



Rizzetta & Company

Entrada Community Development District

Board of Supervisors' Meeting October 14, 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	Lars Johansson	Assistant Secretary
	James Teagle	Assistant Secretary
	Wayne Meyers	Assistant Secretary
	Brett Smith	Board of Supervisor
	Kelsey Heflinger	Board of Supervisor
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
	Danielle Wasilewski	Rizzetta & Company, Inc.
District Manager	Katie Buchanan	Kutak Rock, LLP
District Engineer	Josh Benolken	Live Oak Engineering, Inc.
	Glen Wieger	Live Oak Engineering, Inc.

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

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

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

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

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Entrada Community
Development District

October 6, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on **October 14, 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 August 12, 2026.....Tab 1/Pg. 5
 - B. Ratification of Operation & Maintenance Expenditures for August 2026 Tab 2/Pg. 14
 - C. Consideration of Resolution 2027-01; Electing Officers Tab 3/Pg. 19
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Irrigation Report – Prestige Landscape.....Tab 4/Pg. 21
 1. Consideration of the Entrance Enhancement Proposal
 - D. Amenity Manager Report – First Coast CMS Tab 5/Pg. 28
 1. Consideration of Vallencourt's Entrance Modification Proposal
 2. Pond & Fountain Maintenance Reports
 - E. District Manager Report Tab 6/Pg. 37
5. **BUSINESS ITEMS**
 - A. Acceptance of Fiscal Year 2025-2026 Goals & Objectives Tab 7/Pg. 39
 - B. Acceptance of Fiscal Year 2026-2027 Audit Engagement Letter.....Tab 8/Pg. 41
 - C. Ratification of Construction Requisition #3.....Tab 9/Pg. 47
 - D. Ratification of Owner's Authorization for Crosswalk Installation.....Tab 10/Pg. 64
 - E. Ratification of District's Insurance Renewal Fiscal Year 2026/2027....Tab 11/Pg. 66
 - F. Consideration of Resolution 2027-02; Project Completion, Series 2021, 2023 and 2024 Tab 12/Pg. 82
 - G. Ratification of School Now's Fee Increase
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 **regular and public hearing** meeting of the Board of Supervisors of the Entrada Community Development District was held on **August 12, 2026, at 6:00 p.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	Board Supervisor, Chairman
Mark Dearing	Board Supervisor, Vice Chairman
James Teagle	Board Supervisor, Assistant Secretary
Lars Johansson	Board Supervisor, Assistant Secretary
Wayne Meyers	Board Supervisor, Assistant Secretary

Also present were:

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

Audience members present

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Porter called the meeting to order at 6:05 p.m.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS ON
AGENDA ITEMS**

Audience commented on landscaping, dead trees, weeds, splash pad and lap pool railing.

An audience member commented on the entrance pavers and alternate options.

An audience member expressed concern with pets and children swimming in the ponds and need for additional signage.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE
BOARD OF SUPERVISORS'
MEETING MINUTES FROM
JUNE 10, 2026**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting held June 10, 2026, for Entrada Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF OPERATION
& MAINTENANCE
EXPENDITURES FOR MAY 2026
THROUGH JULY 2026**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2026 through June 2026, for Entrada Community Development District.

FIFTH ORDER OF BUSINESS

**RATIFICATION OF ACCEPTANCE
OF AUDIT REPORT FOR FY24-25**

Mr. Porter stated he previously reviewed and approved of the audit, and it was a clean audit with no findings.

On a motion by Mr. Dearing, seconded by Mr. Meyers, with all in favor, the Board ratified the Acceptance of Audit Report for FY24-25, for Entrada Community Development District.

SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan updated the Board, the License Agreement and Memorandum of Understanding with Dorado HOA are finalizing and being filed and recorded.

Mr. Johansson inquired about the timeline for completing the recording, and Ms. Buchanan confirmed it would be filed within a week.

B. District Engineer

Mr. Benolken requested confirmation to proceed with the location of the crosswalk installation via the email sent in June. The Board approved the location and to proceed with the installation.

The Board confirmed no further actions are requested pertaining to speed humps.

Mr. Benolken left the meeting in progress at 6:16 pm.

C. Landscape & Irrigation Report – Prestige Landscape

Ms. Murphy gave an update on the entrance annual, pump and repairs completed and noted an increase in weeds due to the amount of rain received. Ms. Murphy also noted oak tree replacement and a proposal to remove and replace dead palm trees.

1. Consideration of Sabel Palm Installation Proposal

Ms. Murphy confirmed the location of the four (4) palms.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved Prestige's Sabel Palm Installation proposal in the amount of \$2,455.71, for Entrada Community Development District.

D. Amenity Manager Report – First Coast CMS

1. Consideration of Fountain Feature Pump Repair Proposal

Mr. Shiver stated the pump burnt out and fountain is currently being refilled and will be operational by tomorrow. Ms. Wasilewski requested the tax be removed on the final invoice.

On a motion by Mr. Meyers, seconded by Mr. Teagle, with all in favor, the Board approved St. Augustine Electric Motor Works proposal in the amount of \$4,486.00, for Entrada Community Development District.

2. Pond and Fountain Maintenance Reports

Mr. Shiver noted Lake Doctor's continues to be responsive and treating as often as allowed. Lake Doctor's will be out tomorrow to remove additional debris in some ponds that was reported.

Mr. Shiver gave an update on the splash pad repairs, shipment of replacement part, and next steps to reopen the splash pad. He will address the loose railing at the lap pool, and noted the coping, showers, and pool pavers have been repaired.

