Madeira
Community Development District

Board ofSupervisors’ Meeting
October 24, 2018

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

www.madeiracdd.org
MADERIA
COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 2806 North Fifth Street, St. Augustine, FL 32084

<table>
<thead>
<tr>
<th>Board of Supervisors</th>
<th>Sally Hall</th>
<th>Chairman</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bill Lanius</td>
<td>Vice Chairman</td>
</tr>
<tr>
<td></td>
<td>Chris Shee</td>
<td>Assistant Secretary</td>
</tr>
<tr>
<td></td>
<td>John Kunkel</td>
<td>Assistant Secretary</td>
</tr>
<tr>
<td></td>
<td>Doug Maier</td>
<td>Assistant Secretary</td>
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</table>

<table>
<thead>
<tr>
<th>District Manager</th>
<th>Lesley Gallagher</th>
<th>Rizzetta &amp; Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Counsel</td>
<td>Wes Haber</td>
<td>Hopping Green &amp; Sams, P.A.</td>
</tr>
<tr>
<td>Interim Engineer</td>
<td>Chris Buttermore</td>
<td>Matthews Design Group</td>
</tr>
</tbody>
</table>

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

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 (904) 436-6270. 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.
October 17, 2018

Board of Supervisors
Madeira Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Madeira Community Development District will be held on Wednesday, October 24, 2018 at 2:00 p.m. at the St. Johns County Airport Authority, Meeting Room Facility, located at 4730 Casa Cola Way, St. Augustine, Florida 32095. The following is the agenda for this 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 Regular Meeting held August 22, 2018..........................................................Tab 1
   B. Ratification of the Operation and Maintenance Expenditures July 2018 and August 2018.................................................................Tab 2
4. STAFF REPORTS
   A. District Counsel
   B. District Engineer
   C. Landscape Maintenance
      1.) Yellowstone Landscape Report, October 2018.................................Tab 3
   D. District Manager
      1.) Acceptance of Modification of Contract for Professional District Services...Tab 4
      2.) Discussion Regarding FPL Streetlight Conversion............................Tab 5
      3.) Charles Aquatics Pond Service Report, September 27, 2018..............Tab 6
5. BUSINESS ITEMS
   A. Ratification of Approval of Proposal for District’s Insurance
      Fiscal Year 2018-2019...........................................................................Tab 7
   B. Selecting an Audit Committee and Setting First Audit Committee Date
   C. Consideration of Security Monitoring Proposal(s) (Under Separate Cover)
6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS
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,

Lesley Gallagher
Lesley Gallagher
District Manager
CALL TO ORDER / ROLL CALL
AUDIENCE COMMENTS ON AGENDA ITEMS
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.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Madeira Community Development District was held on **Wednesday, August 22, 2018 at 2:00 p.m.** at the St. Johns County Airport Authority, Meeting Room Facility, located at 4730 Casa Cola Way, St. Augustine, Florida 32095. The following was the agenda for the meeting:

Present and constituting a quorum:

Sally Hall  
Board Supervisor, Chairman

Doug Maier  
Board Supervisor, Assistant Secretary

Chris Shee  
Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher  
District Manager, Rizzetta & Company, Inc.

Wes Haber  
District Counsel, Hopping Green & Sams, P.A.

Blake Dougherty  
Account Manager, Yellowstone Landscape

Eddie Coalwell  
Security Consultant, Envera Security

Audience members were present.

FIRST ORDER OF BUSINESS  Call to Order

Ms. Gallagher called the meeting to order at 2:04 p.m. and read roll call.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

There were no audience member comments on agenda items.

THIRD ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Special Meeting held May 17, 2018

On a motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Special Meeting held on May 17, 2018 for Madeira Community Development District.

FOURTH ORDER OF BUSINESS  Ratification of the Operation and
Maintenance Expenditures for April 2018, May 2018 and June 2018

On a motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board ratified the operation and maintenance expenditures for April 2018 in the amount of $16,952.86, May 2018 in the amount of $18,791.73 and June 2018 in the amount of $16,205.53 for Madeira Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber provided an update that the District website is currently under review as litigation has been brought against units of government for the website for ADA compliance. As further information becomes available it will be provided to the Board however there is no action for the Board to take at this time. He also noted that the Community Development District and Developer have been working with the Department of Transportation regarding an easement.

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board authorized for Mr. Maier to work with the District Counsel to execute final documents upon Counsel’s review, in conjunction with Florida Department of Transportation easement for Madeira Community Development District.

B. District Engineer

Not present.

