



Rizzetta & Company

# **Entrada Community Development District**

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**Board of Supervisors' Meeting  
September 12, 2023**

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

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

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

<b>Board of Supervisors</b>	Robert Porter Mark Dearing Anthony Sharp James Teagle John Gislason	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Katie Buchanan	Kutak Rock LLP
<b>District Engineer</b>	Vincent Dunn	Dunn & Associates Inc.

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

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

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

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

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors  
Entrada Community  
Development District

September 5, 2023

## AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Entrada Community Development District will be held on **September 12, 2023 at 10:30 a.m.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084. The following is the agenda for the meeting.

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' Meeting held on August 22, 2023 ..... Tab 1
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Amenity Manager Report
  - D. District Manager
5. **BUSINESS ITEMS**
  - A. Presentation of Supplemental Engineer's Report, dated August 5, 2023 ..... Tab 2
  - B. Presentation of Final Supplemental Special Allocation Report, Series 2023, dated September 7, 2023 ..... Tab 3
  - C. Consideration of Resolution 2023-12; Equalizing, Approving, Confirming and Levying Debt Assessments on Property Specially Benefited by such Projects to Pay the Cost Thereof ..... Tab 4
  - D. Consideration of Resolution 2023-13; Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds Series 2023..... Tab 5
  - E. Consideration of Acquisition of Improvements and Approval of Requisitions
  - F. Consideration of Warranty Deed ..... Tab 6
    1. Phase 2 Unit 4
    2. Phase 3 Unit 5
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

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

Very truly yours,  
[Melissa Dobbins](#)  
Melissa Dobbins

# **Tab 1**

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**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District was held on **August 22, 2023, at 10:30 a.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	<b>Board Supervisor, Chairman</b>
Mark Dearing	<b>Board Supervisor, Vice Chairman</b>
Anthony Sharp	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
John Gislason	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP</b>
Kyle Magee	<b>District Counsel, Kutak Rock, LLP</b> <i>(via speakerphone)</i>
Tony Shiver	<b>President, First Coast CMS</b>
Marty Czako	<b>First Coast CMS</b>
David Taylor	<b>District Engineer, Dunn &amp; Associates</b> <i>(via speakerphone)</i>
Kayla Connell	<b>Rizzetta &amp; Company, Inc.</b> <i>(via speakerphone)</i>
Mike Peters	<b>Greenpoint Landscape</b>
Carlos G.	<b>Greenpoint Landscape</b>
Cynthia Wilhelm	<b>Nabers Giblin &amp; Nickerson</b> <i>(via speakerphone)</i>

There were audience members present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience  
Comments on Agenda Items**

There were no audience comments.

49  
50 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**  
51 **Board of Supervisors' Meeting held on**  
52 **August 9, 2023**  
53

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on August 9, 2023, for the Entrada Community Development District.

54  
55 **FOURTH ORDER OF BUSINESS** **Ratification of Operation and Maintenance**  
56 **Expenditures for July 2023**  
57

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board Ratified the Operation and Maintenance Expenditures for July 2023 in the amount of \$44,001.18, for the Entrada Community Development District.

58  
59 **FIFTH ORDER OF BUSINESS** **Staff Reports**

60  
61 A. District Counsel  
62 No report.

63  
64 B. District Engineer  
65 No report.

66  
67 C. Amenity Manager Report  
68 The Board authorized the pool being closed for maintenance on Monday  
69 mornings. It was noted that once the lap pool was opened, that pool would  
70 be closed on an alternative day with the goal being that a pool would always  
71 remain open for the residents to enjoy the use of.

72  
73 D. District Manager  
74 Ms. Gallagher updated the Board that her office is continuing to work with the  
75 District Engineer on the CDD taking over maintenance of the two ponds in  
76 phase 2, unit 3B as well as the two ponds in phase 2, unit 4 that were  
77 approved to begin CDD maintenance contingent on the inspection by the  
78 District Engineer. She also noted that a request had been received from DR  
79 Horton for the CDD to take over maintenance of three additional ponds and  
80 landscape tracts in phase 3, unit 5 (exhibit A).

81  
On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board authorized District staff to work with the Chairman outside of meetings to finalize the CDD taking over maintenance of these areas once the District Engineer signs off on all, for the Entrada Community Development District.

82  
83 **SIXTH ORDER OF BUSINESS** **Presentation of Supplemental**  
84 **Assessment Methodology Report**  
85 **(under separate cover)**

86 Mr. Porter reviewed the Supplemental Assessment Report (exhibit B) and moved to the  
87 developer agreements found under tab 5 of the agenda.  
88

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Preliminary Supplemental Assessment Methodology Report dated August 22, 2023, the Collateral Assignment and Assumption of Development Rights Agreement, Completion Agreement between Entrada CDD and DR Horton Inc. – Jacksonville, and Declaration of Consent to Jurisdiction Agreement, for the Entrada Community Development District.

89  
90 *Board moved to agenda item 5D*

91  
92 **SEVENTH ORDER OF BUSINESS** **Consideration of Hi Tech Security**  
93 **Agreement**  
94

95 Mr. Shiver explained that there would be no changes to the current terms with Hi Tech,  
96 this would just be formalizing an agreement with the vendor.  
97

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved entering into a formal agreement with Hi Tech Security based on the current terms, for the Entrada Community Development District.

98  
99 *Board moved back to agenda item 5A*

100  
101 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2023-07;**  
102 **Delegation Resolution**  
103

104 Mr. Porter provided a brief review of Resolution 2023-07.  
105

On a motion by Mr. Dearing, seconded by Mr. Gislason with all in favor, the Board adopted Resolution 2023-07; Delegation Resolution, for the Entrada Community Development District.

106  
107 **NINTH ORDER OF BUSINESS** **Consideration of Proposal for**  
108 **Additional Swings**  
109

110 The Board reviewed two proposals for additional swings, one from Southern Recreation in  
111 the amount of \$10,610.00 (amount does not include the tax on the proposal since the CDD  
112 is tax exempt) and the second from Playmore (exhibit C) in the amount of \$10,266.25.  
113 Discussion ensued regarding the number of swings.  
114

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Southern Recreation proposal in the amount of \$10,610.00, which would allow for two regular swings and two toddler swings, for the Entrada Community Development District.

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**TENTH ORDER OF BUSINESS**

**Public Hearing on Towing and  
Overnight Parking**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board opened the Public Hearing on Towing & Overnight Parking, for the Entrada Community Development District.

119  
120 Mr. Porter reviewed Resolution 2023-08 and noted that all amenity parking areas  
121 including the expansion would be subject to the towing and overnight parking rules.  
122

123 Ms. Buchanan noted that the CDD would not enter into a roaming agreement, but a  
124 towing upon request agreement.  
125

126 Public comments were heard on overflow parking for residents who do not have  
127 room on their property to park their vehicles, street parking, and overnight parking.  
128

129 The Chairman closed the public hearing.  
130

- 131 1. Consideration of Resolution 2023-08; Towing & Overnight  
132 Parking Rules  
133

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-08; Towing & Overnight Parking Rules, for the Entrada Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2023-  
2024 Budget**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board opened the Public Hearing on Fiscal Year 2023-2024 Budget, for the Entrada Community Development District.

138  
139 Ms. Gallagher provided an update that there had been no changes to the bottom line of the  
140 budget since the proposed budget was approved earlier this year and reminded the Board  
141 and audience that there was no increase in the operation & maintenance assessment.  
142

143 Public comments were heard on different assessments on different property types, dog  
144 waste stations, dog park in Dorado, which is owned and operated by the HOA.  
145

146 The Chairman closed the public hearing.  
147

- 148 1. Consideration of Resolution 2023-09; Adopting Fiscal Year  
149 2023-2024 Budget  
150

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-09; Adopting Fiscal Year 2023-2024 Budget as presented, for the Entrada Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10;  
Imposing Special Assessments**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-10; Imposing Special Assessments, for the Entrada Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Second Addendum –  
Contract for Professional District  
Services**

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

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**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-11;  
Setting Time, Date, and Location of  
Fiscal Year 2023-2024 Annual Meetings**

The Board reviewed resolution 2023-11 and noted that the meeting time should remain at 10:30 am rather than 10:00 am as presented.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-11; Setting Date, Time and Location for Fiscal Year 2023-2024 Annual Meetings, as amended, for the Entrada Community Development District.

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**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Request and Public  
Comments**

**Supervisor Requests**

Mr. Gislason requested that the site plan be posted on the CDD website.

175

**Audience Comments**

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Audience comments were heard on the following:

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- Comments on projects outside the boundaries of the District
- Condition of the ponds and algae
- Pond fountains – Mr. Shiver then provided an update that here are repairs taking place due to an impeller defect that was being covered under warranty.

- 184 - Construction debris and dust.
- 185 - Debris in ponds.
- 186 - Request for additional pond fountains – Chairman explained that the current
- 187 fountains are there for aesthetic purposes and any additional fountain would need
- 188 to be budgeted for the future if considered.
- 189 - Request for picnic tables – Chairman noted that DR Horton would add some.
- 190 - Concerns about residents of townhomes trying to access the amenity facility.
- 191 - Questions about the sidewalk that joins Twin Lakes and Entrada.
- 192 - Compliments on the service provided by Mr. Shiver and First Coast CMS – a
- 193 conceptual drawing of the expanded amenity facility was reviewed.
- 194 - Basketball court request.
- 195 - Questions about the multi-use field.
- 196 - A resident noted that he was offering sports and recreational programs. He was
- 197 directed to contact Mr. Shiver.
- 198 - Questions about the construction plans and total number of properties at build out.
- 199 - Questions about the timeline for expanded amenity facilities. It was noted that
- 200 these were anticipated for approximately one year from now at this time.
- 201 - Pool hours and if it was open year round.
- 202

203 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

204

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:29 a.m., for Entrada Community Development District.

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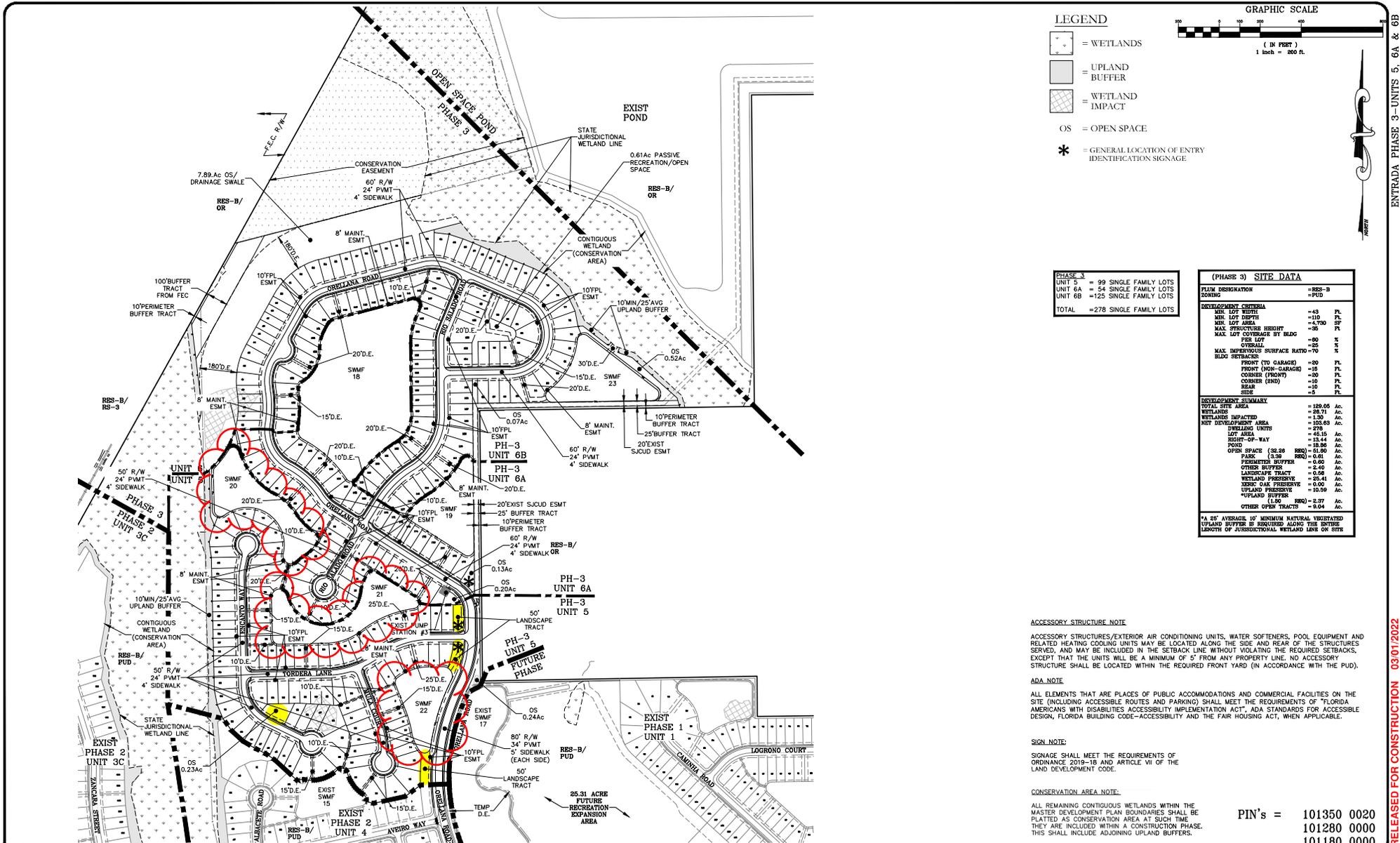
Secretary / Assistant Secretary