The push bar alarms were installed, sign replaced, and a large pile of debris removed by irrigation pump.

Mr. Meyers noted sidewalk cracks near the townhomes going towards SR207 and damaged sod due to RV Facility construction vehicles. Mr. Shiver will be addressing Prestige and RV Facility developer.

Further discussion on bare spots, heavy weeds throughout the District, and entrance annuals ensued. Mr. Shiver and Ms. Wasilewski will work with Prestige between meetings on various proposals for the next meeting and to incorporate into next year's budget.

E. District Manager

SEVENTH ORDER OF BUSINESS

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

Mr. Porter explained debt service reserve fund and Ms. Buchanan the requisition is anticipated to be just under \$156,000.00.

On a motion by Mr. Johannson, seconded by Mr. Meyers, with all in favor, the Board adopted Resolution 2026-06; DSRF Release #1 & #2, Series 2024, for Entrada Community Development District.

EIGHTH ORDER OF BUSINESS

**PUBLIC HEARING ON REVISED
RULES OF PROCEDURE**

On a motion by Mr. Teagle, seconded by Mr. Meyers, with all in favor, the Board opened the public hearing on Revised Rules of Procedure, for Entrada Community Development District.

Mr. Porter explained the Rules of Procedure were previously adopted by the Board and updated as statutes change.

Ms. Buchanan noted the changes reflect additional language accounting for statutory changes relating to rulemaking and clarifies some of your procurement processes.

On a motion by Mr. Meyers, seconded by Mr. Teagle, with all in favor, the Board closed the public hearing on Revised Rules of Procedure, for Entrada Community Development District.

**1. Consideration of Resolution 2026-10; Adopting Revised
Rules of Procedure**

On a motion by Mr. Dearing, seconded by Mr. Johannson, with all in favor, the Board adopted Resolution 2026-10; Adopting Revised Rules of Procedure, for Entrada Community Development District.

NINTH ORDER OF BUSINESS

**PUBLIC HEARING ON FISCAL
YEAR 2026-2027 BUDGET**

On a motion by Mr. Teagle, seconded by Mr. Meyers, with all in favor, the Board opened the public hearing on Fiscal Year 2026-2027 Budget, for Entrada Community Development District.

Ms. Wasilewski confirmed there was not an increase in assessments.

Audience members commented on game fish, miscellaneous expenses, retaining

adequate amounts for operating expenses, insurance and unanticipated incidents.

Further discussion on surplus, reserve funds, landscaping enhancements, special events, and capital reserve study recommendations ensued.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board closed the public hearing on Fiscal Year 2026-2027 Budget, for Entrada Community Development District.

1. Consideration of Resolution 2026-11; Adopting Fiscal Year 2026-2027 Budget

On a motion by Mr. Dearing, seconded by Mr. Johannson, with all in favor, the Board adopted Resolution 2026-11; Fiscal Year 2026-2027 Budget, for Entrada Community Development District.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2026-12;
IMPOSING SPECIAL
ASSESSMENTS**

Mr. Porter noted the resolution assigns assessments to each lot.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2026-12; Imposing Special Assessments, for Entrada Community Development District.

ELVENTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2026-13;
SETTING DATES, TIME &
LOCATION FOR FY26-27
MEETINGS**

Board discussion ensued and changed February and August meeting dates to start at 6:00 pm.

On a motion by Mr. Johannson, seconded by Mr. Meyers, with all in favor, the Board adopted Resolution 2026-13; Setting Dates, Times & Location for FY26-27 Meetings subject to adjusting February and August meeting times to 6:00 pm, for Entrada Community Development District.

TWELFTH ORDER OF BUSINESS

**ACCEPTANCE OF SECOND
ADDENDUM TO RIZZETTA
SERVICES**

Mr. Porter noted the addendum aligns with the budget.

On a motion by Mr. Dearing, seconded by Mr. Johannson, with all in favor, the Board accepted Second Addendum to Rizzetta Services, for Entrada Community Development District.

THIRTEENTH ORDER OF BUSINESS

**ACCEPTANCE OF SECOND
ADDENDUM TO TECHNOLOGY
SERVICES**

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board accepted Second Addendum to Technology Services, for Entrada Community Development District.

FOURTEENTH ORDER OF BUSINESS

**SUPERVISORS REQUESTS &
AUDIENCE COMMENTS**

Supervisors Requests

Mr. Dearing resigned, and Mr. Porter nominated Mr. Brett Smith for the vacant seat.

On a motion by Mr. Meyers, seconded by Mr. Johannson, with all in favor, the Board accepted Mr. Dearing's resignation and appointed Mr. Smith to seat #2, for Entrada Community Development District.

Ms. Gallagher swore in Mr. Smith while Mr. Porter updated the Board about the marketing signage at the entrance, and all signage will be removed from District property.

Mr. Porter bids the Board and resident a farewell and resigns.

The Board invites Ms. Heflinger and Ms. Wolf to introduce themselves and Board discussion ensues. Mr. Teagle makes a motion to accept Mr. Porter's resignation and nominates Ms. Heflinger.

On a motion by Mr. Teagle, seconded by Mr. Meyers, with all in favor, the Board accepted Mr. Porter's resignation and appointed Ms. Heflinger to seat #1, for Entrada Community Development District.

Ms. Gallagher swore in Ms. Heflinger and discussion ensued about the General Election and Landowner Election process.