C. Landscape Maintenance

1.) Yellowstone Landscape Report, (Under Separate Cover)

Mr. Dougherty reviewed his report. (Exhibit A)

D. District Manager

1.) Charles Aquatics Pond Report, July 20, 2018

On a motion by Mr. Maier, seconded by Ms. Gallagher reviewed the Charles Aquatics Pond report found under tab 3 and the Board approved renewing their agreement for Madeira Community Development District.

SIXTH ORDER OF BUSINESS

Discussion and Presentation by Envera Security
Mr. Coalwell provided a presentation of Envera Security services. Discussion ensued. This item was tabled at this time.

SEVENTH ORDER OF BUSINESS
Consideration of the Financial Report for Period Ending September 30, 2017

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board accepted the Financial Report for the Period Ending September 30, 2017 but noted their dissatisfaction in the report not being completed by the requested February 28, 2018 deadline for Madeira Community Development District.

EIGHTH ORDER OF BUSINESS
Acceptance of the Arbitrage Rebate Calculation Series 2007AB as of April 30, 2018 Report

On a motion by Ms. Hall, seconded by Mr. Maier, with all in favor, the Board accepted the Arbitrage Rebate Report for Series 2007AB 2018, noting no cumulative rebate liability as of April 30, 2018 for Madeira Community Development District.

NINTH ORDER OF BUSINESS
Consideration of FPL LED Street Light Conversion

This item was tabled.

TENTH ORDER OF BUSINESS
Consideration of Resolution 2018-05, Setting Date, Time and Location of Fiscal Year 2018-2019 Regular Meetings

On a motion by Mr. Maier, seconded by Ms. Hall, with all in favor, the Board adopted Resolution 2018-05, Setting Date, Time and Location of Fiscal Year 2018-2019 Regular Meeting for Madeira Community Development District.

ELEVENTH ORDER OF BUSINESS
Public Hearing on Fiscal Year 2018/2019 Final Budget


On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board opened the Public Hearing for Madeira Community Development District.

Ms. Gallagher reviewed the budget as proposed. Discussion ensued.
On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board closed the Public Hearing for Madeira Community Development District.

On a motion by Mr. Maier, seconded by Mr. Shee, with all in favor, the Board adopted Resolution 2018-06, Approving the Budget for Fiscal Year 2018/2019 for Madeira Community Development District.

TWELFTH ORDER OF BUSINESS   Public Hearing on Imposing Special Assessments

1. Consideration of Resolution 2018-07, Imposing Special Assessments and Certifying the Assessment Roll

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board opened the Public Hearing for Madeira Community Development District.

Ms. Gallagher reviewed Resolution 2018-07. There were no public comments.

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board closed the Public Hearing for Madeira Community Development District.

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board adopted Resolution 2018-07, Imposing Special Assessments and Certifying the Assessment Roll for Madeira Community Development District.

THIRTEENTH ORDER OF BUSINESS   Audience Comments and Supervisor Requests

An audience member had a question regarding entrance and development plans.

No supervisor comments.

FOURTEENTH ORDER OF BUSINESS   Adjournment

On a motion by Ms. Hall, seconded by Mr. Shee, with all in favor, the Board adjourned the meeting at 4:07 p.m. for Madeira Community Development District.
Secretary/Assistant Secretary                  Chairman/Vice Chairman
Exhibit A
Irrigation Maintenance-
System Inspections will continue to be completed Monthly, and minor repairs & adjustments will be made at the time of inspection. System has been set to run for two days a week, per current state regulations. Flower zones are adjusted run additional days. We currently do not have any major improvements, and/or repairs to report at this time.

Fungus/Pest/Fertilizer applications-
On 7/24/18 the team applied a granular 24-0-11 at 1 pound per 1000 sq. ft. to all St. Augustine turf. Weeds and potential insects were spot treated at the time of application. Our next scheduled blanket application will take place on 9/16/18. The application will be liquid that consists of fertilizer, herbicide, insecticides, and fungicides. Site conditions will determine products and quantities.

Maintenance –
Maintenance is being completed on a weekly basis. Our scheduled weekly service day is on Tuesday weather permitting. Turf and bed weeds have been challenging due to the amount of rain we have received this growing season. We continue to make this our top priority.

Annual Flowers –
Our spring/summer annuals continue to provide pop. We have had to remove some of the spring flowers that have declined. We hope to push this rotation into October.

Tesoro Terrace Island-
This island is not included in our current contract scope. In the past we would send a crew in quarterly to maintain the island for an additional payment. Moving forward we have agreed to add this island into our current scope at no additional charge.

