



Rizzetta & Company

# **Entrada Community Development District**

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**Board of Supervisors' Meeting  
October 24, 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

October 17, 2023  
Rev. 10.18.2023

## AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on **October 24, 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' Special Meeting held on September 12, 2023..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for August & September 2023.....Tab 2
  - C. Ratification of Annual Audit - Fiscal Year Ending September 2022..... Tab 3
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Amenity Manager Report..... Tab 4
    1. Lake Doctors Report..... Tab 5
  - D. District Manager
5. **BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2024 O&M Assessments for Expansion Parcels.....Tab 6
    1. Consideration of Resolution 2024-01; Imposing Special Assessments for Expansion Parcels
  - B. Discussion Regarding Request for Basketball Court
  - C. Consideration of Dead Tree Proposal.....Tab 7
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**

**MINUTES OF MEETING**

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

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of the Entrada Community Development District was held on **September 12, 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>
Anthony Sharp	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>
John Gislason	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP</b>
Marty Czako	<b>First Coast CMS</b>
David Taylor	<b>District Engineer, Dunn &amp; Associates</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.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 22, 2023**

On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on August 22, 2023, for the Entrada Community Development District.
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46 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

- 47
- 48 A. District Counsel  
49 No report.
- 50
- 51 B. District Engineer  
52 No report.
- 53
- 54 C. Amenity Manager Report  
55 No report.
- 56
- 57 D. District Manager  
58 No report.
- 59

60 **FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental  
Engineer's Report, dated  
August 5, 2023**

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On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board approved the Supplemental Engineer's Report, dated August 5, 2023, for the Entrada Community Development District.

64 **SIXTH ORDER OF BUSINESS**

**Presentation of Final Supplemental  
Special Allocation Report, Series  
2023, dated September 7, 2023**

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On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board approved Final Supplemental Special Allocation Report, Series 2023, dated September 7, 2023, for the Entrada Community Development District.

69 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2023-12; Equalizing, Approving,  
Confirming and Levying Debt  
Assessments on Property  
Specially Benefited by such  
Projects to Pay the Cost Thereof**

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On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2023-12; Equalizing, Approving, Confirming and Levying Debt Assessments on Property Specially Benefited by such Projects to Pay the Cost Thereof, for the Entrada Community Development District.

77 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution  
2023-13; Setting Forth the Specific  
Terms of the District's Capital  
Improvement Revenue Bonds  
Series 2023**

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On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2023-13; Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds Series 2023, for the Entrada Community Development District.

83  
84 **NINTH ORDER OF BUSINESS**

**Consideration of Acquisition of  
Improvements and Approval of  
Requisitions**

85  
86  
87  
88 Ms. Buchanan reviewed Series 2023 Acquisition/Requisition Summary (Exhibit A).  
89

On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board approved the total acquisition and requisition payments per summary to be issued once Series 2023 bonds are funded, for the Entrada Community Development District.

90  
91 **TENTH ORDER OF BUSINESS**

**Consideration of Warranty Deed**

- 92  
93 1. Phase 2 Unit 4  
94  
95 2. Phase 3 Unit 5  
96

On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board approved both warranty deeds for Phase 2-Unit 4 and Phase 3-Unit 5, for the Entrada Community Development District.

97  
98 **ELEVENTH ORDER OF BUSINESS**

**Supervisor Request and Public  
Comments**

99  
100 **Supervisor Requests**

101  
102 No requests.

103  
104 **Audience Comments**

105  
106 Questions/Comments were made regarding cleaning of the gym, golf cart traffic  
107 enforcement by the Sherrif Department, request to schedule an event for the Sherrif to  
108 talk to the community about enforcement of traffic laws and process regarding trees  
109 behind lots. Also it was discussed that D.R. Horton will install a fence between lots and  
110 the new townhomes that are being built outside the district boundaries.