Mr. Johannson inquired about changing the Landowner Election date.

On a motion by Mr. Meyers, seconded by Mr. Teagle, with all in favor, the Board amended Resolution 2026-09; Landowner Election to hold the Landowner Election on Wednesday, November 18th from 10:00-11:00 am at the Entrada Amenity Center located at 460 Rio San Juan Road, for Entrada Community Development District.

Audience Comments

Audience members inquired about CDD information and Mr. Shiver volunteered to send out a reminder to the residents.

Further discussion surrounding the entrance pavers ensued, and the Board requested proposals with different options to remove and replace the pavers at the entrance.

An audience member inquired about additional signage around the ponds, and Mr. Shiver confirmed these were in the process of being purchased.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Teagle, seconded by Mr. Johnasson, with all in favor, the Board adjourned the Board of Supervisors' meeting at 7:36 p.m., for Entrada Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2026 For Board Approval

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

The total items being presented: **\$42,746.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260825-1	321649284-080326	Internet Services 08/26	\$ 172.80
First Coast Contract Maintenance Service, LLC	300374	10422	Reimbursable Expense 07/26	\$ 1,521.35
First Coast Contract Maintenance Service, LLC	300385	10441	Reimbursable Expense 08/26	\$ 420.58
First Place Fitness Equipment, Inc	300375	WO-50028	Fitness Equipment Maintenance & Repair 08/26	\$ 149.95
Florida Janitor & Paper Supply	300369	393162	Janitorial Supplies 07/26	\$ 93.52
Florida Power & Light Company	20260804-1	0490435146-072126	Electric Services 07/26	\$ 4,629.79
Florida Power & Light Company	20260826-1	0582662086-081226	Electric Services 07/26	\$ 246.07
Florida Power & Light Company	20260804-1	1766102493-072126	Electric Services 07/26	\$ 522.53
Florida Power & Light Company	20260826-1	4767591003-081226	Electric Services 07/26	\$ 248.02
Florida Power & Light Company	20260826-1	5292822425-081226	Electric Services 07/26	\$ 596.77
Florida Power & Light Company	20260819-1	5423359248-080726	Electric Services 07/26	\$ 51.99
Florida Power & Light Company	20260826-1	7696877062-081326	Electric Services 07/26	\$ 1,913.89

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hawkins, Inc	300370	7515526	Pool Chemicals 07/26	\$ 1,122.00
Hawkins, Inc	300379	7529275	Pool Chemicals 08/26	\$ 732.00
Hi-Tech System Associates	300380	79720	Access Control 04/26	\$ 95.00
Hi-Tech System Associates	300376	446444	Access Control 08/26	\$ 424.98
James Teagle	300381	JT081226-566	Board of Supervisors Meeting 08/12/26	\$ 200.00
Kutak Rock, LLP	300371	3780044	Legal Services 05/26	\$ 4,852.50
Lars Johansson	300382	LJ081226-566	Board of Supervisors Meeting 08/12/26	\$ 200.00
Mark Dearing	300383	MD081226-566	Board of Supervisors Meeting 08/12/26	\$ 200.00
Office Dynamics	300378	00043099	CDD Book Copies 08/26	\$ 61.75
Prestige Landscapes of North Florida, Inc.	300377	12861	Landscape Maintenance 08/26	\$ 14,496.15
Republic Services	20260821-1	0687-001648323	Waste Disposal Services 08/26	\$ 219.37
Rizzetta & Company, Inc.	300373	INV0000111349	Accounting Services 08/26	\$ 5,372.33

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Porter	300384	BP081226-566	Board of Supervisors Meeting 08/12/26	\$ 200.00
St Johns Utility Department	20260811-1	589849141683-071226	Water-Sewer Services 06/26	\$ 878.30
St Johns Utility Department	20260811-1	589849142230-071226	Water-Sewer Services 06/26	\$ 386.77
TLD-Southeast, Inc.	300372	2158457	Aquatic Maintenance 07/26	\$ 2,322.00
USA TODAY Media Corp	300386	0007822145	Legal Advertising 07/26	<u>\$ 416.08</u>
Report Total				<u>\$ 42,746.49</u>

Tab 3

RESOLUTION 2027-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENTRADA
COMMUNITY DEVELOPMENT DISTRICT APPOINTING ASSISTANT
SECRETARIES OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board desires to appoint Assistant Secretaries of the District.

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

Section 1. **Brett Smith** and **Kelsey Heflinger** are hereby appointed as Assistant Secretaries of the District.

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

PASSED AND ADOPTED THIS 14th DAY OF OCTOBER 2026.

**ENTRADA COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 4



PRESTIGE LANDSCAPES

OF NORTH FLORIDA, INC.

September 2026

Maintenance Report

Entrada CDD

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

September, 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 September 2026. September, much like August 2026, has continued to bring typical summer conditions, including high temperatures, frequent rainfall, and elevated humidity levels, all of which contributed to vigorous turf and landscape growth across the property.

Crews remained focused on maintaining the overall appearance of the community by addressing weed pressure in landscape beds, curb lines, and concrete cracks while performing routine mowing, edging, trimming, and detail work. Continued emphasis was placed on maintaining crisp turf edges, clean bed lines, and neatly manicured common areas to enhance the property's curb appeal.

Enhancements

PLI's install team completed the Sable Palm replacement project. All palms are staked, mulched, and inspected for irrigation coverage.