Blake Dougherty
Account Manager
Tab 2
Operation and Maintenance Expenditures
July 2018
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2018 through July 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: $19,154.85

Approval of Expenditures:

__________________________________
______ Chairperson

______ Vice Chairperson

______ Assistant Secretary
## Madeira Community Development District
### Paid Operation & Maintenance Expenditures
#### July 1, 2018 Through July 31, 2018

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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<tr>
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<td>001382</td>
<td>33408</td>
<td>Monthly Aquatic Management- 6 ponds 07/18</td>
<td>$435.00</td>
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<tr>
<td>City of St. Augustine</td>
<td>001374</td>
<td>37545-00 06/18</td>
<td>21 Portada Dr Irrigation 06/18</td>
<td>$2,985.94</td>
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<td>City of St. Augustine</td>
<td>001374</td>
<td>37572-00 06/18</td>
<td>12 Pescado Dr Irrigation 06/18</td>
<td>$37.06</td>
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<tr>
<td>Florida Power &amp; Light Company</td>
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<td>FPL Summary 06/18</td>
<td>FPL Summary 06/18</td>
<td>$1,191.93</td>
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<td>Hopping Green &amp; Sams</td>
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<td>101343</td>
<td>General Legal Services 05/18</td>
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<td>Rizzetta &amp; Company, Inc.</td>
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<td>District Management Fees 07/18</td>
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<td>Rizzetta Technology Services, LLC</td>
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<td>Website Hosting Services 07/18</td>
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<td>The St. Augustine Record Dept 1261</td>
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<td>Acct #18515 Legal Advertising 05/18</td>
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<td>Yellowstone Landscape</td>
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<td>INV-000134521- A</td>
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<td>Install Of Pine Straw</td>
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**Report Total**                                                                                                           $19,154.85
Charles Aquatics, Inc.
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

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<tr>
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<td>7/1/2018</td>
<td>33408</td>
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<td>7/31/2018</td>
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Bill To
Madeira CDD
c/o Rizzetta & Company, Inc.
2806 N. Fifth Street Unit 403
St. Augustine, FL 32084

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<tr>
<th>Qty</th>
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<th>Rate</th>
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<tr>
<td>1</td>
<td>Monthly Aquatic Management Services of 6 ponds</td>
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Date Rec'd Rizzetta & Co., inc. JUL 02 2018
D/M approval Date JUL 02 2018
Date entered JUL 02 2018
Fund 001 GL 538000 004005
Check#______________________

Balance Due
$435.00

Thank you so much for your business!
## CITY OF ST. AUGUSTINE

**Service Address:** 21 PORTADA DR  
**Account Number:** 37545  
**Last Payment:** 2611.91  06/25/2018  
**Due Date:** 07/30/2018  
**Meter No.:** 61008727  
**Current:** 56434  07/03/2018  
**Previous:** 50245  06/05/2018  
**Usage:** 6189  Consumption is measured in hundreds

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<tr>
<td>WATER INSIDE</td>
<td>2985.94</td>
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**Date Rec'd Rizzetta & Co., Inc.** JUL 09 2018  
**D/M approval** JUL 10 2018  
**Date entered** JUL 01 2018  
**Fund** 001  
**Check#**

**TOTALS:** 2985.94  
**0.00**  
**2985.94**

### MESSAGES:

---

"**00 Bill Due Date Applies to Current Charges Only, a Past Due Balance is subject to immediate disconnection.**

Payments received after the due date are subject to a Late Fee of $5.00 or 1.5% and disconnection of service if not paid.

---

**PLEASE RETURN THIS STUB WITH YOUR PAYMENT:**

**City of St. Augustine**  
**Financial Services Center**  
50 BRIDGE ST  
ST AUGUSTINE, FL 32084-4334

**Office Phone:** 904-825-1037

**BILL NUMBER:** 284268

**ADDRESSSEE:**

1697 1 AV 0.375  6-5  
MADEIRA COMMUNITY DEVELOPMENT DISTRICT  
C/O RIZZETTA & COMPANY  
2806 N 5TH ST STE 403  
ST AUGUSTINE, FL 32084-1904

**ACCOUNT INFORMATION**

**SERVICE ADDRESS**  
21 PORTADA DR

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**ACCOUNT NUMBER** 37545  
**SHOW AMOUNT PAID HERE** $2985.94

**CARE AND SHARE PROGRAM:**  
☐ $1.00  ☐ $5.00  ☐ $10.00

Please Make Check Payable to: City of St. Augustine  
Please ensure the pre-printed address on back shows through the return envelope window.