111  
112 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

113  
On a motion by Mr. Gislason, seconded by Mr. Teagle, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 10:53 a.m., for Entrada Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT



# **Exhibit A**

**ENTRADA CDD**  
**Series 2023 Acquisition/Requisition Summary**

<b>Amenities (Completed)</b>	<b>Contractor</b>	
Amenity Center	K& G Construction, Inc.	\$2,855,507
Entrance Fountain and Signs	K& G Construction	\$654,230
<b>Unit 3B/3C Combined (Completed)</b>		
Clearing and Earthwork	Smith Contracting	\$1,054,778
<b>Unit 3B (Completed)</b>		
Earthwork, Stormwater	Florida Roads	\$474,860
<b>Unit 3C (Completed)</b>		
Earthwork, Stormwater	Florida Roads	\$279,781
<b>Unit 7 (Completed to date)</b>		
Clearing and Earthwork	Smith Contracting	\$749,787
Earthwork, Stormwater, Utilities, Roadways	Florida Roads	\$1,622,878
<b>Unit 3B,3C (Completed)</b>		
Electrical	Adkins	\$164,800
<b>TOTAL</b>		<b>\$8,001,114</b>
SERIES 2023 ACQUISITION AND CONSTRUCTION FUND BALANCE:		\$6,963,359
BALANCE AFTER REQUISITIONS PAID:		\$0

## **Tab 2**

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$40,415.87**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	100129	AS082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
AT&T	082823-1	321649284 08/23 - Autopay	Internet Service 08/23	\$ 171.20
First Coast Contract Maintenance Service, LLC	100122	7614	Monthly Services 06/23	\$ 5,572.35
First Coast Contract Maintenance Service, LLC	100122	7776	Reimbursables 06/23	\$ 3,098.36
First Coast Contract Maintenance Service, LLC	100122	7820	Reimbursables 07/23	\$ 1,167.57
First Coast Contract Maintenance Service, LLC	100125	7754	Monthly Services 08/23	\$ 5,490.00
First Coast Contract Maintenance Service, LLC	100125	7881	Reimbursables 07/23	\$ 2,387.44
Florida Power & Light Company	080123-1	05826-62086 06/23 ACH	05826-62086 06/23	\$ 111.44
Florida Power & Light Company	080123-2	47675-91003 06/23 ACH	47675-91003 06/23	\$ 210.49
Florida Power & Light Company	080123-3	17661-02493 07/23 ACH	32 Rio San Juan Rd 07/23	\$ 397.36
Florida Power & Light Company	080123-4	04904-35146 12/22- 06/23 ACH	101 Rio San Juan Rd. 12/22-06/23	\$ 3,059.56
Florida Power & Light Company	082223-2	54233-59248 07/23 ACH	44 Orellana Rd #IRR 07/23	\$ 129.58
Florida Power & Light Company	082823-2	76968-77062 07/23 ACH	76968-77062 07/23	\$ 1,531.16

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greenpoint, Inc.	100126	24360	Landscape Maintenance 08/23	\$ 7,168.83
Hi-Tech System Associates	100124	387990	Security Services 6/1/2023 to 7/31/2023	\$ 519.98
James Teagle	100130	JT082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
John Gislason	100131	JG082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Kutak Rock, LLP	100123	3254305 06/23	General Counsel 06/23	\$ 977.00
Mark Dearing	100132	MD082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
News-Press Media Group	100128	00005749123 07/23	Legal Advertising 07/23	\$ 533.48
Republic Services	082223-1	0687-001345998 ACH	Waste Disposal Services 08/23	\$ 198.39
Rizzetta & Company, Inc.	100121	INV0000082251	District Management Fees 08/23	\$ 4,260.00
Robert Porter	100133	BP082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
St Johns Utility Department	081123-1	589849-142230 06/23 ACH	589849-142230 06/12/23 to 07/11/23	\$ 1,044.71
St Johns Utility Department	081123-2	589849-141683 06/23 ACH	589849-141683 06/12/2023 to 07/11/2023	\$ 636.97
The Lake Doctors, Inc.	100127	114155B	Water Management - Monthly 08/23	<u>\$ 750.00</u>
<b>Report Total</b>				<b><u>\$ 40,415.87</u></b>