Irrigation

The irrigation team completed the monthly inspection of the property's irrigation system, including nozzle cleaning, head alignment, and coverage adjustments to ensure optimal system performance and water distribution. All controllers, valves, and irrigation components inspected during service were functioning properly at the time of inspection. During our site visit to disconnect the Dorado HOA entry irrigation 9/22/26, we discovered the irrigation pump was not operational. PLI team informed management of our findings to have the pump repaired.

Agronomics

Seasonal fertilization programs for turf and shrub areas have been completed in accordance with contract specifications YTD.

Should 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 09/8/2026 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"							
CHENG TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

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



W. O. # _____

Name Entrada CDD

Address 63 Nervion way St Augustine Fl.

Date 09/8/2026 pg 1 of 1

Irrigation Inspection Report

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

A
B
C
D

Water Source Potable
Clock Type Rainbird
Rain/Freeze Switch Yes

Program

Run Days

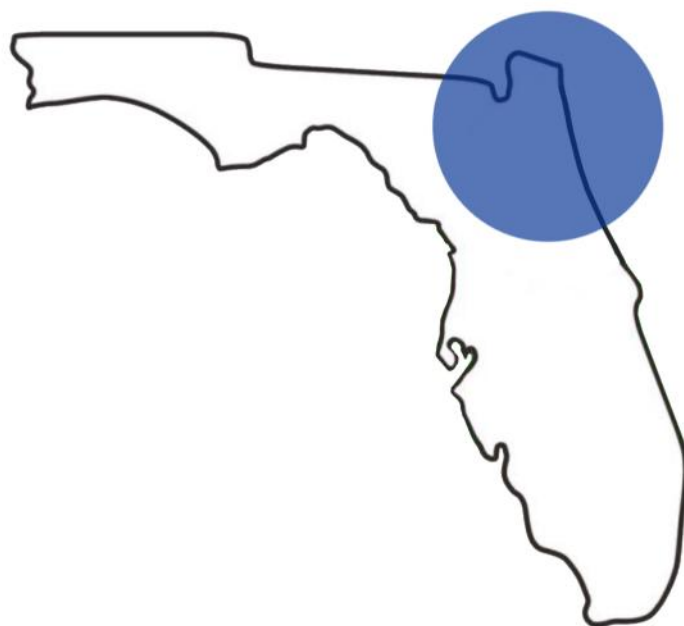
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE							
CHANGE TO 6"							
CHENGES 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.



PRESTIGE LANDSCAPES

OF NORTH FLORIDA, INC.

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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Landscape/Irrigation Proposal

Job Name: Entrada Sod Replacement Entranance
Property Name: Entrada
Client: Rizzetta & Company-Tony Shriver
Address:
City/State/Zip:
Phone:
Proposal # 10JX1076.101
Date: September 8, 2026
Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to install landscape at **Entrada**. This proposal is for **Replacement of Annual bed to Sod**
All plant material will be FL #1.
Remove annual bed at entrance of Entrada.
Replace with St. Augustine Floratam Sod

Materials & Services	Quantity	Unit Price	Total
St. Augustine Floratam	450 \$	1.67 \$	751.14
TOTAL PRICE		\$	751.14

ACCEPTANCE OF TERMS

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

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

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

Client:

Prepared by:

Prestige Landscapes of North Florida, Inc.

Date:

Date: September 8, 2026

Tab 5



Entrada Community Development District

Field Report Oct 2026

First Coast CMS LLC
10/01/2026

Pool



Facility and Site Maintenance

- Resident requested a stairmaster machine to replace one of the treadmills.
- Front entrance fountain water feature motor replaced on 8/28/26 as approved by Board

- Water feature motor of main pool not working. New pump has been ordered from Orlando and hope to have it repaired by time of meeting.
- irrigation pump found to be not working again. Hams called and repair made. It appeared to be a damaged motor starter.
- Repair to splash park feature completed. Called for reinspection to be able to reopen. Called 6 times over the course of 2 weeks.
- Called for bids to replace pavers at both the entrance and exit at the front entrance.
- Lap pool's drinking fountain was constantly tripping its breaker. Electrician scheduled. Diagnosed as a faulty breaker, which was replaced.
- Alarms on east and west gate of main pools activated 8/2/26. Email notification was sent out to residents.
- Card reader at basketball court was found to be not working. HiTech schedule to diagnose and repair. New card reader and control board installed. Working properly at time of report.
- Broken bench in large field behind pools ordered and replaced in house.
- 4 sabel palms were replaced by Prestige on Wednesday, Sept 16th

Daniel Vallencourt, Chief Executive Officer
Mike Vallencourt Sr., Chairman
Kyle Gammon, Chief Financial Officer



Mike Vallencourt Jr., President
Marcus McInarnay, Executive Director
Stan Bates, Executive Vice President
Ryan Bass, Chief Operating Officer

To:	First Coast CMS	Contact:	Marty Czako
Address:	32 Rio San Juan Road St. Augustine, FL 32084	Phone:	(904) 687-4150
Project Name:	Entrada Paver Removal	Email:	marty@firstcoastcms.com
Project Location:		Bid Number:	
		Bid Date:	

001 General Conditions

100	Mobilization And Cleanup	1.00 LS	\$17,098.37	\$17,098.37
Total Price for above 001 General Conditions Items:				\$17,098.37