0000604201800002842680000002985943

☐ Please check box if address is incorrect, and indicate change(s) on reverse side.
CITY OF ST. AUGUSTINE

Service Address: 12 PESCADO DR
Account Number: 37572
Last Payment: 100.69 06/25/2018
Due Date: 07/30/2018
Meter No.: 61008730
Current: 2311 07/03/2018
Previous: 2240 06/05/2018
Usage: 71 Consumption is measured in hundreds

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<td>WATER INSIDE</td>
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<td>0.00</td>
<td>37.06</td>
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TOTALS: 37.06 0.00 37.06

MESSAGES:
- Date Rec'd: Rizzetta & Co., Inc. JUL 09 2018
- D/M approval Date 21/01/18
- Date entered JUL 10 2018
- Fund 001 53.800 00 43.00

Check#__________

Bill Due Date Applies to Current Charges Only, a Past Due Balance is subject to immediate disconnection.

Payments received after the due date are subject to a Late Fee of $5.00 or 1.5% and disconnection of service if not paid.

PLEASE RETURN THIS STUB WITH YOUR PAYMENT:

City of St. Augustine
Financial Services Center
59 BRIDGE ST
ST AUGUSTINE, FL 32084-4334

Office Phone: 904-825-1037

BILL NUMBER: 284271

ACCOUNT INFORMATION

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<td>12 PESCADO DR</td>
<td>07/06/2018</td>
<td>07/30/2018</td>
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<th>CURRENT DUE</th>
<th>PAST DUE</th>
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<tbody>
<tr>
<td>37.06</td>
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<td>37.06</td>
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ACCOUNT NUMBER: 37572

SHOW AMOUNT PAID HERE: $37.00

CARE AND SHARE PROGRAM: □ $1.00 □ $5.00 □ $10.00

Please Make Check Payable to: City of St. Augustine
Please ensure the pre-printed address on back shows through the return envelope window.

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<th>Period Covered</th>
<th>Location</th>
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<td>08/02/18</td>
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<td>06/12/18-07/12/18</td>
<td>41 Portada Dr # Irr</td>
<td>4301</td>
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<td>$ 1,029.43</td>
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**TOTAL**

$ 1,191.93

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<tr>
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<td>Street Lights</td>
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$1,191.93

Date Rec'd Rizzetta & Co. Inc. **JUL 13 2018**
D/M Approval Date **JUL 13 2018**
Date Entered **JUL 13 2018**
Fund Check # **SEE ABOVE**
MADEIRA CDD:
Here's what you owe for this billing period.

<table>
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<th>Amount of your last bill</th>
<th>$10.34</th>
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<tbody>
<tr>
<td>Payments</td>
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</tr>
<tr>
<td>New charges due by Aug 2, 2018</td>
<td>$11.38</td>
</tr>
<tr>
<td>Total amount you owe</td>
<td>$11.38</td>
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New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS
Customer charge: $10.18
Non-fuel: ($0.062500 per kWh) $0.18
Fuel: ($0.026110 per kWh) $0.08

Electric service amount: 10.44

Taxes and charges: 0.94

Total new charges: $11.38

Total amount you owe: $11.38

Keep In Mind

- Payment received after October 03, 2018 is considered LATE; a late payment charge of 1% will apply.

Be on alert for scams

FPL will never demand immediate payment with a pre-paid card.
See more

Summer heat means higher bills
That's because your A/C runs longer. Set your thermostat to 78 degrees for energy savings.
Learn more

Useful Links
Billing and service details
Energy News
View back of the bill

Important Numbers
Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
MADEIRA CDD:
Here's what you owe for this billing period.

<table>
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<th>$151.16</th>
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<tbody>
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</tr>
<tr>
<td>New charges due by Aug 2, 2018</td>
<td>$151.12</td>
</tr>
<tr>
<td><strong>Total amount you owe</strong></td>
<td><strong>$151.12</strong></td>
</tr>
</tbody>
</table>

Amount of your last bill 151.16
Payment received - Thank you -$151.16
Balance before new charges $0.00

NEW CHARGES
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS
Customer charge: $10.18
Non-fuel: ($0.062500 per kWh) $89.37
Fuel: ($0.0026110 per kWh) $37.34

Electric service amount 136.89
Storm charge 1.83
Gross receipts tax 3.56
Franchise charge 8.84