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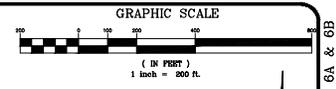
Chairman / Vice Chairman

DRAFT

Exhibit A



- LEGEND**
- = WETLANDS
  - = UPLAND BUFFER
  - = WETLAND IMPACT
  - OS = OPEN SPACE
  - \* = GENERAL LOCATION OF ENTRY IDENTIFICATION SIGNAGE



**PHASE 3**

UNIT 5	= 99 SINGLE FAMILY LOTS
UNIT 6A	= 54 SINGLE FAMILY LOTS
UNIT 6B	= 125 SINGLE FAMILY LOTS
<b>TOTAL</b>	<b>= 278 SINGLE FAMILY LOTS</b>

**(PHASE 3) SITE DATA**

PLANNING DESIGNATION	RES-B	PUD
<b>DEVELOPMENT CRITERIA</b>		
MIN. LOT DEPTH	=45	PL
MIN. LOT AREA	=110	PL
MIN. LOT AREA	=4700	SP
MAX. STRUCTURE HEIGHT	=35	PL
MAX. LOT COVERAGE BY BLDG		
PER LOT	=80	%
MAX. IMPERVIOUS SURFACE RATIO	=70	%
BLDG SETBACKS		
FRONT (TO GARAGE)	=30	PL
FRONT (NON-GARAGE)	=18	PL
CORNER (FRONT)	=30	PL
CORNER (END)	=10	PL
REAR	=10	PL
SIDE	=5	PL
<b>DEVELOPMENT SUMMARY</b>		
TOTAL SITE AREA	= 129.05	Ac.
WETLANDS	= 28.71	Ac.
WETLANDS IMPACTED	= 1.50	Ac.
NET DEVELOPMENT AREA	= 103.63	Ac.
DWELLING UNITS	= 278	
LOT AREA	= 45.16	Ac.
RIGHT-OF-WAY	= 13.44	Ac.
OPEN SPACE (36.28 R80)	= 51.90	Ac.
POND (3.39 R80)	= 0.61	Ac.
PERIMETER BUFFER	= 0.60	Ac.
OTHER BUFFER	= 2.40	Ac.
LANDSCAPE TRACT	= 0.58	Ac.
WETLAND PRESERVE	= 25.41	Ac.
JSRK OAK PRESERVE	= 0.50	Ac.
UPLAND PRESERVE	= 10.59	Ac.
*UPLAND BUFFER	= 2.27	Ac.
OTHER OPEN TRACTS	= 0.54	Ac.

\*A 50' AVERAGE 10' MINIMUM NATURAL VEGETATED UPLAND BUFFER IS REQUIRED ALONG THE ENTIRE LENGTH OF JURISDICTIONAL WETLAND LINE ON SITE

**ACCESSORY STRUCTURE NOTE**  
 ACCESSORY STRUCTURES/EXTERIOR AIR CONDITIONING UNITS, WATER SOFTENERS, POOL EQUIPMENT AND RELATED HEATING/COOLING UNITS MAY BE LOCATED ALONG THE SIDE AND REAR OF THE STRUCTURES SERVED, AND MAY BE INCLUDED IN THE SETBACK LINE WITHOUT VIOLATING THE REQUIRED SETBACKS, EXCEPT THAT THE UNITS WILL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE. NO ACCESSORY STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD (IN ACCORDANCE WITH THE PUD).

**ADA NOTE**  
 ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA BUILDING CODE-ACCESSIBILITY AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

**SIGN NOTE**  
 SIGNAGE SHALL MEET THE REQUIREMENTS OF ORDINANCE 2019-18 AND ARTICLE VII OF THE LAND DEVELOPMENT CODE.

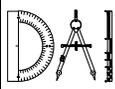
**CONSERVATION AREA NOTE**  
 ALL REMAINING CONTIGUOUS WETLANDS WITHIN THE MASTER DEVELOPMENT PLAN BOUNDARIES SHALL BE PLATTED AS CONSERVATION AREA AT SUCH TIME THEY ARE INCLUDED WITHIN A CONSTRUCTION PHASE. THIS SHALL INCLUDE ADJOINING UPLAND BUFFERS.

PIN's = 101350 0020  
 101280 0000  
 101180 0000

P:1708-478-50 ENTRADA PHASE 3, ENG PLANS 47850 OSP.DWG.1/26/2022 8:10 AM Mike Reilly

NO.	DATE	REVISIONS DESCRIPTION	BY:

DESIGNED BY: DAI  
 DRAWN BY: MR/SM/SS/NS  
 CHECKED BY: DMT  
 SCALE: 1" = 200'  
 DATE: 1/26/2022  
 PROJ. NO.: 1708-478-50



**Dunn & Associates, Inc.**  
 CIVIL ENGINEERS / LAND PLANNERS  
 8647 Baypine Road, Suite 200  
 Jacksonville, Florida 32256  
 Phone: (904)363-8916 Fax: (904)363-8917  
 www.dunneng.com

**ENTRADA PHASE 3 UNITS 5, 6A & 6B**  
 FOR:  
 D.R. HORTON INC. - JACKSONVILLE  
 ST JOHNS COUNTY, FLORIDA  
 OVERALL SITE PLAN - MAP



This item has been electronically signed and sealed by David M. Taylor, P.E. on 01/26/2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

VINCENT J. DUNN ENGINEER NO. 39432    DAVID M. TAYLOR ENGINEER NO. 44164    GLEN R. WIDGER ENGINEER NO. 61416

Sheet No. 5 of 62  
**OSP-1**  
 DWG. NO.

RELEASED FOR CONSTRUCTION 03/01/2022

ENTRADA PHASE 3-UNITS 5, 6A & 6B



Rizzetta & Company

## Exhibit B

# Entrada Community Development District

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Preliminary Supplemental Special  
Assessment Allocation Report

Capital Improvement Revenue Bonds, Series 2023

August 22, 2023

3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

[rizzetta.com](http://rizzetta.com)

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## I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report (herein the **“Report”**) is a supplement to the District’s adopted *Master Special Assessment Allocation Report (Expansion Parcels)*, dated August 9, 2023 (**“Master Report”**), and is being presented in anticipation of financing a portion of the District’s Capital Improvement Program (as described herein), by the Entrada Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District plans to issue Capital Improvement Revenue Bonds, Series 2023, and has retained Rizzetta & Company, Incorporated to prepare a methodology for allocating the special assessments related to the Series 2023 Project. This Report will detail the financing and assessment allocation of the Series 2023 Bonds expected to fund a portion of the Series 2023 Project.

## II. DEFINED TERMS

**“Capital Improvement Program” or “CIP”** – Construction and/or acquisition of public infrastructure planned for the District.

**“Developer”** – D. R. Horton, Inc., - Jacksonville.

**“District”** – Entrada Community Development District.

**“End User”** – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

**“Engineer’s Report”** – The First Supplemental Engineer’s Report dated August 5, 2023 prepared by Dunn & Associates, Inc.

**“Equivalent Assessment Unit” or “EAU”** – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

**“Indentures”** – The Master Trust Indenture dated as of September 1, 2021 and the Second Supplemental Trust Indenture dated as of September 1, 2023, each between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee.

**“Platted Units”** – Lands configured into their intended end-use and subject to a recorded plat.

**“Series 2023 Assessments”** – The special assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, expected to be levied to secure repayment of the Series 2023 Bonds.



**“Series 2023 Assessment Area”** – the 341 Platted Units in phase 2 units 3B and 3C, phase 3 unit 5, and phase 4 unit 7 within the district.

**“Series 2023 Bonds”** – The \$7,480,000 (estimated) Entrada Community Development District Capital Improvement Revenue Bonds, Series 2023.

**“Series 2023 Project”** – Construction/acquisition of a portion of the CIP allocable to the Series 2023 Assessment Area in the estimated amount of \$11,479,330.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

### III. DISTRICT INFORMATION

The District was established pursuant to St. Johns County Ordinance 2020-42, effective on September 4, 2020. The District originally encompassed approximately 143.98 acres (the “Original District Lands”). Effective May 20, 2021, the District’s boundaries were expanded by 57.98 acres pursuant to St. Johns County Ordinance No. 2021-28 for a new total of approximately 201.96 acres (“First Expansion”). Effective August 4, 2023, the District’s boundaries were again expanded by approximately 131.99 acres pursuant to St. Johns County Ordinance No. 2023-27 (“Second Expansion”). Following the Second Expansion, the District encompasses approximately 333.95 acres.

The District lies east of I-95, south of CR 214 and north of SR-207. The current development plan for the Series 2023 Assessment Area, added to the District’s boundaries via the Second Expansion, includes 341 residential units.

The District is anticipating its second bond issuance, which will be secured by the Series 2023 Assessments, levied over the 341 Platted Units in phase 2 units 3B and 3C, phase 3 unit 5, and phase 4 unit 7 within the Series 2023 Assessment Area within the boundaries of the District. Table 1 illustrates the product mix for the units within the Series 2023 Assessment Area which are expected to support repayment of the Series 2023 Bonds.

### IV. SERIES 2023 PROJECT

The Series 2023 Project is a portion of the District’s Capital Improvement Program allocable to the Series 2023 Assessment Area that will be constructed and/or acquired with the proceeds of the Series 2023 Bonds. The estimated costs of the Series 2023 Project are \$11,479,330, of which it is estimated \$6,847,202 will be funded with proceeds from the Series 2023 Bonds. The District plans to issue Series 2023 Bonds in the estimated aggregate principal amount of \$7,480,000 to fund a portion of the Series 2023 Project. Following the expected issuance of the Series 2023 Bonds, the District’s unfunded CIP costs are expected to be funded with the proceeds of future District bonds and/or developer contributions. For additional detail on the Series 2023 Project and the unfunded CIP costs, see Table 2, as well as the Engineer’s Report.



## **V. PRELIMINARY SERIES 2023 BONDS AND SERIES 2023 ASSESSMENTS**

In order to provide for the Series 2023 Project funding described in Section IV above, the District expects to issue Series 2023 Bonds in the estimated aggregate principal amount of \$7,480,000. The Series 2023 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payments shall occur every May 1 and November 1 from the date of issuance until maturity. The first scheduled payment of coupon interest will be due on November 1, 2023; however, interest will be capitalized through November 1, 2023. Therefore, the first payment of interest, along with principal, is to occur on May 1, 2024.

The Series 2023 Bonds will be secured by the pledged revenues of the Series 2023 Assessments, all as further provided under the Indentures. The Series 2023 Assessments are expected to initially be levied in an approximate annual amount of \$528,891 and shall be structured in the same manner as the Series 2023 Bonds, so that revenue from the Series 2023 Assessments are sufficient to fulfill the debt service requirements of the Series 2023 Bonds. Table 3 and Table 4 reflect the general preliminary financing terms of the Series 2023 Bonds and Series 2023 Assessments, respectively.

It is expected that the Series 2023 Assessment installments assigned to Platted Units will be collected via the St. Johns County property tax bill process (Uniform Method of Collection per F.S. 197.3632)<sup>1</sup>. Accordingly, the Series 2023 Assessments will be adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. PRELIMINARY SERIES 2023 ASSESSMENT ALLOCATION**

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP cost per unit and Maximum Assessments were allocated pursuant to an equally-assigned basis for each Platted Unit.

Per Section IV above, the Series 2023 Bonds will fund a portion of the District's Series 2023 Project, which is expected to be constructed or acquired in a manner generally proportionate to the construction of improvements for the overall CIP. Accordingly, it is expected that the improvements funded by the Series 2023 Bonds will confer special benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Table 5 illustrates the manner in which the master assessments were allocated and adopted by the Board of Supervisors.

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements. It is anticipated that the FY 2023-2024 Series 2023 Assessments will be billed directly due to timing constraints imposed by St. Johns County.