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:                    **\$78,327.26**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	100141	AS091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
AT&T	092623-1	321649284 09/23 - Autopay	Internet Service 09/23	\$ 171.20
Dunn & Associates, Inc.	100135	23-445	Engineering Services Project 1708-478-CI	\$ 780.24
Egis Insurance Advisors, LLC	100146	19889	Policy #100122500 10/01/2023-10/01/202	\$ 46,920.00
First Coast Contract Maintenance Service, LLC	100138	7862	Monthly Services 09/23	\$ 5,490.00
First Coast Contract Maintenance Service, LLC	100147	7974	Reimbursables 08/23	\$ 1,614.79
First Coast Contract Maintenance Service, LLC	100148	7911	Reimbursables 08/23	\$ 928.34
Florida Power & Light Company	090523-2	04904-35146 07/23 ACH	101 Rio San Juan Rd. 07/23	\$ 3,079.17
Florida Power & Light Company	090523-2	17661-02493 08/23 ACH	32 Rio San Juan Rd 08/23	\$ 559.16
Florida Power & Light Company	090623-1	05826-62086 07/23 ACH	05826-62086 07/23	\$ 25.66
Florida Power & Light Company	090623-2	47675-91003 07/23 ACH	47675-91003 07/23	\$ 25.66
Florida Power & Light Company	092023-1	54233-59248 08/23 ACH	44 Orellana Rd #IRR 08/23	\$ 230.99
Florida Power & Light Company	092623-2	76968-77062 08/23 ACH	76968-77062 08/23	\$ 1,401.76
Greenpoint, Inc.	100139	25150	Landscape Maintenance 09/23	\$ 7,168.83
James Teagle	100142	JT091223	Board of Supervisors Meeting 09/12/23	\$ 200.00



# Entrada Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Gislason	100143	JG091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
Kutak Rock, LLP	100136	3268499 07/23	General Counsel 07/23	\$ 458.50
News-Press Media Group	100145	00005816685 08/21/23	Legal Advertising 08/23	\$ 1,595.74
Republic Services	092023-3	0687-001361585 ACH	Waste Disposal Services 10/23	\$ 204.42
Republic Services	092123-1	0687-001353753 ACH	Waste Disposal Services 09/23	\$ 204.42
Rizzetta & Company, Inc.	100134	INV0000083235	District Management Fees 09/23	\$ 4,260.00
Robert Porter	100144	BP091223	Board of Supervisors Meeting 09/12/23	\$ 200.00
St Johns Utility Department	091123-2	589849-141683 07/23 ACH	589849-141683 07/23	\$ 696.66
St Johns Utility Department	091123-2	589849-142230 07/23 ACH	589849-142230 07/23	\$ 411.72
The Lake Doctors, Inc.	100137	107003B	Fountain Cleaning Service - Quarterly 07/23	\$ 150.00
The Lake Doctors, Inc.	100137	1816816	Fountain Repair 08/23	\$ 400.00
The Lake Doctors, Inc.	100140	120878B	Water Management - Monthly 09/23	<u>\$ 750.00</u>
<b>Report Total</b>				<b><u>\$ 78,327.26</u></b>

## **Tab 3**

**ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Entrada Community Development District  
St. Johns County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Entrada Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 30, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

August 30, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Entrada Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,258,149.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,126,167, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$661,642. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 846,435	\$ 1,013,975
Capital assets	18,345,011	15,331,696
Total assets	<u>19,191,446</u>	<u>16,345,671</u>
Current liabilities	359,012	629,256
Long-term liabilities	12,574,285	12,584,433
Total liabilities	<u>12,933,297</u>	<u>13,213,689</u>
Net Position		
Net investment in capital assets	5,772,395	2,338,604
Restricted	376,461	793,378
Unrestricted	109,293	-
Total net position	<u>\$ 6,258,149</u>	<u>\$ 3,131,982</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase is from infrastructure assets contributed from the Developer.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 328,188	\$ -
Operating grants and contributions	9,409	109,438
Capital grants and contributions	3,929,310	3,503,883
Total revenues	<u>4,266,907</u>	<u>3,613,321</u>
Expenses:		
General government	82,178	89,626
Physical environment	540,191	19,812
Culture and recreation	108,071	-
Interest on long-term debt	410,300	-
Bond issue costs	-	371,901
Total expenses	<u>1,140,740</u>	<u>481,339</u>
Change in net position	3,126,167	3,131,982
Net position - beginning	3,131,982	-
Net position - ending	<u>\$ 6,258,149</u>	<u>3,131,982</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,140,740. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of developer contributions and assessments, increased during the fiscal year. The majority of the increase represents more infrastructure contributed by the Developer in the current year than in the prior fiscal year. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of recording depreciation expense in the current year as well as interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$18,850,677 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$505,666 has been taken, which resulted in a net book value of \$18,345,011. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2022, the District had \$12,280,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates an increase in its general operations for the subsequent year.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Entrada Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## **FINANCIAL STATEMENTS**