004 Surveying

400	Surveying	1.00 LS	\$2,902.14	\$2,902.14
Total Price for above 004 Surveying Items:				\$2,902.14

005 As Builts

500	As Builts	1.00 LS	\$3,627.68	\$3,627.68
Total Price for above 005 As Builts Items:				\$3,627.68

006 Erosion Control

608	Inlet Protection	4.00 EACH	\$886.35	\$3,545.40
Total Price for above 006 Erosion Control Items:				\$3,545.40

007 Maintenance Of Traffic

700	Maintenance of Traffic	1.00 LS	\$29,921.51	\$29,921.51
Total Price for above 007 Maintenance Of Traffic Items:				\$29,921.51

008 Demolition

812	Demo Existing Curbs	120.00 LF	\$64.12	\$7,694.40
815	Demo Pavers	6,500.00 SF	\$4.70	\$30,550.00
Total Price for above 008 Demolition Items:				\$38,244.40

011 Earthwork

1110	Earthwork Density Testing	1.00 LS	\$7,161.61	\$7,161.61
Total Price for above 011 Earthwork Items:				\$7,161.61

013 Subsoil Stabilization

1304	Subsoil Stabilization	722.00 SY	\$40.70	\$29,385.40
Total Price for above 013 Subsoil Stabilization Items:				\$29,385.40

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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014 Base

1404	8" Limerock	722.00	SY	\$94.71	\$68,380.62
Total Price for above 014 Base Items:					\$68,380.62

015 Asphalt Paving

1503	1" Top Asphalt Pavement	722.00	SY	\$35.72	\$25,789.84
1505	1 1/2" Base Asphalt Pavement	722.00	SY	\$40.70	\$29,385.40
1517	Prime Limerock	722.00	SY	\$0.72	\$519.84
1518	Tack Coat	722.00	SY	\$0.72	\$519.84
Total Price for above 015 Asphalt Paving Items:					\$56,214.92

017 Striping & Signs

1700	Striping	1.00	LS	\$14,323.23	\$14,323.23
Total Price for above 017 Striping & Signs Items:					\$14,323.23

Total Bid Price: **\$270,805.28**

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Vallencourt Construction Company, Inc.

Authorized Signature: _____

Estimator: Mike Vallencourt, II
(904) 291-9330 mike2@vallencourt.com



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: 2159163
Service Date: 9/25/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

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

Environmental Conditions

Weather:	Overcast
Temperature:	69.91
Wind Direction:	North-West
Wind Speed:	4.99
Humidity:	79.0000

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

Services Completed by:

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

HOPPY WITH US?
PLEASE SHARE YOUR FEEDBACK.



www.lakedoctors.com/leave-a-review/



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: 2189050
Service Date: 9/28/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Inspected ponds 13-24 and treated for algae and underwater weeds as needed.
Things are looking good overall.
Thanks
Garrett

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	88.02
Wind Direction:	South-West
Wind Speed:	9.22
Humidity:	47.0000

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

Services Completed by:


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

HOPPY WITH US?
PLEASE SHARE YOUR FEEDBACK.



www.lakedoctors.com/leave-a-review/



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Completed Work Order Information

Account #: 727984 ENTRADA CDD
Site Information: Rio San Juan Rd, , St. Augustine, FL 32084-
Customer Billing Information: 3434 Colwell Ave Suite 200, Tampa FL 33614-
Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Repair
Work Order Number: 2252597
Service Date: 10/5/2026
Target Pests (if applicable): Aeration

**Thank you for
your business!**

Service Notes & Observations

The top housing and nozzle on fountain number two have been replaced and are now functioning correctly.

Thanks

Environmental Conditions

Weather:	Overcast
Temperature:	85.89
Wind Direction:	West
Wind Speed:	3
Humidity:	82.0000

Fountain(s) Repaired

Services Completed by:

Matthew Faulkner
904-238-9749 | matthew.faulkner@lakedoctors.com

HOPPY WITH US?
PLEASE SHARE YOUR FEEDBACK.



www.lakedoctors.com/leave-a-review/

Tab 6



Rizzetta & Company

DATES TO REMEMBER

- **Landowner Election:** Wednesday, November 18th from 10 am – 11 am
- **Next Regular Scheduled Meeting:** Wednesday, December 9, 2026, at 10:30 am

District Manager's Report

October 14

2026

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Summary:

- FY26-27 Budget and Assessment Chart was posted to District website
- CDD website reflects update in Board Seats
- Finalized District property insurance for FY26-27
- Worked with District Counsel on MOU & License Agreement with Dorado HOA
- Correspond with CDD vendors, staff & residents to address repairs and concerns
- 3rd Quarter Audit was Successful with no changes required
- DR421 Non-Ad Valorem Tax to be filed by November 1st
- FY25-26 Goals & Objectives to be posted to CDD website by December 1st
- Communicated with Dorado HOA and Prestige regarding irrigation modification

August 2026 Financial Summary:

- District entered FY 25-26 with approximately \$790,460 in surplus
- Projected Total of \$151,898.00 in Reserve Funds at end of FY25-26
- General Fund Balance End of Period: \$985,779.00
- General Fund Variance on YTD Expenditures: \$911,573.00

Tab 7

ENTRADA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 ANNUAL GOALS & OBJECTIVES REPORT

The Entrada CDD Board of Supervisors Goals and Objectives report for fiscal year 2025-2026 was adopted in accordance with the legislation of HB 7013 to maintain statutory compliance and pursuing efficient operational practices. The report discloses successful results for the Entrada Community Development District.