Therefore, it is proper to impose Series 2023 Assessments on the units specified in Table 5, as well as the District's Preliminary Series 2023 Assessment Roll.

**A. Assessment Allocation**

The Series 2023 Assessments are expected to ultimately be allocated to the Series 2023 Assessment Area, as shown on Table 5. The Series 2023 Assessments are allocated based on the methodology described in the Master Report and as allocated, the Series 2023 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and as amended by this Report, and are fairly and reasonable allocated amount the different product types.

**B. Assignment of Assessments**

The Series 2023 Bonds and Series 2023 Assessments have been sized based on the expectation that the Series 2023 Assessments will be fully allocated to the 341 Platted Units within the Series 2023 Assessment Area. It is not expected that any other land within the boundaries of the District will be encumbered with the Series 2023 Assessments.

The District is securing repayment of the Series 2023 Bonds with the Series 2023 Assessments, as contemplated under Florida Statutes Chapters 170 and 190. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy non-ad valorem special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

As assigned to the 341 Platted Units within the Series 2023 Assessment Area, the Series 2023 Assessments are supported by sufficient benefit from the Series 2023 Project and are fairly and reasonably allocated. Moreover, the Series 2023 Assessments as sized herein are sufficient to support the repayment of the Series 2023 Bonds.



## **VII. PREPAYMENT AND TRUE UP OF SERIES 2023 ASSESSMENTS**

The Series 2023 Assessments encumbering a parcel may be prepaid in part or in full at any time, without penalty, together with interest at the rate on the Series 2023 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

The District's Series 2023 Assessment program is predicated on the development program set forth in Table 1. As stated herein, all of the lots subject to the Series 2023 Assessments have been platted. To the extent that there is a replat of such Platted Units that results in a net decrease in the principal amount of Series 2023 Assessments to be assigned then a true-up or principal reduction payment will be required to cure the deficiency as further provided in the resolutions levying the Series 2023 Assessments.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff, District underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Report. If there is anything contained in the Master Report that is inconsistent with the provisions of this Report, the provisions of this Report shall govern. For additional information on the Series 2023 Bond structure and related items, please refer to the Preliminary Limited Offering Memorandum associated with this transaction.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the District with financial advisory services or offer investment advice in any form.



**EXHIBIT A**

**PRELIMINARY ALLOCATION METHODOLOGY**



Rizzetta & Company

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 1: SERIES 2023 DEVELOPMENT PLAN**

<b>PRODUCT</b>	<b>EAU</b>	<b>PHASE 2 UNIT 3B</b>	<b>PHASE 2 UNIT 3C</b>	<b>PHASE 3 UNIT 5</b>	<b>PHASE 5 UNIT 7</b>	<b>TOTAL</b>	
Single Family	1.00	76	74	99	92	341	Units
	<b>TOTAL:</b>	<b>76</b>	<b>74</b>	<b>99</b>	<b>92</b>	<b>341</b>	

<sup>(1)</sup> All 341 lots are platted.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 2: SERIES 2023 PROJECT COST DETAIL**

<b>IMPROVEMENTS</b>	<b>ESTIMATED COSTS</b>
Clearing and Earthwork	\$3,007,600
Stormwater Systems	\$1,559,700
Water and Sewer Utilities	\$852,030
Roadway Improvements	\$1,714,300
Recreational Improvements	\$3,712,700
Entry Signage and Landscaping, Berm, Fencing, Fountains	\$0
Electric and Street Lighting	\$213,000
Engineering, Surveying, Planning, CEI	\$420,000
<b>Total Construction Costs</b>	<b>\$11,479,330</b>
Estimated Series 2023 Project Funded by Series 2023 Bonds	\$6,847,202
Additional Costs Funded by the Developer or Other Sources	\$4,632,128
<b>Total Construction Costs</b>	<b>\$11,479,330</b>

NOTE: Infrastructure cost estimates provided by District Engineer.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2023 BONDS**

Estimated Issue Date	September 14, 2023
Estimated Final Maturity	November 1, 2053
Principal Installments	30
Estimated Average Coupon Rate	5.75%
Estimated Maximum Annual Debt Service ("MADS")	\$528,891

**SOURCES:**

<b>ESTIMATED PAR AMOUNT</b>	<b>\$7,480,000</b>
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**USES:**

Project Fund	(\$6,847,202)
Debt Service Reserve Fund (50% of MADS)	(\$264,446)
Capitalized Interest (thru 11/1/2023)	(\$56,152)
Underwriter's Discount	(\$112,200)
Costs of Issuance	(\$200,000)
<b>Total Uses</b>	<b>(\$7,480,000)</b>

Source: District Underwriter. Numbers are preliminary and are subject to change.

**TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2023 ASSESSMENTS <sup>(1)</sup>**

Estimated Interest Rate	5.75%
<b>Estimated Initial Principal Amount</b>	<b>\$7,480,000</b>
Aggregate Annual Installment	\$528,891
Estimated County Collection Costs	2.00% \$11,253 <sup>(2)</sup>
Maximum Early Payment Discounts	4.00% \$22,506 <sup>(2)</sup>
Estimated Total Annual Installment	\$562,650

(1) Ultimate collection schedule at the District's discretion.

(2) May vary as provided by law.

Note: Numbers are preliminary and are subject to change.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2023 ASSESSMENTS (1)**

<b>PRODUCT</b>	<b>UNITS (2)</b>	<b>EAU</b>	<b>TOTAL EAU'S</b>	<b>PRODUCT TOTAL PRINCIPAL (3)</b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. (3)(4)</b>	<b>PER UNIT INSTLMT. (4)</b>
Single Family	341	1.00	341	\$7,480,000	\$21,935	\$562,650	\$1,650
<b>TOTAL</b>	<b>341</b>		<b>341</b>	<b>7,480,000</b>		<b>\$562,650</b>	

(1) Allocation of estimated Series 2023 Assessments expected to be levied.  
(2) Series 2023 Assessments expected to be absorbed by the 341 platted units within the Series 2023 Assessment Area.  
(3) Product total shown for illustrative purposes and are not fixed per product type.  
(4) Includes estimated St. Johns County collection costs/payment discounts, which may fluctuate.

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011831420	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831680	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1012850340	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850260	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850810	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1011832620	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832650	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011850910	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850010	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850480	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850750	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011831580	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831160	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831470	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831490	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831590	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831480	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831660	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831670	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831770	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831570	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831290	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831810	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831200	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831320	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831530	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831230	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831260	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831520	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831360	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831690	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831330	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831380	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831910	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831370	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831450	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831700	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831600	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831270	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831430	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831440	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831460	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831190	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831210	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011831540	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831340	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831400	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831550	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831650	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831250	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831310	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831560	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831500	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831510	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831240	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831350	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831390	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831410	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831750	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831820	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831840	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831900	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831220	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831180	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831720	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831730	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831790	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831830	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831300	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831610	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831640	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831710	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831740	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831760	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831780	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831170	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831800	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831860	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831880	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831630	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831620	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831850	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831870	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831890	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1011831280	ENTRADA PHASE 2 UNIT 3B	Single Family	\$21,935	\$1,650
1012850440	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850450	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850080	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850090	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850270	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850890	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850720	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850020	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850040	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850180	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850910	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850140	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850480	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850580	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850590	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850600	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850750	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850980	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850990	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850220	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850880	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850110	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850940	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850030	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850210	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850230	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850500	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850070	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850620	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850630	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850250	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850100	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850660	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850670	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850150	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850640	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850730	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850400	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850370	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850710	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850790	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850350	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850510	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850690	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850900	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850920	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850490	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850520	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850420	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850430	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850800	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850460	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850470	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850950	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850190	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850280	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850290	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850300	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850330	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850860	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850410	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850960	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850760	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850830	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850850	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850530	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850650	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850010	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850200	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850310	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850320	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850870	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850930	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850540	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850560	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850740	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850780	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850820	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850050	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850060	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850380	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850680	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850550	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850120	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850700	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850610	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850390	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850240	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850570	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850770	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850840	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850130	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850360	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850160	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850170	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1012850970	ENTRADA PHASE 3 UNIT 5	Single Family	\$21,935	\$1,650
1011832520	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832100	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831940	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831950	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832010	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832030	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832090	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831990	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832000	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832070	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832180	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832200	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832410	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832530	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832550	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832140	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832270	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832340	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832360	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832400	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832470	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832510	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832540	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832560	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832570	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832590	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831960	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831970	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832020	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832040	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832050	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832060	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832080	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832150	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832230	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832350	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832370	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832420	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832480	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011832600	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832630	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831920	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831930	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011831980	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832110	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832170	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832190	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832220	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832240	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832260	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832280	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832300	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832310	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832460	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832500	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832580	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832610	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832640	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832120	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832130	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832160	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832210	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832250	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832290	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832320	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832330	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832380	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832390	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832430	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832440	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832450	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011832490	ENTRADA PHASE 2 UNIT 3C	Single Family	\$21,935	\$1,650
1011850160	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850180	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850260	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850800	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850630	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850680	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850690	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850900	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850250	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850040	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850810	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011850020	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850290	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850330	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850530	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850760	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850370	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850210	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850770	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850170	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850850	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850870	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850090	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850120	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850140	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850920	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850540	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850780	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850790	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850450	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850470	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850500	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850510	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850550	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850570	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850580	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850350	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850380	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850660	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850220	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850710	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850490	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850590	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850620	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850270	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850280	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850720	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850730	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850740	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850060	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850670	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850240	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850300	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850080	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850150	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SERIES 2023 ASSESSMENT LIEN ROLL**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>ESTIMATED SERIES 2023 PRINCIPAL / UNIT</b>	<b>ESTIMATED SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011850200	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850860	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850890	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850130	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850190	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850390	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850840	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850310	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850320	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850030	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850400	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850420	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850520	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850560	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850650	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850700	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850360	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850600	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850440	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850460	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850610	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850050	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850070	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850830	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850640	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850230	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850100	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850110	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850340	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850820	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850410	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850430	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
1011850880	ENTRADA PHASE 4 UNIT 7	Single Family	\$21,935	\$1,650
<b>TOTAL</b>			<b>\$7,480,000</b>	<b>\$562,650</b>

(1) Includes estimated county collection costs/payment discounts, which may fluctuate.

# Exhibit C



**Recreational  
Products & Services**

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

# QUOTATION

06/09/23  
Job Number: 18477

Client: Entrada CDD  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Revision:  
Job: Entrada CDD Swings  
460 Rio San Juan Dr  
Saint Augustine FL 32084

Contact: Mark Czkaó Phone: 904-687-4150 Fax: Email: marty@firstcoastcms.com

Sales Rep: James Peacock Terms: Due With Order

Item	Description	Quantity	Cost	Subtotal
<b>1 Equipment</b>				
SWING-SP	8' SINGLE POST SWING	1	\$1,900.00	\$1,900.00
APS	12" Border Timber	29	\$40.00	\$1,160.00
EWF	Engineered Wood Fiber, priced per CY	40	\$30.00	\$1,200.00
EWF	GeoTex Duraliner	1	\$200.00	\$200.00
			<b>Subtotal:</b>	<b>\$4,460.00</b>
<b>2 Freight</b>				
Freight	Playworld Freight	1	\$635.00	\$635.00
Freight	APS Freight	1	\$381.25	\$381.25
Freight	EWF Freight	1	\$1,000.00	\$1,000.00
			<b>Subtotal:</b>	<b>\$2,016.25</b>
<b>3 Installation</b>				
Installation	Installation of Playword/APS Equipment	1	\$2,250.00	\$2,250.00
Installation	Installation of EWF	1	\$1,500.00	\$1,500.00
			<b>Subtotal:</b>	<b>\$3,750.00</b>
			<b>Grand Totals:</b>	<b>\$10,226.25</b>

Notes:

# PLAYMORE

## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

# QUOTATION

06/09/23

Job Number: 18477  
Revision:

Client: Entrada CDD  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Job: Entrada CDD Swings  
460 Rio San Juan Dr  
Saint Augustine FL 32084

### General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed per manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

### Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, the following options are available.

- Add 5% (minimum \$2,500) to the quotation/contract price. Playmore Recreational Products and Services will cover the costs of all the building permit fees and expeditor fees.
- Playmore Recreational Products and Services can assist the customer in obtaining their own permit. Customer is responsible for all fees directly to the permitting agency and/or the expediting company.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed for the installation of equipment, this will be included on the proposal. If it is omitted and later discovered necessary, the cost will be the responsibility of the customer.

### Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on site.)
- Post-Installation Walk Through
- Maintenance Explanation

### Customer Responsibilities (unless otherwise noted in the applicable quotation/contract):

- Trash Disposal – Dumpsters or Off-Site Disposal.
- Accept Delivery and Unload Equipment if site is not ready.
  - \$1,000.00 Charge will apply if Customer wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.