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 118,046
Investments	695,502
Prepays and deposits	32,887
Capital assets	
Non-depreciable assets	6,790,353
Depreciable assets, net	11,554,658
Total assets	19,191,446
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	30,381
Retainage payable	144,822
Due to Developer	9,590
Accrued interest payable	174,219
Non-current liabilities:	
Due within one year	260,000
Due in more than one year	12,314,285
Total liabilities	12,933,297
 <b>NET POSITION</b>	
Net investment in capital assets	5,772,395
Restricted for debt service	374,792
Restricted for capital projects	1,669
Unrestricted	109,293
Total net position	\$ 6,258,149

See notes to the financial statements

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 82,178	\$ 82,178	\$ 7,548	\$ 419,076	\$ 426,624
Physical environment	540,191	246,010	-	3,510,234	3,216,053
Culture and recreation	108,071	-	-	-	(108,071)
Interest on long-term debt	410,300	-	1,861	-	(408,439)
Total governmental activities	1,140,740	328,188	9,409	3,929,310	3,126,167
					Change in net position
					3,126,167
					Net position - beginning
					3,131,982
					\$ 6,258,149

See notes to the financial statements

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
<b>ASSETS</b>				
Cash	\$ 118,046	\$ -	\$ -	\$ 118,046
Investments	-	549,011	146,491	695,502
Prepaid and deposits	32,887	-	-	32,887
Total assets	<u>\$ 150,933</u>	<u>\$ 549,011</u>	<u>\$ 146,491</u>	<u>\$ 846,435</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 30,381	\$ -	\$ -	\$ 30,381
Due to developer	9,590	-	-	9,590
Retainage payable	-	-	144,822	144,822
Total liabilities	<u>39,971</u>	<u>-</u>	<u>144,822</u>	<u>184,793</u>
Fund balances:				
Nonspendable:				
Prepaid and deposits	32,887	-	-	32,887
Restricted for:				
Debt service	-	549,011	-	549,011
Capital projects	-	-	1,669	1,669
Unassigned	78,075	-	-	78,075
Total fund balances	<u>110,962</u>	<u>549,011</u>	<u>1,669</u>	<u>661,642</u>
Total liabilities and fund balances	<u>\$ 150,933</u>	<u>\$ 549,011</u>	<u>\$ 146,491</u>	<u>\$ 846,435</u>

See notes to the financial statements

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 661,642

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	18,850,677	
Accumulated depreciation	<u>(505,666)</u>	18,345,011

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(174,219)	
Preimum on bonds	(294,285)	
Bonds payable	<u>(12,280,000)</u>	<u>(12,748,504)</u>

Net position of governmental activities		<u>\$ 6,258,149</u>
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See notes to the financial statements

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
<b>REVENUES</b>				
Developer contributions	\$ 7,548	\$ -	\$ 419,076	\$ 426,624
Assessments	328,188	-	-	328,188
Interest and other revenues	-	1,861	498	2,359
Total revenues	<u>335,736</u>	<u>1,861</u>	<u>419,574</u>	<u>757,171</u>
<b>EXPENDITURES</b>				
Current:				
General government	82,178	-	-	82,178
Physical environment	130,695	-	-	130,695
Culture and recreation	11,901	-	-	11,901
Debt service:				
Interest	-	246,229	-	246,229
Capital outlay	-	-	9,245	9,245
Total expenditures	<u>224,774</u>	<u>246,229</u>	<u>9,245</u>	<u>480,248</u>
Excess (deficiency) of revenues over (under) expenditures	110,962	(244,368)	410,329	276,923
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	1	(1)	-
Total other financing sources (uses)	<u>-</u>	<u>1</u>	<u>(1)</u>	<u>-</u>
Net change in fund balances	110,962	(244,367)	410,328	276,923
Fund balances - beginning	-	793,378	(408,659)	384,719
Fund balances - ending	<u>\$ 110,962</u>	<u>\$ 549,011</u>	<u>\$ 1,669</u>	<u>\$ 661,642</u>