Financial Goals and Objectives:

☒ Successful ☐ Unsuccessful

Financial Transparency, Budget Conscious, & Investment Strategy

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

Board Meeting Goals and Objectives:

☒ Successful ☐ Unsuccessful

Productive Meetings, Audience Comments, Teamwork, Safe & Respectful work environment for Board, Staff, and Audience

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

Administrative Goals and Objectives:

☒ Successful ☐ Unsuccessful

Website Maintenance, adhere to the Board's established Rules of Procedure, Updated the District's Rules of Procedure, & Records Retention

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

Operational Goals and Objectives:

☒ Successful ☐ Unsuccessful

Efficient communication, Protect District Assets, Updates on tasks and Reserve study as applicable.

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

Chairman/Vice Chairman: _____

Date: _____

Print Name: _____

Entrada Community Development District

District Manager: _____

Date: _____

Print Name: Danielle Wasilewski _____

Entrada Community Development District

Tab 8



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 14, 2026

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

We are pleased to confirm our understanding of the services we are to provide Entrada Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Entrada Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed \$6,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

Tab 9

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE – 3434 COLWELL AVENUE SUITE 200 – TAMPA, FLORIDA 33614

August 21, 2026

U.S. BANK NATIONAL ASSOCIATION
Entrada CDD Series 2024
Corporate Trust Services
Attention: Lori Pardee-Cushing
60 Livingston Avenue
Saint Paul, MN 55107

RE: **Series 2024 Construction Account**
Requisition for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Trust Accounts.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA USPS

REQ. NO.	PAYEE	AMOUNT	ACCOUNT
CR 3	DR HORTON, INC. - JACKSONVILLE	\$44,167.87 or Balance Available	S2024

If you have any questions regarding this request, please do not hesitate to call me at (904) 429-0034. Thank you for your prompt attention to this matter.

Sincerely,
ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Danielle Wasilewski
District Manager

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE 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 U.S. Bank, as trustee (the "Trustee"), dated as of September 1, 2021, as amended and supplemented by the 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: CR 3
- (B) Name of Payee: ***D.R. Horton, Inc. – Jacksonville***
- (D) Amount Payable: ***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): ***Acquisition of Phase 3 6A & 6B Improvements per Smith Trucking Company contract.***
- (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

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 12th day of August, 2026.

ATTEST:



Secretary / Asst. Secretary

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



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**

August 13, 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

Danielle Wasilewski

By: Danielle Wasilewski

Its: District Manager

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

August 13, 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: Craen T. Rogers
Its: Vice President

EXHIBIT B

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

August 13, 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

Danielle Wasilewski

By: Danielle Wasilewski
Its: District Manager

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

August 13, 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

Danielle Wasilewski

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**

August 13, 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

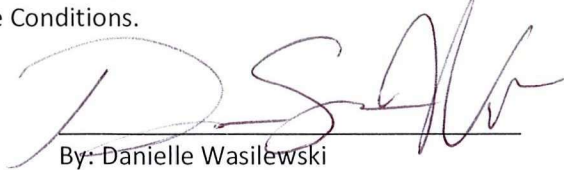
Dear Sir or Madam,

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.

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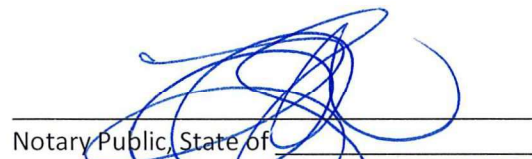
WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Release Conditions.



By: Danielle Wasilewski
Its: District Manager

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2026, by Danielle Wasilewski, 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.

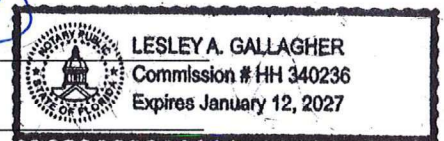


Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____



Tab 10



Owner's Authorization Form

Live Oak Engineering, Inc.

is hereby authorized TO ACT ON BEHALF OF

Entrada Community Development District the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

ENTRADA PHASE 3 NONDRC

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (NA), have been notified of the

NONDRC

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida County of St. Johns

Signed and sworn before me on this 3rd day of September 20 26

By James Teagle

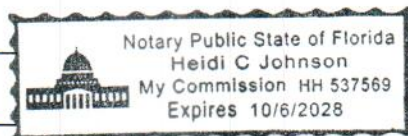
Identification verified: Personally Known

Oath sworn: Yes No

Notary Signature

My Commission expires:

Heidi C. Johnson



Tab 11



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Entrada Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Entrada Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126500

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$6,250,426
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$270,057

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$41,013

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$3,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$2,000,000 each claim/annual aggregate
Fraudulent Instruction: \$500,000



PREMIUM SUMMARY

Entrada Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126500

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$41,013
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,918
Public Officials and Employment Practices Liability	\$3,206
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$48,637

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Entrada Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Entrada Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$6,250,426	As per schedule attached
☒	Inland Marine	\$270,057	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Entrada Community Development District**

Policy No.: 100126500
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
1	Mailbox Clusters		2021	10/01/2026		\$54,108		\$54,108	
	Rio San Juan St Augustine FL 32084		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
2	Vinyl Fence		2021	10/01/2026		\$43,286		\$43,286	
	Rio San Juan St Augustine FL 32084		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
3	Entry Monument walls (2)		2021	10/01/2026		\$108,214		\$108,214	
	Rio San Juan & SR207 St Augustine FL 32084		Masonry non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
4	Fountain		2021	10/01/2026		\$216,429		\$216,429	
	Rio San Juan St Augustine FL 32084		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
5	Unit 5 Fountain, Tower, & Monument Wall Lighting		2021	10/01/2026		\$70,340		\$70,340	
	Rio San Juan St Augustine FL 32084		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
6	Tower		2021	10/01/2026		\$239,695		\$239,695	
	Rio San Juan & SR 207 St Augustine FL 32084		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents	Value		
	Roof Shape	Roof Pitch						Roof Covering	
7	Family Pool, Pumps & Equipment		2022	10/01/2026		\$424,200		\$424,200	
	460 Rio San Juan Rd St Augustine FL 32084		Below ground liquid storage tank / pool	10/01/2027					