# PLAYMORE

## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

# QUOTATION

06/09/23

Job Number: 18477  
Revision:

Client: Entrada CDD  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Job: Entrada CDD Swings  
460 Rio San Juan Dr  
Saint Augustine FL 32084

**Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):**

- Removal of Existing Equipment.
- Site Preparation, Grading, Drainage Systems, etc.
- Private Utility Locates
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

**\*Any other responsibilities must be clearly outlined in the applicable quotation/contract.**

**General Notes (All apply unless changes noted in quotation, purchase order, or contract)**

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Access/Utilities.** Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Acceptance Signature: X Date: \_\_\_\_\_ P.O.#: \_\_\_\_\_

## **Tab 2**

**FIRST SUPPLEMENTAL ENGINEER’S REPORT FOR THE  
ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

August 5, 2023

**1. PURPOSE**

This report supplements the *Amended and Restated Engineer’s Report*, dated May, 20, 2021 (“**Master Report**”) in order to address the portion of the District’s CIP to be known as the “**2023 Project.**” All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

**2. 2023 PROJECT**

The District’s 2023 Project includes the portion of the CIP that is necessary for the development of what is known as “**Phase 2-Unit 3B**”, “**Phase 2-Unit 3C**”, “**Phase 3-Unit 5**”, “**Phase 4-Unit 7**” and “**Amenities**” of the District (collectively, the “2023 Project Area”).

**Product Mix**

The table below shows the product types that will be part of the 2023 Project:

**Product Types**

<b>Product Type</b>	<b>Unit 3B</b>	<b>Unit 3C</b>	<b>Unit 5</b>	<b>Unit 7</b>	<b>Total</b>
SF 43’	0	0	20	0	20
SF 53’	76	74	79	92	321
<b>TOTAL</b>	<b>76</b>	<b>74</b>	<b>99</b>	<b>92</b>	<b>341</b>

**List of 2023 Project Improvements**

The various improvements that are part of the overall CIP – including those that are part of the 2023 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2023 Project includes, generally stated, the following items relating to Units 3B, 3C, 5 and 7: private roadways, stormwater management, water/sewer utilities, hardscape/landscape/irrigation, Amenity Center and Entry Monuments, soft costs, etc.

**Permits**

The status of the applicable permits necessary for the 2023 Project is as shown below. All permits and approvals necessary for the development of the 2023 Project have been obtained.

### Permit Table

Permit	Status
ACOE Wetland Impact Permit	Issued
SJRWMD Individual Permit	Issued
St Johns County Site Development Permit	Issued
St Johns County Water/Sewer Permit	Issued
FDEP Water and Sewer Permit	Issued
FEMA CLOMR	Issued

### Estimated Costs / Benefits

The table below shows the Infrastructure costs that are necessary for the development of the Units 3B, 3C, 5 and 7 lots for the 2023 Project.

### ESTIMATED COSTS OF THE 2023 PROJECT

Improvement	2023 Project Estimated Cost
Clearing and Earthwork	3,007,600.00
Stormwater Systems	1,559,700.00
Water and Sewer Utilities (a)	852,030.00
Roadway Improvements	1,714,300.00
Recreational Improvements (b)	3,712,700.00
Entry Signage and Landscaping, Berm, Fencing, Fountains	0.00
Electric and Street Lighting (c)	213,000.00
Engineering, Surveying, Planning, CEI	420,000.00
<b>TOTAL</b>	<b>11,479,330.00</b>

- a. Includes all Water and Sewer.
- b. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Includes Amenity Center, Entry Feature and Landscaping
- c. Includes only the cost of installation of conduit and other electrical systems.

### 3. CONCLUSION

The 2023 Project has been designed in accordance with current governmental regulations and requirements. The 2023 Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- the estimated cost to the 2023 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the 2023 Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;

- the 2023 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2023 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within Phase 1 and Phase 2 of the District will receive a special benefit from the 2023 Project that is at least equal to the costs of the 2023 Project.

As described above, this report identifies the benefits from the 2023 Project to the Phase 1 and Phase 2 lands within the District. The general public, property owners, and property outside of Phase 1 and Phase 2 will benefit from the provisions of the 2023 Project; however, these are incidental to the 2023 Project, which is designed solely to provide special benefits peculiar to property within Units 3B, 3C, 5 and 7. Special and peculiar benefits accrue to property within Units 3B, 3C, 5 and 7, and enable properties within its boundaries to be developed.

The 2023 Project will be owned by the District or other governmental units and such 2023 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2023 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2023 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2023 Project or the fair market value.

Please note that the 2023 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2023 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Dunn & Associates, Inc.



David M. Taylor, P.E.

Date 8/5/2023

## **Tab 3**



Rizzetta & Company

# Entrada Community Development District

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Final Supplemental Special  
Assessment Allocation Report

Capital Improvement Revenue Bonds, Series 2023

September 7, 2023

3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

[rizzetta.com](http://rizzetta.com)

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## I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report (herein the “**Report**”) is a supplement to the District’s adopted *Master Special Assessment Allocation Report (Expansion Parcels)*, dated August 9, 2023 (“**Master Report**”), and is being presented in anticipation of financing a portion of the District’s Capital Improvement Program (as described herein), by the Entrada Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District plans to issue Capital Improvement Revenue Bonds, Series 2023, and has retained Rizzetta & Company, Incorporated to prepare a methodology for allocating the special assessments related to the Series 2023 Project. This Report will detail the financing and assessment allocation of the Series 2023 Bonds expected to fund a portion of the Series 2023 Project.

## II. DEFINED TERMS

“**Capital Improvement Program**” or “**CIP**” – Construction and/or acquisition of public infrastructure planned for the District.

“**Developer**” – D. R. Horton, Inc., - Jacksonville.

“**District**” – Entrada Community Development District.

“**End User**” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

“**Engineer’s Report**” – The First Supplemental Engineer’s Report dated August 5, 2023 prepared by Dunn & Associates, Inc.

“**Equivalent Assessment Unit**” or “**EAU**” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“**Indentures**” – The Master Trust Indenture dated as of September 1, 2021 and the Second Supplemental Trust Indenture dated as of September 1, 2023, each between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee.

“**Platted Units**” – Lands configured into their intended end-use and subject to a recorded plat.

“**Series 2023 Assessments**” – The special assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, expected to be levied to secure repayment of the Series 2023 Bonds.



**“Series 2023 Assessment Area”** – the 341 Platted Units in phase 2 units 3B and 3C, phase 3 unit 5, and phase 4 unit 7 within the district.

**“Series 2023 Bonds”** – The \$7,580,000 Entrada Community Development District Capital Improvement Revenue Bonds, Series 2023.

**“Series 2023 Project”** – Construction/acquisition of a portion of the CIP allocable to the Series 2023 Assessment Area in the estimated amount of \$11,479,330.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

### III. DISTRICT INFORMATION

The District was established pursuant to St. Johns County Ordinance 2020-42, effective on September 4, 2020. The District originally encompassed approximately 143.98 acres (the “Original District Lands”). Effective May 20, 2021, the District’s boundaries were expanded by 57.98 acres pursuant to St. Johns County Ordinance No. 2021-28 for a new total of approximately 201.96 acres (“First Expansion”). Effective August 4, 2023, the District’s boundaries were again expanded by approximately 131.99 acres pursuant to St. Johns County Ordinance No. 2023-27 (“Second Expansion”). Following the Second Expansion, the District encompasses approximately 333.95 acres.

The District lies east of I-95, south of CR 214 and north of SR-207. The current development plan for the Series 2023 Assessment Area, added to the District’s boundaries via the Second Expansion, includes 341 residential units.

The District is anticipating its second bond issuance, which will be secured by the Series 2023 Assessments, levied over the 341 Platted Units in phase 2 units 3B and 3C, phase 3 unit 5, and phase 4 unit 7 within the Series 2023 Assessment Area within the boundaries of the District. Table 1 illustrates the product mix for the units within the Series 2023 Assessment Area which will support repayment of the Series 2023 Bonds.

### IV. SERIES 2023 PROJECT

The Series 2023 Project is a portion of the District’s Capital Improvement Program allocable to the Series 2023 Assessment Area that will be constructed and/or acquired with the proceeds of the Series 2023 Bonds. The estimated costs of the Series 2023 Project are \$11,479,330, of which \$6,963,359.07 will be funded with proceeds from the Series 2023 Bonds. The District will issue Series 2023 Bonds in the aggregate principal amount of \$7,580,000 to fund a portion of the Series 2023 Project. Following the issuance of the Series 2023 Bonds, the District’s unfunded CIP costs are expected to be funded with the proceeds of future District bonds and/or developer contributions. For additional detail on the Series 2023 Project and the unfunded CIP costs, see Table 2, as well as the Engineer’s Report.



## **V. SERIES 2023 BONDS AND SERIES 2023 ASSESSMENTS**

In order to provide for the Series 2023 Project funding described in Section IV above, the District will issue Series 2023 Bonds in the aggregate principal amount of \$7,580,000. The Series 2023 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payments shall occur every May 1 and November 1 from the date of issuance until maturity. The first scheduled payment of coupon interest will be due on November 1, 2023; however, interest will be capitalized through November 1, 2023. Therefore, the first payment of interest, along with principal, is to occur on May 1, 2024.

The Series 2023 Bonds will be secured by the pledged revenues of the Series 2023 Assessments, all as further provided under the Indentures. The Series 2023 Assessments will initially be levied in an annual amount of \$528,695 and shall be structured in the same manner as the Series 2023 Bonds, so that revenue from the Series 2023 Assessments are sufficient to fulfill the debt service requirements of the Series 2023 Bonds. Table 3 and Table 4 reflect the general financing terms of the Series 2023 Bonds and Series 2023 Assessments, respectively.

It is expected that the Series 2023 Assessment installments assigned to Platted Units will be collected via the St. Johns County property tax bill process (Uniform Method of Collection per F.S. 197.3632)<sup>1</sup>. Accordingly, the Series 2023 Assessments will be adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. SERIES 2023 ASSESSMENT ALLOCATION**

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP cost per unit and Maximum Assessments were allocated pursuant to an equally-assigned basis for each Platted Unit.

Per Section IV above, the Series 2023 Bonds will fund a portion of the District's Series 2023 Project, which is expected to be constructed or acquired in a manner generally proportionate to the construction of improvements for the overall CIP. Accordingly, it is expected that the improvements funded by the Series 2023 Bonds will confer special benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Table 5 illustrates the manner in which the master assessments were allocated and adopted by the Board of Supervisors. Therefore, it is proper to impose Series 2023 Assessments on the units specified in Table 5, as well as the District's Series 2023 Assessment Roll.

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements. The FY 2023-2024 Series 2023 Assessments will be billed directly due to timing constraints imposed by St. Johns County.



**A. Assessment Allocation**

The Series 2023 Assessments will be allocated to the Series 2023 Assessment Area, as shown on Table 5. The Series 2023 Assessments are allocated based on the methodology described in the Master Report and as allocated, the Series 2023 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and as amended by this Report, and are fairly and reasonable allocated amount the different product types.

**B. Assignment of Assessments**

The Series 2023 Bonds and Series 2023 Assessments have been sized based on the expectation that the Series 2023 Assessments will be fully allocated to the 341 Platted Units within the Series 2023 Assessment Area. It is not expected that any other land within the boundaries of the District will be encumbered with the Series 2023 Assessments.

The District is securing repayment of the Series 2023 Bonds with the Series 2023 Assessments, as contemplated under Florida Statutes Chapters 170 and 190. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy non-ad valorem special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

As assigned to the 341 Platted Units within the Series 2023 Assessment Area, the Series 2023 Assessments are supported by sufficient benefit from the Series 2023 Project and are fairly and reasonably allocated. Moreover, the Series 2023 Assessments as sized herein are sufficient to support the repayment of the Series 2023 Bonds.

**VII. PREPAYMENT AND TRUE UP OF SERIES 2023 ASSESSMENTS**

The Series 2023 Assessments encumbering a parcel may be prepaid in part or in full at any time, without penalty, together with interest at the rate on the Series 2023 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the



date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

The District's Series 2023 Assessment program is predicated on the development program set forth in Table 1. As stated herein, all of the lots subject to the Series 2023 Assessments have been platted. To the extent that there is a replat of such Platted Units that results in a net decrease in the principal amount of Series 2023 Assessments to be assigned then a true-up or principal reduction payment will be required to cure the deficiency as further provided in the resolutions levying the Series 2023 Assessments.