Taxes and charges 14.23

**Total new charges** $151.12

**Total amount you owe** $151.12

---

**July 12, 2018 Electric Bill**

For: June 12, 2018 to July 12, 2018 (30 days)

**Service Address**
38 MARALINDA DR # GATE HSE
SAINT AUGUSTINE, FL 32084
jnscalpine@rrzetta.com

**Account Number** 57463-44448

**Questions? Contact Us**
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

**Meter Summary**

Meter reading - Meter AC67447 Next meter reading Aug 13, 2018
Current reading 28960
Previous reading -27530

kWh used 1430

**Energy Usage Comparison**

<table>
<thead>
<tr>
<th></th>
<th>This Month</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service to</td>
<td>Jul 12, 2018</td>
<td>Jun 12, 2018</td>
<td>Jul 13, 2017</td>
</tr>
<tr>
<td>kWh Used</td>
<td>1430</td>
<td>1624</td>
<td>1713</td>
</tr>
<tr>
<td>Service days</td>
<td>30</td>
<td>32</td>
<td>31</td>
</tr>
<tr>
<td>kWh/day</td>
<td>48</td>
<td>51</td>
<td>55</td>
</tr>
<tr>
<td>Amount</td>
<td>$151.12</td>
<td>$171.07</td>
<td>$184.56</td>
</tr>
</tbody>
</table>

**Energy Usage History**

![Energy Usage History Chart]

**Keep In Mind**

* Payment received after October 03, 2018 is considered LATE; a late payment charge of 1% will apply.

---

**Be on alert for scams**

FPL will never demand immediate payment with a pre-paid card.

See more

**Summer heat means higher bills**

That's because your A/C runs longer. Set your thermostat to 78 degrees for energy savings.

Learn more

---

**Useful Links**

Billing and service details
Energy News
View back of the bill

**Important Numbers**

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
** Jul 12, 2018 Electric Bill **

For: Jun 12, 2018 to Jul 12, 2018 (30 days)

** Service Address **
0000 MARALINDA DR # S LIGHTS
SAINT AUGUSTINE, FL 32084
sloadholtz@rizetta.com

** Account Number ** 81341-19497

** Questions? Contact Us **
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

---

### Meter Summary

Next bill date Aug 13, 2018
Total kWh used

<table>
<thead>
<tr>
<th>Amount</th>
<th>This Month</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service to</td>
<td>Jul 12, 2018</td>
<td>Jun 12, 2018</td>
<td>Jul 13, 2017</td>
</tr>
<tr>
<td>kWh Used</td>
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<tr>
<td>Service days</td>
<td>30</td>
<td>32</td>
<td>31</td>
</tr>
<tr>
<td>kWh/day</td>
<td>75</td>
<td>70</td>
<td>73</td>
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<tr>
<td>Amount</td>
<td>$1,029.43</td>
<td>$1,029.55</td>
<td>$1,059.02</td>
</tr>
</tbody>
</table>

---

### Energy Usage Comparison

- **NEW CHARGES**
  - **Rate:** SL-1 STREET LIGHTING SERVICE
  - **Electric service amount** **945.43**
  - **Storm charge** 20.09
  - **Gross receipts tax** 3.72
  - **Franchise charge** 60.19
  - **Taxes and charges** **84.00**

- **Total new charges** $1,029.43
- **Total amount you owe** $1,029.43

** Keep In Mind **
- Payment received after October 03, 2018 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

---

** Be on alert for scams **
FPL will never demand immediate payment with a pre-paid card. **See more**

---

** Summer heat means higher bills **
That's because your A/C runs longer. Set your thermostat to 78 degrees for energy savings. **Learn more**

---

** Useful Links **
- Billing and service details
- Energy News
- View back of the bill

** Important Numbers **
- Customer Service: 1-800-375-2434
- Outside Florida: 1-800-226-3545
- To report power outages: 1-800-4OUTAGE (468-8243)
- Hearing/speech impaired: 711 (Relay Service)
**Service Address**: 0000 MARALINDA DR # S LIGHTS, SAINT AUGUSTINE FL 32084

<table>
<thead>
<tr>
<th>Component Code</th>
<th>Watts</th>
<th>Lumens</th>
<th>Owner/Maint *</th>
<th>Quantity</th>
<th>Rate/Unit</th>
<th>kWh Used</th>
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<tr>
<td>HPS0100</td>
<td>100</td>
<td>9500</td>
<td>F</td>
<td>55</td>
<td>1.200000</td>
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<td>Fixtures</td>
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<tr>
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<td></td>
<td>Maintenance</td>
<td></td>
<td></td>
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<td></td>
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</tbody>
</table>