Sign: _____

Print Name: _____

Date: _____

**Entrada Community Development District**

Policy No.: 100126500
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Splash Pad, Pumps & Equipment		2022	10/01/2026	\$189,113		\$189,113	
	460 Rio San Juan Rd St Augustine FL 32084		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Playground Equipment		2022	10/01/2026	\$54,108		\$54,108	
	460 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Pool Furniture		2022	10/01/2026	\$16,232		\$16,232	
	460 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
11	Fence		2022	10/01/2026	\$37,875		\$37,875	
	460 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
12	Amenity Center Building		2022	10/01/2026	\$2,035,945		\$2,233,220	
	460 Rio San Juan Rd St Augustine FL 32084		Joisted masonry	10/01/2027	\$197,275			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
13	Irrigation System (lines, motors, pumps, controllers)		2022	10/01/2026	\$55,189		\$55,189	
	In all common areas St Augustine FL 32084		Pump / lift station	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
14	6' Wood Fence		2023	10/01/2026	\$19,479		\$19,479	
	Orellana Rd St Augustine FL 32084		Frame	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Entrada Community Development District**

Policy No.: 100126500
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
15	Lap Pool Restroom Building		2024	10/01/2026	\$885,315			
	490 Rio San Juan Rd St Augustine FL 32084		Joisted masonry	10/01/2027			\$885,315	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
16	Lap Pool Shade Canopies (4)		2024	10/01/2026	\$107,794			
	490 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			\$107,794	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
17	Pavers		2024	10/01/2026	\$89,303			
	490 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027			\$89,303	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
18	Amenity Fence (477 LF)		2024	10/01/2026	\$63,542			
	490 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027			\$63,542	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
19	Pickleball Courts		2024	10/01/2026	\$159,373			
	490 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027			\$159,373	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
20	Basketball Court		2024	10/01/2026	\$105,063			
	490 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2027			\$105,063	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
21	Exterior Furniture		2024	10/01/2026	\$36,772			
	490 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			\$36,772	

Sign: _____

Print Name: _____

Date: _____

**Entrada Community Development District**

Policy No.: 100126500

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Address			Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
22	Lap Pool and Equipment		2024	10/01/2026	\$907,740	\$907,740	
	490 Rio San Juan Rd St Augustine FL 32084		Below ground liquid storage tank / pool	10/01/2027			
Unit #	Description		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Address			Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
23	Playground Shade Structure		2023	10/01/2026	\$14,499	\$14,499	
	460 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			
Unit #	Description		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Address			Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
24	Pool Shade Structures (6)		2022	10/01/2026	\$66,189	\$66,189	
	460 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			
Unit #	Description		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Address			Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
25	Umbrella Shade Structures (2)		2022	10/01/2026	\$14,625	\$14,625	
	460 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			
Unit #	Description		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Address			Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
26	Dog Park & Fencing		2024	10/01/2026	\$38,723	\$38,723	
	490 & 460 Rio Sa Juan Rd St Augustine FL 32084		Property in the Open	10/01/2027			
			Total:	Building Value \$6,053,151	Contents Value \$197,275	Insured Value \$6,250,426	

Sign: _____

Print Name: _____

Date: _____

**Entrada Community Development District**

Policy No.: 100126500
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2026	\$23,124	\$1,000
	2HP Fountains (2 @ \$11,562 each)			10/01/2027		
2			Other inland marine	10/01/2026	\$73,333	\$1,000
	(11) Parking Lot Site Lighting @ \$6666.66 each			10/01/2027		
3			Other inland marine	10/01/2026	\$80,000	\$1,000
	(24) Courts Site Lighting @ \$3333.33 each			10/01/2027		
4			Other inland marine	10/01/2026	\$20,000	\$1,000
	(4) Pool Site Lighting @ \$5k each			10/01/2027		
5			Electronic data processing equipment	10/01/2026	\$54,000	\$1,000
	Cameras - Expanded Amenities			10/01/2027		
6			Other inland marine	10/01/2026	\$19,600	\$1,000
	(2) Pool Chair Lift (\$9,800 Each)			10/01/2027		
Total					\$270,057	

Sign: _____

Print Name: _____

Date: _____

Tab 12

RESOLUTION 2027-02

PROJECT COMPLETION RESOLUTION FOR ENTRADA COMMUNITY DEVELOPMENT DISTRICT PROJECTS

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT(S) COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Entrada Community Development District (“**District**”) was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued the following series of bonds in order to finance certain projects of the District, as follows:

- (1) Capital Improvement Revenue Bonds, Series 2021 (“**Series 2021 Bonds**”), secured by the “**Series 2021 Special Assessments**,” and in order to finance a portion of its “**Series 2021 Project**,” and
- (2) Capital Improvement Revenue Bonds, Series 2023 (“**Series 2023 Bonds**”), secured by the “**Series 2023 Special Assessments**,” and in order to finance a portion of its “**Series 2023 Project**,” and
- (3) Capital Improvement Revenue Bonds, Series 2024 (“**Series 2024 Bonds**”), secured by the “**Series 2024 Special Assessments**,” and in order to finance a portion of its “**Series 2024 Project**,” and