### **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff, District underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Report. If there is anything contained in the Master Report that is inconsistent with the provisions of this Report, the provisions of this Report shall govern. For additional information on the Series 2023 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

**EXHIBIT A**

**ALLOCATION METHODOLOGY**



Rizzetta & Company

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
FINAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 1: SERIES 2023 DEVELOPMENT PLAN**

<b>PRODUCT</b>	<b>EAU</b>	<b>PHASE 2 UNIT 3B</b>	<b>PHASE 2 UNIT 3C</b>	<b>PHASE 3 UNIT 5</b>	<b>PHASE 5 UNIT 7</b>	<b>TOTAL</b>	
Single Family	1.00	76	74	99	92	341	Units
	<b>TOTAL:</b>	<b>76</b>	<b>74</b>	<b>99</b>	<b>92</b>	<b>341</b>	

<sup>(1)</sup> All 341 lots are platted.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
FINAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 2: SERIES 2023 PROJECT COST DETAIL**

<b>IMPROVEMENTS</b>	<b>ESTIMATED COSTS</b>
Clearing and Earthwork	\$3,007,600
Stormwater Systems	\$1,559,700
Water and Sewer Utilities	\$852,030
Roadway Improvements	\$1,714,300
Recreational Improvements	\$3,712,700
Entry Signage and Landscaping, Berm, Fencing, Fountains	\$0
Electric and Street Lighting	\$213,000
Engineering, Surveying, Planning, CEI	\$420,000
<b>Total Construction Costs</b>	<b>\$11,479,330</b>
Series 2023 Project Funded by Series 2023 Bonds	\$6,963,359
Additional Costs Funded by the Developer or Other Sources	\$4,515,971
<b>Total Construction Costs</b>	<b>\$11,479,330</b>

NOTE: Infrastructure cost estimates provided by District Engineer.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
FINAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 3: FINANCING INFORMATION - SERIES 2023 BONDS**

Issue Date		September 19, 2023
Final Maturity		May 1, 2053
Principal Installments		30
Estimated Average Coupon Rate		5.70%
Estimated Maximum Annual Debt Service ("MADS")		\$528,695.00
 <b>SOURCES:</b>		
PAR AMOUNT		\$7,580,000
Original Issue Discount		(\$17,138.55)
<b>Net Bond Proceeds</b>		<b>\$7,562,861.45</b>
 <b>USES:</b>		
Project Fund		(\$6,963,359.07)
Debt Service Reserve Fund (50% of MADS)		(\$264,347.50)
Capitalized Interest (thru 11/1/2023)		(\$49,329.88)
Underwriter's Discount		(\$113,700.00)
Costs of Issuance		(\$172,125.00)
<b>Total Uses</b>		<b>(\$7,562,861.45)</b>

Source: District Underwriter.

**TABLE 4: FINANCING INFORMATION - SERIES 2023 ASSESSMENTS <sup>(1)</sup>**

Interest Rate		5.70%
 <b>Initial Principal Amount</b>		 <b>\$7,580,000</b>
Aggregate Annual Installment		\$528,695.00
Estimated County Collection Costs	2.00%	\$11,248.83 <sup>(2)</sup>
Maximum Early Payment Discounts	4.00%	\$22,497.66 <sup>(2)</sup>
Total Annual Installment		\$562,441.49

(1) Ultimate collection schedule at the District's discretion.

(2) May vary as provided by law.

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
FINAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

**TABLE 5: ASSESSMENT ALLOCATION - SERIES 2023 ASSESSMENTS <sup>(1)</sup>**

<b>PRODUCT</b>	<b>UNITS <sup>(2)</sup></b>	<b>EAU</b>	<b>TOTAL EAU'S</b>	<b>PRODUCT TOTAL PRINCIPAL <sup>(3)</sup></b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. <sup>(3)(4)</sup></b>	<b>PER UNIT INSTLMT. <sup>(4)</sup></b>
Single Family	341	1.00	341	\$7,580,000.00	\$22,228.74	\$562,441.49	\$1,649.39
<b>TOTAL</b>	<b>341</b>		<b>341</b>	<b>\$7,580,000.00</b>		<b>\$562,441.49</b>	

(1) Allocation of Series 2023 Assessments to be levied.  
(2) Series 2023 Assessments to be absorbed by the 341 platted units within the Series 2023 Assessment Area.  
(3) Product total shown for illustrative purposes and are not fixed per product type.  
(4) Includes estimated St. Johns County collection costs/payment discounts, which may fluctuate.

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011831420	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831680	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1012850340	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850260	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850810	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1011832620	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832650	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011850910	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850010	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850480	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850750	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011831580	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831160	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831470	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831490	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831590	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831480	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831660	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831670	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831770	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831570	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831290	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831810	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831200	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831320	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831530	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831230	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831260	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831520	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831360	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831690	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831330	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831380	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831910	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831370	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831450	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831700	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831600	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831270	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831430	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831440	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831460	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831190	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831210	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831540	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011831340	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831400	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831550	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831650	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831250	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831310	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831560	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831500	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831510	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831240	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831350	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831390	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831410	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831750	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831820	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831840	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831900	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831220	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831180	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831720	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831730	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831790	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831830	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831300	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831610	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831640	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831710	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831740	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831760	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831780	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831170	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831800	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831860	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831880	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831630	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831620	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831850	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831870	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831890	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1011831280	ENTRADA PHASE 2 UNIT 3B	Single Family	\$22,228.74	\$1,649.39
1012850440	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850450	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850080	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850090	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850270	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850890	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850720	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850020	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850040	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850180	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850910	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850140	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850480	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850580	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850590	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850600	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850750	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850980	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850990	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850220	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850880	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850110	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850940	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850030	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850210	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850230	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850500	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850070	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850620	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850630	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850250	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850100	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850660	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850670	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850150	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850640	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850730	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850400	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850370	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850710	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850790	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850350	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850510	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850690	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850900	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850920	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850490	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850520	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850420	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850430	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850800	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850460	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850470	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850950	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850190	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850280	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850290	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850300	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850330	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850860	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850410	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850960	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850760	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850830	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850850	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850530	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850650	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850010	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850200	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850310	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850320	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850870	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850930	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850540	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850560	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850740	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850780	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850820	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850050	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850060	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850380	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850680	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850550	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850120	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850700	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850610	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850390	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850240	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850570	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850770	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850840	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850130	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850360	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850160	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1012850170	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1012850970	ENTRADA PHASE 3 UNIT 5	Single Family	\$22,228.74	\$1,649.39
1011832520	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832100	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831940	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831950	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832010	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832030	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832090	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831990	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832000	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832070	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832180	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832200	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832410	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832530	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832550	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832140	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832270	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832340	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832360	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832400	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832470	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832510	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832540	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832560	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832570	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832590	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831960	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831970	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832020	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832040	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832050	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832060	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832080	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832150	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832230	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832350	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832370	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832420	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832480	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832600	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832630	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831920	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831930	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011831980	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011832110	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832170	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832190	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832220	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832240	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832260	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832280	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832300	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832310	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832460	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832500	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832580	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832610	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832640	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832120	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832130	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832160	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832210	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832250	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832290	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832320	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832330	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832380	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832390	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832430	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832440	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832450	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011832490	ENTRADA PHASE 2 UNIT 3C	Single Family	\$22,228.74	\$1,649.39
1011850160	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850180	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850260	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850800	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850630	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850680	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850690	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850900	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850250	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850040	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850810	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850020	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850290	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850330	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850530	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850760	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850370	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011850210	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850770	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850170	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850850	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850870	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850090	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850120	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850140	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850920	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850540	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850780	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850790	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850450	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850470	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850500	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850510	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850550	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850570	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850580	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850350	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850380	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850660	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850220	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850710	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850490	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850590	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850620	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850270	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850280	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850720	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850730	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850740	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850060	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850670	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850240	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850300	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850080	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850150	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850200	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850860	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850890	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850130	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850190	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850390	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850840	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 ASSESSMENT LIEN ROLL**

**SERIES 2023  
ANNUAL  
INSTALLMENT /  
UNIT <sup>(1)</sup>**

<b>PARCEL</b>	<b>LEGAL DESCRIPTION</b>	<b>PRODUCT</b>	<b>SERIES 2023 PRINCIPAL / UNIT</b>	<b>SERIES 2023 ANNUAL INSTALLMENT / UNIT <sup>(1)</sup></b>
1011850310	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850320	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850030	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850400	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850420	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850520	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850560	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850650	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850700	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850360	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850600	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850440	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850460	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850610	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850050	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850070	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850830	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850640	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850230	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850100	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850110	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850340	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850820	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850410	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850430	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
1011850880	ENTRADA PHASE 4 UNIT 7	Single Family	\$22,228.74	\$1,649.39
<b>TOTAL</b>			<b>\$7,580,000.00</b>	<b>\$562,441.49</b>

(1) Includes estimated county collection costs/payment discounts, which may fluctuate.

## **Tab 4**

**RESOLUTION 2023-12**

**A RESOLUTION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Entrada Community Development District (the “District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the “Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan,

establish, acquire, install, equip, operate, extend, construct or reconstruct stormwater management system, roadway improvements, water, sewer and electrical utility systems, recreational improvements, undergrounding of electric improvements, landscape and hardscape improvements and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “Improvements”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Improvements (the “Project”), the nature and location of which was initially described in Resolution 2023-06 and is shown in the *Engineer’s Report for Capital Improvements for Infrastructure*, dated May 20, 2021 as supplemented by the *First Supplemental Engineer’s Report* dated August 5, 2023 (together, the “Engineer’s Report”), and which Project’s plans and specifications are on file in the District’s records office at 2806 North Fifth Street, Unit 403, St. Augustine, Florida 32084 (“District Manager’s Office”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “Bonds”).

(g) By Resolution 2023-06, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2023-06 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2023-06, said Resolution 2023-06 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2023-06, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-06 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear

before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file at the District Manager's Office.

(l) On September 12, 2023, at the time and place specified in Resolution 2023-06 and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Allocation Report (Expansion Parcels)* dated August 9, 2023 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That certain Project for construction of infrastructure improvements initially described in Resolution 2023-06, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of

the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, 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. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

**SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall

at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Johns County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) There may be required from time to time certain true-up payments as specified the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property

in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the majority landowner that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES.** Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is (i) sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon) or (ii) if such property would be exempt from Special Assessments under Florida law, is transferred to a property owners association or homeowners association, all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District. In the event that property transitions from ownership by (i)

units of local, state, or federal government or (ii) a homeowner or property owners association to developable property, the District reserves the right to reallocate Special Assessments to include such property.

**SECTION 9. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Johns County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 10. SEVERABILITY.** If any section or part of a section of this Resolution be 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.

**SECTION 11. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 12. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of this page intentionally left blank]*

**APPROVED AND ADOPTED** this 12<sup>th</sup> day of September 2023.

ATTEST:

**ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

**Exhibit A:** *Engineer's Report for Capital Improvements for Infrastructure*, dated May 20, 2021;  
*First Supplemental Engineer's Report*, dated August 5, 2023  
**Exhibit B:** *Master Special Assessment Allocation Report (Expansion Parcels)* dated August 9,  
2023

## **Tab 5**

**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023; CONFIRMING THE DISTRICT'S PROVISION OF THE SERIES 2023 PROJECT; MAKING CERTAIN FINDINGS AND CONFIRMING ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2023 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Entrada Community Development District ("District"), has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("Board"), has previously adopted, after notice and public hearing, Resolution 2023-12, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2023-12, this Resolution shall set forth the terms of bonds issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

**WHEREAS**, on September 7, 2023, the District entered into a Bond Purchase Contract whereby it agreed to sell \$7,580,000 of its Capital Improvement Revenue Bonds, Series 2023 ("Series 2023 Bonds"); and

**WHEREAS**, the District desires to set forth the particular terms of the sale of the Series 2023 Bonds and to confirm the liens of the levy of special assessments securing the Series 2023 Bonds.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation, Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2023-12.

**SECTION 3. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

(a) On September 12, 2023, the District, after due notice and public hearing, adopted Resolution 2023-12, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District’s improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certify the amount of the liens of the special assessments securing any portion of the bonds, including interest, cost of issuance, the number of payments due, any true-up amounts and the application of any true-up proceeds.

(b) The *First Supplemental Engineer’s Report*, dated August 5, 2023, attached to this Resolution as **Exhibit A** (“Engineer’s Report” or “Improvement Plan”), identifies and describes a portion of the District’s capital improvement plan, which will be funded by the Series 2023 Bonds (“Series 2023 Project”). The Series 2023 Project comprises approximately \$11,479,330 of those costs. The District hereby confirms that the Series 2023 Project serves a proper, essential and valid public purpose. The Engineer’s Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2023 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2023*, dated September 7, 2023, attached to this Resolution as **Exhibit B** (“Supplemental Assessment Report”), applies the District’s *Master Special Assessment Allocation Report (Expansion Parcels)* dated August 9, 2023 (“Master Assessment Report”) to the Series 2023 Project and the actual terms of the Series 2023 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2023 Bonds.