See notes to the financial statements



**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 276,923
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	9,245
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(505,666)
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	3,509,736
Amortization of the issuance discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	10,148
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(174,219)</u>
Change in net position of governmental activities	<u><u>\$ 3,126,167</u></u>

See notes to the financial statements

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Entrada Community Development District ("District") was created by Ordinance 2020-42, effective as of September 1, 2020, of the Board of County Commissioners of St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. During the prior fiscal year, the District's boundaries were expanded to include an additional 57.98 acres.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with D.R. Horton, Inc. - Jacksonville ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Roadways	20
Stormwater Management	25
Landscape/Entranceway	15
Recreation	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 - DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances are covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Weighted Average Maturity</u>
First American Treasury Obligation Fund - Class Y	\$ 695,502	S&P AAAm	9 days
Total Investments	<u>\$ 695,502</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

## NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 15,331,696	\$ 9,245	\$ (8,550,588)	\$ 6,790,353
Total capital assets, not being depreciated	15,331,696	9,245	(8,550,588)	6,790,353
Capital assets, being depreciated				
Roadways	-	6,201,954	-	6,201,954
Stormwater Management	-	1,891,107	-	1,891,107
Landscape/Entranceway	-	1,082,166	-	1,082,166
Recreation	-	2,885,097	-	2,885,097
Total capital assets, being depreciated	-	12,060,324	-	12,060,324
Less accumulated depreciation for:				
Roadways	-	(310,098)	-	(310,098)
Stormwater Management	-	(27,254)	-	(27,254)
Landscape/Entranceway	-	(72,144)	-	(72,144)
Recreation	-	(96,170)	-	(96,170)
Total accumulated depreciation	-	(505,666)	-	(505,666)
Total capital assets, being depreciated, net	-	11,554,658	-	11,554,658
Governmental activities capital assets, net	\$ 15,331,696	\$ 11,563,903	\$ (8,550,588)	\$ 18,345,011

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$37.9 million. The infrastructure will include roadways, water and wastewater systems, stormwater, and land improvements, including landscaping and irrigation. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the prior year, the District accepted assignment of the remaining construction contracts from the Developer. In addition, pursuant to the assignment agreement, during the prior fiscal year, the District reimbursed the Developer \$11,269,514 related to the project. During the current year, the Developer contributed \$3,509,736 in amenity and entry infrastructure to the District.

## NOTE 6 - LONG-TERM LIABILITIES

### Series 2021 Bonds

On September 23, 2021, the District issued \$12,280,000 of Capital Improvement Revenue Bonds, Series 2021 consisting of multiple terms Bonds with due dates ranging from May 1, 2026 to May 1, 2052, and fixed interest rates ranging from 2.16% to 3.34%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping of certain assessable improvements comprising the Series 2021 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2022 through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

<u>Governmental activities</u>	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2021	\$ 12,280,000	\$ -	\$ -	\$ 12,280,000	\$ 260,000
Plus: Original issue premium	304,433	-	10,148	294,285	-
Total	<u>\$ 12,584,433</u>	<u>\$ -</u>	<u>\$ 10,148</u>	<u>\$ 12,574,285</u>	<u>\$ 260,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 260,000	\$ 418,125	\$ 678,125
2024	265,000	412,600	677,600
2025	270,000	406,969	676,969
2026	275,000	401,231	676,231
2027	280,000	395,388	675,388
2028-2032	1,525,000	1,862,225	3,387,225
2033-2037	1,775,000	1,624,219	3,399,219
2038-2042	2,075,000	1,329,219	3,404,219
2043-2047	2,500,000	919,000	3,419,000
2048-2052	3,055,000	376,200	3,431,200
Total	<u>\$ 12,280,000</u>	<u>\$ 8,145,176</u>	<u>\$ 20,425,176</u>

## NOTE 7 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer has agreed to fund some of the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$7,548 and \$419,076 to the capital projects fund.

The Developer also contributed \$3,503,383 in infrastructure to the District during the prior fiscal year and \$3,509,736 in the current fiscal year.

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.



