FEET; COURSE NO. 5) THENCE, S 11°25'13" W, 13.94 FEET; COURSE NO. 6) THENCE, S 74°38'07" W, 42.28 FEET; COURSE NO. 7) THENCE, S 27°06'57" W, 67.66 FEET; COURSE NO. 8) THENCE, S 39°20'33" E, 49.51 FEET; COURSE NO. 9) THENCE, S 85°07'26" E, 96.36 FEET; COURSE NO. 10) THENCE, N 77°27'12" E, 119.14 FEET; COURSE NO. 11) THENCE, S 38°59'09" E, 38.74 FEET; COURSE NO. 12) THENCE, S 38°59'09" E, 104.37 FEET; COURSE NO. 13) THENCE, S 81°06'07" E, 97.92 FEET; COURSE NO. 14) THENCE, N 85°52'54" E, 117.47 FEET; COURSE NO. 15) THENCE, S 47°58'06" E, 123.49 FEET; COURSE NO. 16) THENCE, S 47°44'50" E, 214.26 FEET; COURSE NO. 17) THENCE, S 24°06'37" E, 178.63 FEET; COURSE NO. 18) THENCE, S 52°24'19" E, 118.90 FEET; COURSE NO. 19) THENCE, S 46°34'27" E, 74.11 FEET; COURSE NO. 20) THENCE, S 70°32'51" E, 103.94 FEET; COURSE NO. 21) THENCE, S 48°04'09" E, 87.73 FEET; COURSE NO. 22) THENCE, S 47°42'26" E, 222.30 FEET; COURSE NO. 23) THENCE, S 15°41'57" E, 59.48 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 1015, RECORDED IN OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY LINE OF GOVERNMENT LOT 6, SECTION 34; THENCE, ALONG SAID NORTHERLY LINE, S 89°10'08" W, 1002.84 FEET TO THE COMMON CORNER OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 34; THENCE, S 00°34'10" E, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 6, SECTION 34, 1320.12 FEET, TO THE SOUTHWESTERLY CORNER OF SAID GOVERNMENT LOT 6, BEING THE SOUTHEASTERLY CORNER OF GOVERNMENT LOT 5, SECTION 34, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ENTRADA PHASE 3 UNIT 5 RECORDED IN MAP BOOK 116, PAGE 52 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, N 89°01'26" E, 671.42 FEET; THENCE, N 89°04'24" E, 670.06 FEET; THENCE, S 00°20'17" E, 196.50 FEET; THENCE N 89°19'47" E, 1329.82 FEET THENCE, S 00°05'31" W, 1013.98 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 3°03'20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 89°45'02" E, 77.32 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 77.33 FEET; THENCE, N 88°43'17" E, 50.04 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 37°09'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 72°42'00" E, 223.02 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID

CURVE, AN ARC LENGTH OF 226.98 FEET; THENCE, S 54°07'18" E, 269.66 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 16°32'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 62°23'41" E, 54.68 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.87 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 22°51'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°14'33" E, 137.87 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 138.78 FEET; THENCE, N 41°37'26" E, 10.00 FEET; THENCE, N 81°15'35" E, 66.97 FEET; THENCE, S 53°38'18" E, 19.67 FEET TO A POINT ON THE NORTHWESTERLY R/W LINE OF STATE ROAD 207 (A VARIABLE WIDTH R/W) THENCE, S 36°22'58" W, 255.88 FEET; THENCE, N 53°41'51" W, 19.41 FEET; THENCE, N 09°30'12" W, 66.97 FEET; THENCE, N 30°07'57" E, 20.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 358.00 FEET, A CENTRAL ANGLE OF 11°14'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°14'38" W, 70.16 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 70.27 FEET; THENCE, S 88°37'03" W, 28.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 378.00 FEET, A CENTRAL ANGLE OF 4°26'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 43°13'03" W, 29.27 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.28 FEET; THENCE, N 40°59'56" W, 40.91 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 13°11'05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 47°35'29" W, 41.33 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.42 FEET; THENCE, N 54°16'29" W, 99.56 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°47'43" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 57°15'03" E, 8.59 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 8.64 FEET; THENCE, N 54°07'18" W, 92.70 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 69°20'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20°02'09" E, 28.44 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.26 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 58°13'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 14°43'33" E, 121.64 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 127.03 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°51'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22°24'29" E, 54.81 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.11 FEET; THENCE, S 00°58'39" E, 6.77 FEET; THENCE, S 88°42'47" W, 249.61 FEET; THENCE, N 01°15'46" W, 285.31 FEET; THENCE, S 88°43'40" W, 807.69 FEET; THENCE, N 01°16'43" W, 12.10 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 20°33'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 09°00'09" E, 60.68 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.01 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 9°16'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 14°38'42" E, 37.20 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.24 FEET; THENCE, S 82°28'46" E, 8.97 FEET; THENCE, N 52°24'03" E, 55.38 FEET; THENCE, N 09°36'28" E, 10.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1280.28 FEET, A CENTRAL ANGLE OF 7°07'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 84°06'51" W, 159.10 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 159.20 FEET THENCE, S 02°18'39" W, 9.96 FEET; THENCE, S 40°19'43" E, 55.15 FEET; THENCE, S 85°55'02" E, 8.66

FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 7°49'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 15°22'25" W, 23.18 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.20 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE 20°33'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 09°00'09" W, 82.10 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.54 FEET; THENCE, S 01°16'43" E, 12.09 FEET; THENCE, S 88°43'40" W, 593.72 FEET; THENCE, S 01°04'57" E, 1312.87 FEET; THENCE, S 89°17'35" W, 1314.76 FEET; THENCE, S 89°12'19" W, 1315.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 436.90 ACRES, MORE OR LESS.