(d) The Series 2023 Project will specially benefit those lands within the District (“Series 2023 Assessment Area”), a legal description of which is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the costs of the Series 2023 Project financed with the Series 2023 Bonds to the specially-benefited properties within the District as set forth in Resolution 2023-12, and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2023 BONDS.** As provided in Resolution 2023-12, this Resolution is intended to set forth the terms of the Series 2023 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2023 Bonds, in a par amount of \$7,580,000 shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2023 Bonds shall be due on November 1, 2053. The estimated sources and uses of funds of the Series 2023 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2023 Bonds is set forth on **Exhibit F** attached hereto. The lien of the special assessments securing the Series 2023 Bonds on the Series

2023 Assessment Area shall be the principal amount due on the Series 2023 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2023 Bonds are secured solely by the lien against the Series 2023 Assessment Area.

#### **SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2023 BONDS.**

(a) The special assessments for the Series 2023 Bonds (“Series 2023 Assessments”) shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2023 Bonds. The estimated costs of collection of the Series 2023 Assessments for the Series 2023 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2023 Assessments includes all property within the Series 2023 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage. It is intended that as lots are platted, the Series 2023 Assessments will be assigned to the 341 platted lots located within the Series 2023 Assessment Area of the Improvement Plan.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* and *Second Supplemental Trust Indenture*, dated as of September 1, 2021 and September 1, 2023 respectively, the District shall begin annual collection of the Series 2023 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**.

(d) The District hereby certifies the Series 2023 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Johns County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2023 Assessments and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect the Series 2023 Assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

**SECTION 6. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2023-12, there may be required from time to time certain true-up payments. As parcels of land are included in a plat or certificate of occupancy, the Series 2023 Assessments shall be allocated as set forth in Resolution 2023-12, this Resolution, and the Supplemental Assessment Report. The District shall apply all true-up payments related to the Series 2023 Bonds only to the credit of the Series 2023 Bonds. All true-up payments, as well as all other prepayments of Series 2023 Assessments, shall be deposited into the accounts specified in the *Second Supplemental Trust Indenture* governing the Series 2023 Bonds.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Series 2023 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.

**SECTION 8. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2021-42, which remains in full force and effect. This Resolution and Resolution 2023-12, 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.

**SECTION 9. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2023 Special Assessments in the Official Records of St. Johns County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 10. SEVERABILITY.** If any section or part of a section of this Resolution be 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.

**SECTION 11. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of this page left intentionally blank]*

**APPROVED** and **ADOPTED** this 12<sup>th</sup> day of September, 2023.

ATTEST:

**ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

- Exhibit A**     *First Supplemental Engineer's Report, dated August 5, 2023*
- Exhibit B**     *Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2023, dated September 7, 2023*
- Exhibit C**     Legal Description
- Exhibit D**     Maturities and Coupons of Series 2023 Bonds
- Exhibit E**     Sources and Uses of Funds for Series 2023 Bonds
- Exhibit F**     Annual Debt Service Payment Due on Series 2023 Bonds

**EXHIBIT A**

*First Supplemental Engineer's Report, dated August 5, 2023*

**EXHIBIT B**

*Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds,  
Series 2023, dated September 12, 2023*

**EXHIBIT C**  
Legal Description

Lots 116 – 191 of **ENTRADA PHASE 2 UNIT 3B**, as recorded in Map Book 116 Page 69 of the official records of St. Johns County, Florida.

Lots 192 - 265 of **ENTRADA PHASE 2 UNIT 3C**, as recorded in Map Book 119 Page 61 of the official records of St. Johns County, Florida.

Lots 1 - 99 of **ENTRADA PHASE 3 UNIT 5**, as recorded in Map Book 118 Page 28 of the official records of St. Johns County, Florida.

Lots 1 - 92 of **ENTRADA PHASE 4 UNIT 7**, as recorded in Map Book 120 Page 87 of the official records of St. Johns County, Florida.

**EXHIBIT D**  
Maturities and Coupons of Series 2023 Bonds

**BOND PRICING**

Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2023  
Pricing Date: September 6, 2023  
Final Pricing Numbers

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Premium (-Discount)
<b>Term Bond due 2033:</b>							
	05/01/2024		105,000	4.875%	4.875%	100.000	
	05/01/2025		110,000	4.875%	4.875%	100.000	
	05/01/2026		115,000	4.875%	4.875%	100.000	
	05/01/2027		125,000	4.875%	4.875%	100.000	
	05/01/2028		130,000	4.875%	4.875%	100.000	
	05/01/2029		135,000	4.875%	4.875%	100.000	
	05/01/2030		140,000	4.875%	4.875%	100.000	
	05/01/2031		150,000	4.875%	4.875%	100.000	
	05/01/2032		155,000	4.875%	4.875%	100.000	
	05/01/2033	29384H AE7	165,000	4.875%	4.875%	100.000	
			<u>1,330,000</u>				
<b>Term Bond due 2043:</b>							
	05/01/2034		175,000	5.600%	5.600%	100.000	
	05/01/2035		185,000	5.600%	5.600%	100.000	
	05/01/2036		195,000	5.600%	5.600%	100.000	
	05/01/2037		205,000	5.600%	5.600%	100.000	
	05/01/2038		215,000	5.600%	5.600%	100.000	
	05/01/2039		230,000	5.600%	5.600%	100.000	
	05/01/2040		240,000	5.600%	5.600%	100.000	
	05/01/2041		255,000	5.600%	5.600%	100.000	
	05/01/2042		270,000	5.600%	5.600%	100.000	
	05/01/2043	29384H AF4	285,000	5.600%	5.600%	100.000	
			<u>2,255,000</u>				
<b>Term Bond due 2053:</b>							
	05/01/2044		305,000	5.800%	5.830%	99.571	-1,308.45
	05/01/2045		320,000	5.800%	5.830%	99.571	-1,372.80
	05/01/2046		340,000	5.800%	5.830%	99.571	-1,458.60
	05/01/2047		360,000	5.800%	5.830%	99.571	-1,544.40
	05/01/2048		385,000	5.800%	5.830%	99.571	-1,651.65
	05/01/2049		405,000	5.800%	5.830%	99.571	-1,737.45
	05/01/2050		430,000	5.800%	5.830%	99.571	-1,844.70
	05/01/2051		455,000	5.800%	5.830%	99.571	-1,951.95
	05/01/2052		485,000	5.800%	5.830%	99.571	-2,080.65
	05/01/2053	29384H AG2	510,000	5.800%	5.830%	99.571	-2,187.90
			<u>3,995,000</u>				<u>-17,138.55</u>
			<u>7,580,000</u>				<u>-17,138.55</u>

Dated Date	09/19/2023	
Delivery Date	09/19/2023	
First Coupon	11/01/2023	
Par Amount	7,580,000.00	
Original Issue Discount	-17,138.55	
Production	7,562,861.45	99.773898%
Underwriter's Discount	-113,700.00	-1.500000%
Purchase Price	7,449,161.45	98.273898%
Accrued Interest		
Net Proceeds	7,449,161.45	

**EXHIBIT E**  
Sources and Uses of Funds for Series 2023 Bonds

**SOURCES AND USES OF FUNDS**

Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2023  
Pricing Date: September 6, 2023  
Final Pricing Numbers

Sources:

<b>Bond Proceeds:</b>	
Par Amount	7,580,000.00
Original Issue Discount	-17,138.55
	7,562,861.45
	7,562,861.45

Uses:

<b>Project Fund Deposits:</b>	
Project Fund	6,963,359.07
<b>Other Fund Deposits:</b>	
Debt Service Reserve Fund   50% of MADs	264,347.50
Capitalized Interest Fund   Thru 11/1/2023	49,329.88
	313,677.38
<b>Delivery Date Expenses:</b>	
Cost of Issuance	172,125.00
Underwriter's Discount	113,700.00
	285,825.00
	7,562,861.45

**EXHIBIT F**  
Annual Debt Service Payment Due on Series 2023 Bonds

**BOND DEBT SERVICE**

Entrada Community Development District  
(St. Johns County, Florida)  
Capital Improvement Revenue Bonds, Series 2023  
Pricing Date: September 6, 2023  
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2023			49,329.88	49,329.88	49,329.88
05/01/2024	105,000	4.875%	211,413.75	316,413.75	
11/01/2024			208,854.38	208,854.38	525,268.13
05/01/2025	110,000	4.875%	208,854.38	318,854.38	
11/01/2025			206,173.13	206,173.13	525,027.51
05/01/2026	115,000	4.875%	206,173.13	321,173.13	
11/01/2026			203,370.00	203,370.00	524,543.13
05/01/2027	125,000	4.875%	203,370.00	328,370.00	
11/01/2027			200,323.13	200,323.13	528,693.13
05/01/2028	130,000	4.875%	200,323.13	330,323.13	
11/01/2028			197,154.38	197,154.38	527,477.51
05/01/2029	135,000	4.875%	197,154.38	332,154.38	
11/01/2029			193,863.75	193,863.75	526,018.13
05/01/2030	140,000	4.875%	193,863.75	333,863.75	
11/01/2030			190,451.25	190,451.25	524,315.00
05/01/2031	150,000	4.875%	190,451.25	340,451.25	
11/01/2031			186,795.00	186,795.00	527,246.25
05/01/2032	155,000	4.875%	186,795.00	341,795.00	
11/01/2032			183,016.88	183,016.88	524,811.88
05/01/2033	165,000	4.875%	183,016.88	348,016.88	
11/01/2033			178,995.00	178,995.00	527,011.88
05/01/2034	175,000	5.600%	178,995.00	353,995.00	
11/01/2034			174,095.00	174,095.00	528,090.00
05/01/2035	185,000	5.600%	174,095.00	359,095.00	
11/01/2035			168,915.00	168,915.00	528,010.00
05/01/2036	195,000	5.600%	168,915.00	363,915.00	
11/01/2036			163,455.00	163,455.00	527,370.00
05/01/2037	205,000	5.600%	163,455.00	368,455.00	
11/01/2037			157,715.00	157,715.00	526,170.00
05/01/2038	215,000	5.600%	157,715.00	372,715.00	
11/01/2038			151,695.00	151,695.00	524,410.00
05/01/2039	230,000	5.600%	151,695.00	381,695.00	
11/01/2039			145,255.00	145,255.00	526,950.00
05/01/2040	240,000	5.600%	145,255.00	385,255.00	
11/01/2040			138,535.00	138,535.00	523,790.00
05/01/2041	255,000	5.600%	138,535.00	393,535.00	
11/01/2041			131,395.00	131,395.00	524,930.00
05/01/2042	270,000	5.600%	131,395.00	401,395.00	
11/01/2042			123,835.00	123,835.00	525,230.00
05/01/2043	285,000	5.600%	123,835.00	408,835.00	
11/01/2043			115,855.00	115,855.00	524,690.00
05/01/2044	305,000	5.800%	115,855.00	420,855.00	
11/01/2044			107,010.00	107,010.00	527,865.00
05/01/2045	320,000	5.800%	107,010.00	427,010.00	
11/01/2045			97,730.00	97,730.00	524,740.00
05/01/2046	340,000	5.800%	97,730.00	437,730.00	
11/01/2046			87,870.00	87,870.00	525,600.00
05/01/2047	360,000	5.800%	87,870.00	447,870.00	
11/01/2047			77,430.00	77,430.00	525,300.00
05/01/2048	385,000	5.800%	77,430.00	462,430.00	
11/01/2048			66,265.00	66,265.00	528,695.00
05/01/2049	405,000	5.800%	66,265.00	471,265.00	
11/01/2049			54,520.00	54,520.00	525,785.00
05/01/2050	430,000	5.800%	54,520.00	484,520.00	
11/01/2050			42,050.00	42,050.00	526,570.00
05/01/2051	455,000	5.800%	42,050.00	497,050.00	
11/01/2051			28,855.00	28,855.00	525,905.00
05/01/2052	485,000	5.800%	28,855.00	513,855.00	
11/01/2052			14,790.00	14,790.00	528,645.00
05/01/2053	510,000	5.800%	14,790.00	524,790.00	
11/01/2053					524,790.00
	7,580,000		8,253,277.43	15,833,277.43	15,833,277.43

## **Tab 6**

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:  
Mark C. Dearing, Esq.  
4220 Race Track Road  
St. Johns, FL 32259

## WARRANTY DEED

**THIS WARRANTY DEED** made and executed as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by **D.R. HORTON, INC. – JACKSONVILLE**, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 (“*Grantor*”), to **ENTRADA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established and existing under Chapter 190, Florida Statutes with offices located at 2806 N. Fifth Street, Unit 403, St. Augustine, FL 32084 (“*Grantee*”).