**NOTE 8 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Developer contributions	\$ 152,337	\$ 7,548	\$ (144,789)
Assessments	327,800	328,188	388
Total revenues	480,137	335,736	(144,401)
<b>EXPENDITURES</b>			
Current:			
General government	128,137	82,178	45,959
Physical environment	264,250	130,695	133,555
Culture and recreation	87,750	11,901	75,849
Total expenditures	480,137	224,774	255,363
Excess (deficiency) of revenues over (under) expenditures	\$ -	110,962	110,962
Fund balance - beginning		-	
Fund balance - ending		\$ 110,962	

See notes to required supplementary information

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**ENTRADA COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
OTHER INFORMATION  
DATA ELEMENTS REQUIRED BY FL STATUTE 218.39 (3) (C )  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	11
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$36,800
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$751.83 Debt service - \$0
Special assessments collected FYE 9/30/2022	\$328,188
Outstanding Bonds:	
Series 2021, due May 1, 2052,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Entrada Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Entrada Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 30, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

August 30, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Entrada Community Development District  
St. Johns County, Florida

We have examined Entrada Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Entrada Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

August 30, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Entrada Community Development District  
St. Johns County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Entrada Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated August 30, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 30, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Entrada Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Entrada Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

August 30, 2023



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2021-01 Qualified Public Depositor Report Filing

Current Status: Recommendation has been implemented.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

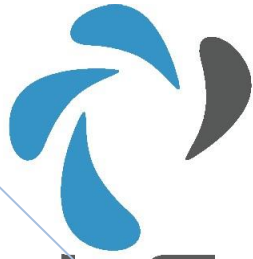
4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

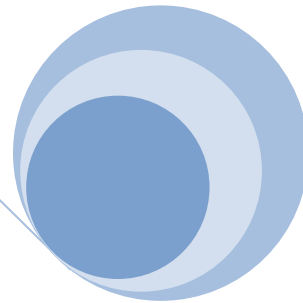
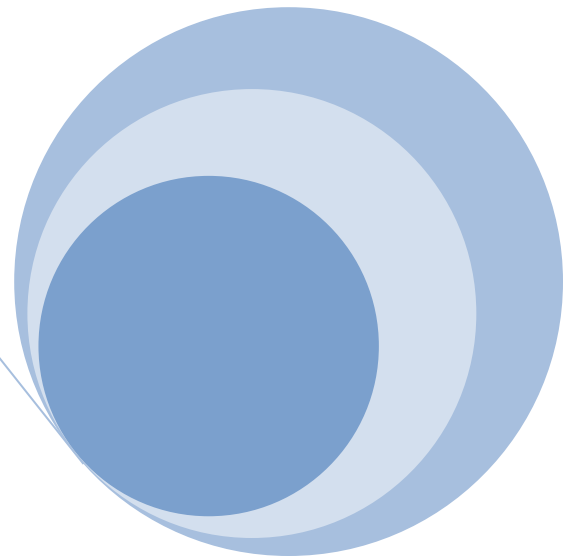
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# **Tab 4**



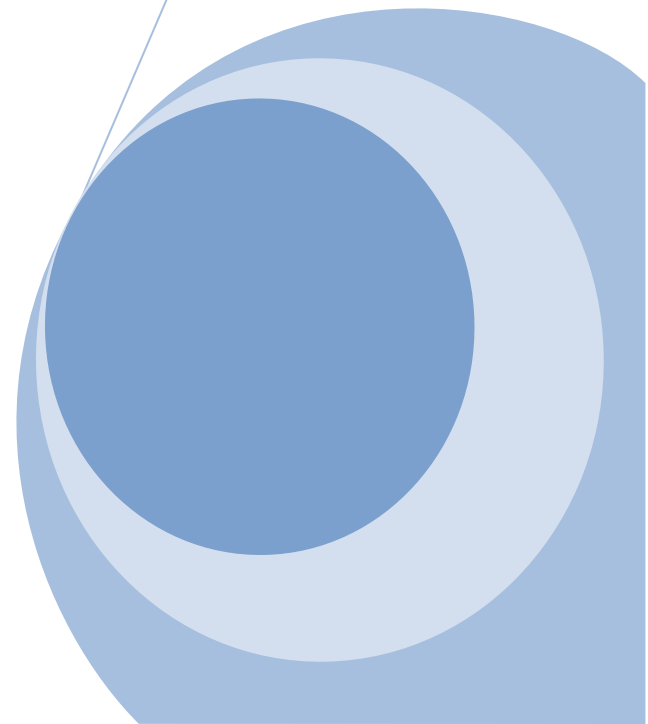
**First Coast**  
CMS



# **Entrada Community Development District**

Field Report Oct 2023

**First Coast CMS LLC**  
10/14/2023



## ***Swimming Pools***

At this time, there is one issue that need to be addressed regarding the pools. The Variable Speed Driver on the main pool pump has failed. We have been in communication with Vak Pak Pools and Oak Wells Aquatics in an attempt to get this remedied ASAP. We are hopeful that it will be covered under warranty but it is possible that it will not be due to corrosion.