WHEREAS, all of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the “**Bond(s)**,” “**Assessment(s)**,” and “**Project(s)**,” and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bond(s), the District Engineer has executed and delivered an “**Engineer’s Certificate**,” attached hereto as **Exhibit A**, wherein the District Engineer certified the Project(s) complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a “**District Certificate**,” attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project(s); and

WHEREAS, in reliance upon the Engineer’s Certificate and District Certificate, the District’s Board desires to certify the Project(s) complete in accordance with the trust indentures for the Bond(s), the assessment resolutions levying the Assessment(s), and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project(s);

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORITY. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project(s) complete in accordance with the trust indentures for the Bond(s), the assessment resolutions levying the Assessment(s), and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be _____.

4. DIRECTION TO DISTRICT STAFF. District Staff is directed to notify the Trustee for the Bond(s) of the completion of the Project(s), and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bond(s), and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENT(S). Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessment(s), and because the Project(s) are complete, the Assessment(s) are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project(s). Because all of the original construction proceeds from the Bond(s) were used to construct the Project(s), respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment(s) are hereby finalized in the amount of the outstanding debt due on the Bond(s), respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessment(s), as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project(s), the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. MUTUAL RELEASE. Because the Project(s) are complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessment(s) as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective

parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. 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.

11. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessment(s) which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessment(s) shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. 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.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**ENTRADA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate
Exhibit C: Mutual Release of Obligations

EXHIBIT A

**ENGINEER'S CERTIFICATE REGARDING COMPLETION OF THE
ENRTRADA COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

_____, 2026

Board of Supervisors
Entrada Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project(s)

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District "**Project(s):**" (1) "**Series 2021 Project,**" which was funded in part by the District's Capital Improvement Revenue Bonds, Series 2021; (2) "**Series 2023 Project,**" which was funded in part by the District's Capital Improvement Revenue Bonds, Series 2023; and (3) "**Series 2024 Project,**" which was funded in part by the District's Capital Improvement Revenue Bonds, Series 2024. This Certificate is intended to evidence the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project(s) has/have been completed in substantial compliance with the specifications and are capable of performing the functions for which they were intended.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project(s) have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project(s) improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project(s), the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project.

EXHIBIT B

**DISTRICT CERTIFICATE REGARDING COMPLETION OF THE
ENTRADA COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

_____, 2026

Board of Supervisors
Entrada Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Certain District Project(s)
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District “**Project(s)**”: (1) “**Series 2021 Project**,” which was funded in part by the District’s Capital Improvement Revenue Bonds, Series 2021; (2) “**Series 2023 Project**,” which was funded in part by the District’s Capital Improvement Revenue Bonds, Series 2023; and (3) “**Series 2024 Project**,” which was funded in part by the District’s Capital Improvement Revenue Bonds, Series 2024. This Certificate is intended to make certain certifications relating to the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District’s Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project(s). Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessment(s).
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessment(s) from the completed Project(s) continues to be sufficient to support the applicable Assessment(s). Moreover, Assessment(s) continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessment(s) to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bond(s).
5. The Assessment(s) are sufficient to pay the remaining debt service on the Bond(s).

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessment(s).

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

By: District Manager/Assessment Consultant

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, on behalf of Entrada Community Development District, as Assessment Consultant 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

MUTUAL RELEASE

This Mutual Release ("**Release**") is made and entered into by and between:

ENTRADA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida ("**District**"), and

D.R. HORTON, INC. - JACKSONVILLE, a Delaware corporation with offices at 4220 Race Track Road, Saint Johns, Florida 32259 ("**Developer**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District; and

WHEREAS, the District previously issued the following series of bonds in order to finance certain projects of the District, as follows:

- (1) Capital Improvement Revenue Bonds, Series 2021 ("**Series 2021 Bonds**"), secured by the "**Series 2021 Special Assessments**," and in order to finance a portion of its "**Series 2021 Project**," and
- (2) Capital Improvement Revenue Bonds, Series 2023 ("**Series 2023 Bonds**"), secured by the "**Series 2023 Special Assessments**," and in order to finance a portion of its "**Series 2023 Project**," and
- (3) Capital Improvement Revenue Bonds, Series 2024 ("**Series 2024 Bonds**"), secured by the "**Series 2024 Special Assessments**," and in order to finance a portion of its "**Series 2024 Project**," and

WHEREAS, all of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the "**Bond(s)**," "**Assessment(s)**," and "**Project(s)**," and

WHEREAS, in connection with the Bond(s), the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, "**Developer Agreements**"); and

WHEREAS, the District is in the process of declaring the Project(s) complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. MUTUAL RELEASES. The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project(s), and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project(s) or the Bond(s). Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project(s) or Bond(s); certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project(s) or Bond(s).

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney's fees (including appellate attorney's fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project(s), or any portions thereof, and the Developer Agreements or the Bond(s).

3. ASSESSMENTS. Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer's obligation to pay assessments owed to the District and levied on lands owned by the Developer.

4. EFFECTIVE DATE. The releases contained herein shall take effect upon execution of this Release.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the parties below execute this Release to be effective as of the ____ day of _____,
2026.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

D.R. HORTON, INC. – JACKSONVILLE,
a Delaware corporation

By: _____
Its: _____