### WITNESSETH:

That Grantor, subject to the easement rights reserved by Grantor herein, for and in consideration of the sum of TEN & No/100 Dollars and other valuable considerations, receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in St. Johns County, Florida and more particularly described in Exhibit “A” attached hereto and made a part hereof (the “*Property*”).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

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

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

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

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

By: \_\_\_\_\_  
Print Name: John E. Zakoske  
Its: Vice President

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this \_\_\_\_ day of \_\_\_\_\_, 2023 by John E. Zakoske, the Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, on behalf of the corporation, who X is/are personally known to me or \_\_\_\_ who provided \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State and County Aforesaid  
Print Name: Deborah E. McClure  
Commission No.: GG 967814  
My Commission Expires: July 10, 2024

Exhibit "A"

Title to all drainage easements, rights of way (Albacete Road, Aveiro Way, Orellana Road, Porto Court), Tracts A and D (Stormwater Management Facility); Tract E (Conservation Area); Tracts B, C, F and I (Open Space); Tracts G and H (50' Landscape Buffer); and all other easements not otherwise dedicated, all as contained within the plat of Entrada Phase 2 Unit 4 in Map Book 116, Pages 52-55, inclusive, of the current public records of St. Johns County, Florida.

Together and Including

Title to all drainage easements, rights of way (Encanto Way, Tordera Lane, Orellana Road, Mula Court), Tracts B, E and F (Stormwater Management Facility); Tract J (Conservation Area); Tracts A, G and I (Open Space); Tracts C and D (50' Landscape Buffer); Tract H (10' Perimeter Buffer) and all other easements not otherwise dedicated, all as contained within the plat of Entrada Phase 3 Unit 5 in Map Book 118, Pages 28-31, inclusive, of the current public records of St. Johns County, Florida.

# ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK 116 PAGE 52

SEE SHEET 2 FOR NOTES & LEGEND  
SHEET 1 OF 4

### LEGAL DESCRIPTION

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

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00'47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 854.51 FEET; THENCE N 00' 00' 00" W A DISTANCE OF 89.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE, N 19' 41' 48" W FOR A DISTANCE OF 545.58 FEET ALONG THE EASTERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 5333 PG. 1593; THENCE, N 08' 27' 17" W FOR A DISTANCE OF 1190.72 FEET; THENCE, S 75' 30' 13" E FOR A DISTANCE OF 279.00 FEET ALONG THE SOUTHERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 2194 PG. 272; THENCE ALONG THE SOUTH WESTERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 1666 PG. 1303 THE FOLLOWING FIFTEEN(15) COURSES: 1) THENCE, S 35' 23' 20" E FOR A DISTANCE OF 74.29 FEET; 2) THENCE S 47' 45' 01" E FOR A DISTANCE OF 74.29 FEET; 3) THENCE, S 59' 38' 12" E FOR A DISTANCE OF 70.14 FEET; 4) THENCE, S 63' 52' 21" E FOR A DISTANCE OF 53.00 FEET; 5) THENCE, S 55' 54' 59" E FOR A DISTANCE OF 53.52 FEET; 6) THENCE, S 47' 28' 30" E FOR A DISTANCE OF 157.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 7) SAID CURVE TURNING TO THE RIGHT THROUGH 59' 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 72' 08' 27" E FOR A DISTANCE OF 29.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 8) SAID CURVE TURNING TO THE LEFT THROUGH 55' 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 74' 00' 33" E FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 9) SAID CURVE TURNING TO THE RIGHT THROUGH 118' 44' 33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 74' 22' 01" E FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 10) SAID CURVE TURNING TO THE LEFT THROUGH 42' 52' 37", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 36' 26' 03" E FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 11) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 72' 43' 13", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 21' 30' 46" E FOR A DISTANCE OF 35.57 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; 12) THENCE, S 75' 09' 09" E FOR A DISTANCE OF 35.98 FEET; 13) THENCE, N 77' 48' 04" E FOR A DISTANCE OF 159.00 FEET; 14) THENCE, N 53' 38' 40" E FOR A DISTANCE OF 93.72 FEET; 15) THENCE, N 87' 45' 06" E FOR A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 16) SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24' 04' 22", HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS S 14' 17' 05" E FOR A DISTANCE OF 394.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, 17) THENCE, S 23' 23' 30" E FOR A DISTANCE OF 36.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 18) SAID CURVE TURNING TO THE LEFT THROUGH 82' 37' 36", HAVING A RADIUS OF 32.00 FEET, AND WHOSE LONG CHORD BEARS S 61' 46' 31" E FOR A DISTANCE OF 42.25 FEET TO A POINT OF TANGENCY; 18) THENCE, N 76' 54' 41" E FOR A DISTANCE OF 5.80 FEET; 19) THENCE, S 14' 24' 24" E FOR A DISTANCE OF 17.40 FEET TO THE NORTHWESTERLY LINE OF ENTRADA PHASE 1 UNIT 2 50' LANDSCAPE BUFFERS DESCRIBED IN MAP BOOK 105 PAGE 38; THENCE ALONG AFOREMENTIONED LINE OF ENTRADA PHASE 1 UNIT 2 THE FOLLOWING SEVEN(7) COURSES, 1) S 76' 52' 18" W FOR A DISTANCE OF 115.37 FEET; 2) THENCE, S 76' 52' 17" W FOR A DISTANCE OF 64.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 3) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07' 42' 54", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS S 09' 16' 16" E FOR A DISTANCE OF 28.26 FEET TO A POINT OF TANGENCY; 4) THENCE, S 05' 24' 49" E FOR A DISTANCE OF 28.66 FEET TO THE BEGINNING OF A CURVE, 5) SAID CURVE TURNING TO THE RIGHT THROUGH 42' 32' 13", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 15' 51' 17" W FOR A DISTANCE OF 36.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 6) SAID CURVE TURNING TO THE LEFT THROUGH 17' 55' 41", HAVING A RADIUS OF 140.00 FEET, AND WHOSE LONG CHORD BEARS S 28' 09' 33" W FOR A DISTANCE OF 43.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 7) SAID CURVE TURNING TO THE RIGHT THROUGH 39' 35' 25", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 38' 59' 25" W FOR A DISTANCE OF 33.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE ALONG BOTH AFOREMENTIONED ENTRADA PHASE 1 UNIT 2 AND THE NORTHWESTERLY LINE OF ENTRADA PHASE 1 UNIT 3 50' LANDSCAPE BUFFER DESCRIBED IN MAP BOOK 105 PAGE 90, SAID CURVE TURNING TO THE LEFT THROUGH 10' 12' 24", HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS S 53' 40' 56" W FOR A DISTANCE OF 104.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09' 26' 24", HAVING A RADIUS OF 2910.00 FEET, AND WHOSE LONG CHORD BEARS S 53' 17' 55" W FOR A DISTANCE OF 478.90 FEET TO A POINT OF TANGENCY; THENCE, S 58' 01' 07" W FOR A DISTANCE OF 579.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 31.76 ACRES MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS ENTRADA PHASE 2 UNIT 4, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

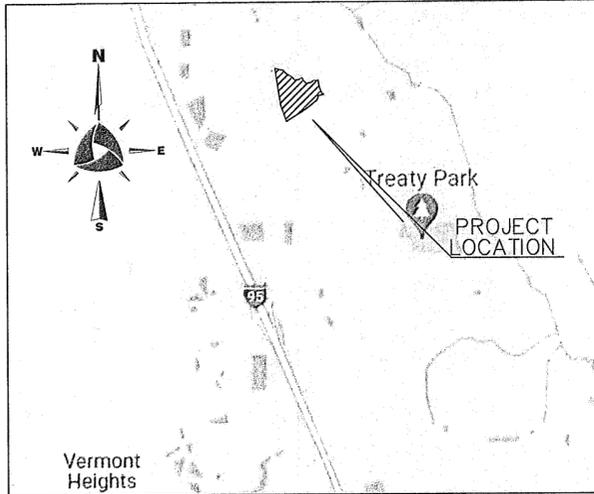
ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (ALBACETE ROAD, AVEIRO WAY, ORELLANA ROAD, PORTO COURT), TRACTS A, AND D (STORM MANAGEMENT FACILITY), TRACT E (CONSERVATION AREA), TRACTS B, C, F, AND I (OPEN SPACE), TRACTS G, AND H (50' LANDSCAPE BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC..

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "FPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE "OWNER," ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVED THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.



VICINITY MAP  
NOT TO SCALE

COPY

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS 18 DAY OF August A.D. 2022.

*[Signature]*  
DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS 16 DAY OF August A.D. 2022.

THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

*[Signature]*  
VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 12th DAY OF August, 2022.

*[Signature]*  
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

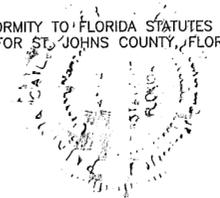
CERTIFICATE OF CLERK  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 116 PAGE(S) 52-55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 16 DAY OF August 2022.

*[Signature]*  
BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER



CERTIFICATE OF PLAT REVIEW  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS 11th DAY OF August A.D. 2022.

*[Signature]*  
GAIL OLIVER, P.S.M., COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 4564



CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED 9th DAY OF August A.D. 2022.

*[Signature]*  
CLAYTON A. WALLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209



ALLIANT FLORIDA, INC.  
10475 FORTUNE PKWY, SUITE 101  
JACKSONVILLE, FL 32256  
CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"

*[Signature]*  
WITNESS  
*[Signature]*  
PRINTED NAME  
*[Signature]*  
WITNESS  
*[Signature]*  
PRINTED NAME

Owner : D.R. HORTON, INC. - JACKSONVILLE  
A DELAWARE CORPORATION

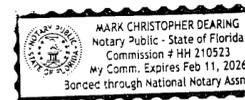
BY: *[Signature]*  
ROBERT PORTER D.R. HORTON, INC. - JACKSONVILLE  
PRINTED NAME

### STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR \_\_\_\_\_ (ONLINE NOTARIZATION) THIS, 9th DAY OF August, 2022, BY ROBERT S. PORTER ON BEHALF OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

*[Signature]*  
PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_



PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

Drawing name: V:\Jacksonville Office\Survey\Projects\2021\3210059 ENTRADA PH 2 UNIT 4\PLAT\321-0059 ENTRADA UNIT 4 PLAT.dwg Aug 08, 2022 9:09am

# ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

## SHEET 3

### NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS FPL EASEMENT.
8. PROPERTY INFORMATION REPORT REFERENCES ACCESS & UTILITIES EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5124, PAGE 1223 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND DOES AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
9. TOTAL NUMBER OF LOTS: 79 LOTS, 9 TRACTS.
10. TOTAL ACREAGE: 31.76 +/-

**TRACT E**  
Area : 8.24 AC ±  
CONSERVATION AREA

**TRACT B**  
Area : 0.75 AC ±  
OPEN SPACE

**TRACT A**  
Area : 1.24 AC ±  
SWMF #15

**TRACT H**  
Area : 7627 SQ FT ±  
50' LANDSCAPE TRACT

**TRACT I**  
Area : 7972 SQ  
OPEN SPACE

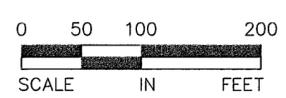
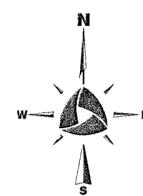
**TRACT D**  
Area : 1.27 AC ±  
SWMF #16

**TRACT E**  
Area : 8.24 AC ±  
CONSERVATION AREA

**TRACT C**  
Area : 0.91 AC ±  
OPEN SPACE

### LEGEND

- |          |   |
|----------|---|
| ESMT     | EASEMENT                                |
| FPL      | FLORIDA POWER AND LIGHT                 |
| MAINT    | MAINTENANCE                             |
| O.R.     | OFFICIAL RECORDS                        |
| P.G.     | PAGE                                    |
| (R)      | RADIAL                                  |
| (NR)     | NON-RADIAL                              |
| D.E.     | DRAINAGE EASEMENT                       |
| FPL      | FLORIDA POWER LIGHT                     |
| AC       | ACRES                                   |
| SQ FT    | SQUARE FEET                             |
| SWMF     | STORM WATER MANAGEMENT FACILITY         |
| U.A.D.E. | UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT |
| P.R.M.   | PERMANENT REFERENCE MONUMENT            |
| P.C.B.   | PERMANENT CONTROL POINT                 |
| B.M.     | BENCHMARK                               |
| R/W      | RIGHT-OF-WAY                            |
| ○        | SET ALLIANT P.R.M. LB 8289              |
| ●        | SET ALLIANT P.C.P. LB 8289              |
| ●        | FOUND P.R.M.                            |
| ▭        | WETLANDS                                |
| ▨        | UPLAND BUFFER                           |