## ***Facility Maintenance***

The Summer community event hosted by the social club was well attended. The District did support this event by purchasing items needed to hold it.

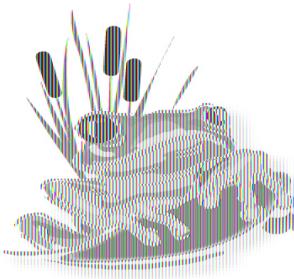
The community will be holding a Fall event on October 21<sup>st</sup> that the District will also support in terms of purchasing items needed.

The entrance and facility will be decorated for the holidays beginning October 16<sup>th</sup> for the fall and November 18<sup>th</sup> for the winter holidays.

We had outlets installed at the entrance to the community to install holiday lighting this year.

We are requesting that the District purchase a small refrigerator for the community room to accommodate rentals and community events. We are requesting a NTE of \$1000.

## **Tab 5**



# The Lake Doctors, Inc.

Aquatic Management Services

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

## Completed Work Order Information

**Account #:** 727984      ENTRADA CDD  
**Site Information:** Rio San Juan Rd, , St. Augustine, FL  
**Customer Billing Information:** 3434 Colwell Ave SUITE 200, Tampa FL 33614-

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

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

**Event Name:** Fountain Cleaning Service -  
**Work Order Number:** 1813943  
**Completed Date:** 10/2/2023  
**Target Pests (if applicable):** Aeration

**Thank you for  
your business!**

## Service Notes & Observations

Cleaned fountain intake screen and nozzle.

<u>Environmental Conditions</u>	
<b>Weather:</b>	
<b>Temperature:</b>	0
<b>Wind Direction:</b>	null
<b>Wind Speed:</b>	0
<b>Humidity:</b>	

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):

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



# Tab 6

## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; REVISING RESOLUTION 2023-10; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Entrada Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and adopted Resolution 2023-9 providing for such; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the District previously levied the special assessments for operations and maintenance in the amount set forth in the Adopted Budget as provided for in Resolution 2023-10; and

**WHEREAS**, the District identified a deficiency with its noticing process related to the assessment lien adopted by Resolution 2023-10, and desires to correct such error with a second assessment hearing on the previously un-noticed lands which were incorporated by recent boundary amendment; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method



by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are

due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. IMPACT ON PRIOR RESOLUTIONS.** This resolution is intended to supplement Resolution 2023-10 and ensure that the District’s lien for special assessments is levied against all developable lands within the District’s boundaries.

**SECTION 7. RATIFICATION OF ACTIONS OF DISTRICT STAFF.** The actions of district staff in setting the public hearing date, providing mailed and published noticed relating to the public

hearing date, and certifying the assessments provided for herein for collection are hereby ratified.

**SECTION 8. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 24th day of October, 2023.

ATTEST:

**ENTRADA COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**The Fiscal Year 2023-2024  
Adopted Budget will be attached as  
Exhibit A**

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

# **Tab 7**

GreenPoint Landscaping

6126 US HWY 1 N  
St Augustine FL 32095

# Estimate

Date	Estimate #
10/12/2023	1014

Name / Address
Entrada CDD CO Rizzetta 3434 Colwell Ave Suite 200 Tampa Fl 33614

Project

Item	Description	Qty	Rate	Total
	Replanting and replacement of trees			
Tree and Plants	replanting of trees that are alive but laying on side	3	45.00	135.00
Tree and Plants	Replacement of dead trees not under warranty Oaks 4" Cal	1	860.00	860.00
Tree and Plants	Replacement of dead trees not under warranty Red Cedar 3" Cal	9	490.00	4,410.00
Mulch	Installation of mulch around trees that need replaced once installed by the yard	3	60.00	180.00
			<b>Total</b>	\$5,585.00