## SHEET 4

Drawing name: V:\jacksonville\Office\Survey\Projects\2021\3210059 ENTRADA UNIT 4\PLAT\3210059 ENTRADA PH 2 UNIT 4 PLAT.dwg Aug 08, 2022 9:10am



10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289

**ALLIANT**

LEGAL DESCRIPTION

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

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 2437.51 FEET; THENCE, N 90° 00' 00" W FOR A DISTANCE OF 246.18 FEET; THENCE, N 00° 47' 41" W FOR A DISTANCE OF 108.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING; THENCE, N 00° 17' 59" E FOR A DISTANCE OF 1125.75 FEET; THENCE, N 90° 00' 00" E FOR A DISTANCE OF 172.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 09' 33", HAVING A RADIUS OF 405.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 17' 31" E FOR A DISTANCE OF 162.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 132° 58' 45.5", HAVING A RADIUS OF 34.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 47' 53" E FOR A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45° 33' 25", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 39° 05' 13" E FOR A DISTANCE OF 271.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 28° 22' 44", HAVING A RADIUS OF 282.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 40' 34" E FOR A DISTANCE OF 138.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 23' 05", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 10' 45" E FOR A DISTANCE OF 141.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 92° 49' 42", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 27' 26" E FOR A DISTANCE OF 43.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 26° 48' 24", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 24' 50" W FOR A DISTANCE OF 92.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 14° 04' 52", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 50° 46' 36" W FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 61° 44' 23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 36' 21" W FOR A DISTANCE OF 41.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 15° 28' 33" W FOR A DISTANCE OF 130.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 61° 44' 23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 39' 15" E FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 160° 15' 01", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 05' 26" E FOR A DISTANCE OF 358.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 27° 40' 08", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS N 20° 48' 00" E FOR A DISTANCE OF 95.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 87° 45' 25", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 30' 46" E FOR A DISTANCE OF 41.59 FEET; THENCE, S 57° 36' 31" E FOR A DISTANCE OF 232.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66° 14' 49", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 29' 07" E FOR A DISTANCE OF 32.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 81° 21' 42" E FOR A DISTANCE OF 56.49 FEET; THENCE, N 89° 26' 10" E FOR A DISTANCE OF 109.54 FEET; THENCE, N 65° 52' 10" E FOR A DISTANCE OF 114.55 FEET; THENCE, N 89° 25' 50" E FOR A DISTANCE OF 35.00 FEET; THENCE S 00° 34' 10" E A DISTANCE OF 418.29 FEET; THENCE, S 25° 01' 49" E FOR A DISTANCE OF 11.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01° 41' 32", HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS S 22° 45' 01" W FOR A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 48° 52' 08", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 75° 17' 35" W FOR A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 11' 27", HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 20' 50" W FOR A DISTANCE OF 476.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 87° 45' 06" W FOR A DISTANCE OF 145.00 FEET; THENCE, S 53° 38' 40" W FOR A DISTANCE OF 93.72 FEET; THENCE, S 77° 48' 04" W FOR A DISTANCE OF 159.00 FEET; THENCE, N 75° 09' 09" W FOR A DISTANCE OF 35.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 72° 43' 13", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 30' 46" W FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 42° 52' 37", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 36° 26' 03" W FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 118° 44' 33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 22' 01" W FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 00' 33" W FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 08' 27" W FOR A DISTANCE OF 29.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 47° 28' 30" W FOR A DISTANCE OF 157.60 FEET; THENCE, N 55° 54' 59" W FOR A DISTANCE OF 53.52 FEET; THENCE, N 63° 52' 21" W FOR A DISTANCE OF 53.00 FEET; THENCE, N 59° 38' 12" W FOR A DISTANCE OF 70.14 FEET; THENCE, N 47° 45' 01" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 35° 23' 20" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 75° 30' 13" W FOR A DISTANCE OF 279.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 35.63 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS ENTRADA PHASE 3 UNIT 5, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (ENCANTO WAY, TORDERA LANE, ORELLANA ROAD, MULA COURT), TRACTS B, E, AND F (STORM MANAGEMENT FACILITY), TRACT J (CONSERVATION AREA), TRACTS A, G, AND I (OPEN SPACE), TRACTS C, AND D (50' LANDSCAPE BUFFER), TRACT H (10' PERIMETER BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC..

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "FPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

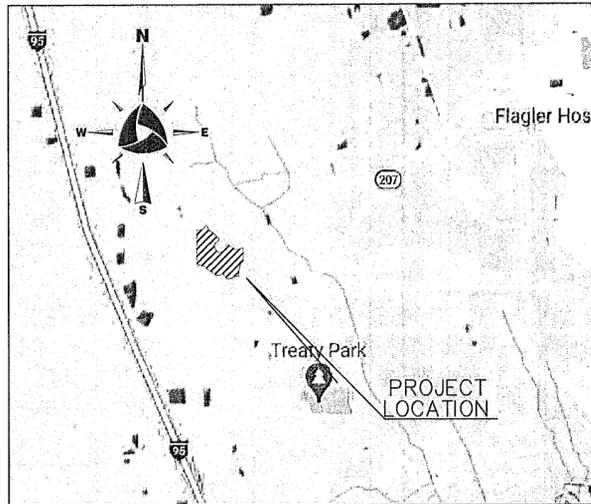
THE "OWNER," ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVED THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ENTRADA PHASE 3 UNIT 5  
A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK 118 PAGE 28

SEE SHEET 2 FOR NOTES & LEGEND  
SHEET 1 OF 4



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF PLAT REVIEW  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS 14<sup>th</sup> DAY OF FEBRUARY 2023.

Donald A. Bradshaw, County Surveyor  
Professional Surveyor and Mapper  
License Number 5513

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED 14<sup>th</sup> DAY OF Feb. A.D. 2023.

Clayton A. Walley  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. LS7229  
Alliant Florida, Inc.  
10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
Certificate of Authorization Number "LB 8289"



CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 5, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS 7<sup>th</sup> DAY OF February 2023.

Michelle Johnson  
Director of Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 5, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS 21<sup>st</sup> DAY OF February A.D. 2023.

THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.  
Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY  
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 3 UNIT 5, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS 14<sup>th</sup> DAY OF February 2023.

Derek Valles  
Office of the St. Johns County Attorney

CERTIFICATE OF CLERK  
THIS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 118 PAGE(S) 28-31 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS 14<sup>th</sup> DAY OF February 2023.

Brandon J. Patty  
Clerk of the Circuit Court & Comptroller



CONSENT AND JOINDER OF MORTGAGEE  
D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 5571, PAGE 572, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON, THE UNDERSIGNED HEREBY, JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

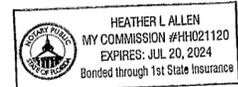
Authorized Signature: Philip A. Fumento  
Print Name: Philip A. Fumento  
Title: Vice President  
Witness: John Gislason  
Print Name: John Gislason  
Witness: Robert Porter  
Print Name: Robert Porter

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION) THIS 22<sup>nd</sup> DAY OF December 2022 BY Philip A. Fumento ON BEHALF OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Heather L. Allen  
Notary Public, State of Florida  
Commission No. HH021120

Heather L. Allen  
Print Name  
My Commission Expires: 7/20/2024



PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION) THIS 23<sup>rd</sup> DAY OF December 2022 BY SARAH WICKER ON BEHALF OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Heather L. Allen  
Notary Public, State of Florida  
Commission No. HH021120

Heather L. Allen  
Print Name  
My Commission Expires: 7/20/2024



PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED

Alex Jacobs  
Printed Name  
Gloria J. Stephens  
Printed Name

Owner: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

Sarah Wicker  
Printed Name



10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
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www.alliant-inc.com  
LB 8289

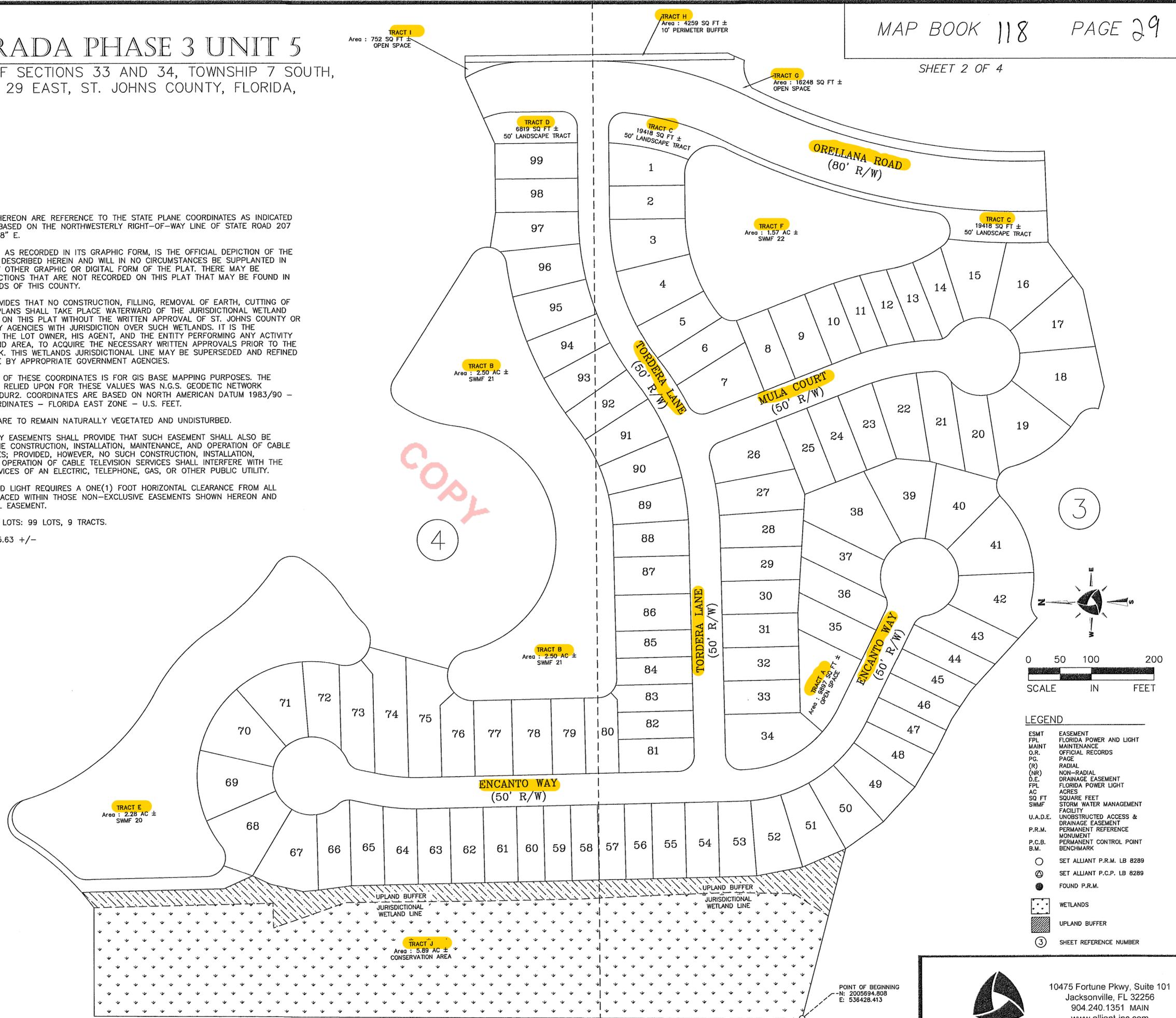
ALLIANT

# ENTRADA PHASE 3 UNIT 5

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

### NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS FPL EASEMENT.
8. TOTAL NUMBER OF LOTS: 99 LOTS, 9 TRACTS.
9. TOTAL ACREAGE: 35.63 +/-



**LEGEND**

ESMT	EASEMENT
FPL	FLORIDA POWER AND LIGHT
MAINT	MAINTENANCE
O.R.	OFFICIAL RECORDS
P.G.	PAGE
(R)	RADIAL
(NR)	NON-RADIAL
D.E.	DRAINAGE EASEMENT
FPL	FLORIDA POWER LIGHT
AC	ACRES
SQ FT	SQUARE FEET
SWMF	STORM WATER MANAGEMENT FACILITY
U.A.D.E.	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.B.	PERMANENT CONTROL POINT
B.M.	BENCHMARK
○	SET ALLIANT P.R.M. LB 8289
⊙	SET ALLIANT P.C.P. LB 8289
●	FOUND P.R.M.
▨	WETLANDS
▨	UPLAND BUFFER
③	SHEET REFERENCE NUMBER



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