**Energy sub total** 66.00  
**Non-energy sub total** 820.45  
**Sub total** 2,255 886.45  

- Energy conservation cost recovery 0.95  
- Capacity payment recovery charge 0.41  
- Environmental cost recovery charge 0.61  
- Storm charge 20.09  
- Fuel charge 57.01  
- **Electric service amount** 965.52  
- Gross receipts tax 3.72  
- Franchise charge 60.19  

**Total** 2,255 1,029.43

* F - FPL OWNS & MAINTAINS  E - CUSTOMER OWNS & MAINTAINS  R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER
Madeira Community Development District  
c/o District Manager  
2806 N. Fifth St., Unit 403  
St. Augustine, FL 32084

**General Counsel**  
MADCDD 00001 WSH

**FOR PROFESSIONAL SERVICES RENDERED**

<table>
<thead>
<tr>
<th>Date</th>
<th>Code</th>
<th>Description</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/01/18</td>
<td>WSH</td>
<td>Review and revise minutes; review correspondence and confer with Gallagher regarding gate monitoring.</td>
<td>0.40 hrs</td>
</tr>
<tr>
<td>05/10/18</td>
<td>WSH</td>
<td>Confer with Gallagher regarding assessment reallocation to recognize a new unit type.</td>
<td>0.30 hrs</td>
</tr>
<tr>
<td>05/11/18</td>
<td>WSH</td>
<td>Confer with Gallagher and Brizendine regarding reallocation; confer with Hall regarding same.</td>
<td>0.90 hrs</td>
</tr>
<tr>
<td>05/14/18</td>
<td>WSH</td>
<td>Confer with Lanius and Brizendine regarding assessment reallocation.</td>
<td>0.80 hrs</td>
</tr>
<tr>
<td>05/15/18</td>
<td>WSH</td>
<td>Prepare for board meeting; confer with Brizendine regarding reallocation.</td>
<td>0.50 hrs</td>
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<tr>
<td>05/17/18</td>
<td>WSH</td>
<td>Prepare for, travel to and back and participate in board meeting.</td>
<td>2.80 hrs</td>
</tr>
<tr>
<td>05/18/18</td>
<td>WSH</td>
<td>Confer with Ayers and Jusevitch regarding budget notices.</td>
<td>0.20 hrs</td>
</tr>
<tr>
<td>05/22/18</td>
<td>KFJ</td>
<td>Prepare budget hearing documents; confer with Haber.</td>
<td>0.30 hrs</td>
</tr>
<tr>
<td>05/25/18</td>
<td>WSH</td>
<td>Confer with Lanius regarding reallocation process; review methodology.</td>
<td>0.50 hrs</td>
</tr>
<tr>
<td>05/29/18</td>
<td>WSH</td>
<td>Confer with Gallagher regarding budget and approval of same.</td>
<td>0.30 hrs</td>
</tr>
<tr>
<td>05/31/18</td>
<td>WSH</td>
<td>Review correspondence from Gallagher.</td>
<td>0.20 hrs</td>
</tr>
<tr>
<td>05/31/18</td>
<td>JLK</td>
<td>Confer with insurance adjuster and counsel for same on ADA website compliance and research same.</td>
<td>0.10 hrs</td>
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</table>

**Total fees for this matter**  
$1,675.00

**DISBURSEMENTS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Travel</td>
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<tr>
<td>Travel - Meals</td>
<td>9.96</td>
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</table>

**Total disbursements for this matter**  
$108.36
**MATTER SUMMARY**

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
<th>Rate /hr</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>0.10 hrs</td>
<td>175 /hr</td>
<td>$17.50</td>
</tr>
<tr>
<td>Jusevitch, Karen F.- Paralegal</td>
<td>0.30 hrs</td>
<td>120 /hr</td>
<td>$36.00</td>
</tr>
<tr>
<td>Haber, Wesley S.</td>
<td>6.90 hrs</td>
<td>235 /hr</td>
<td>$1,621.50</td>
</tr>
</tbody>
</table>

**TOTAL FEES**  
$1,675.00  
**TOTAL DISBURSEMENTS**  
$108.36  

**TOTAL CHARGES FOR THIS MATTER**  
$1,783.36

**BILLING SUMMARY**

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
<th>Rate /hr</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>0.10 hrs</td>
<td>175 /hr</td>
<td>$17.50</td>
</tr>
<tr>
<td>Jusevitch, Karen F.- Paralegal</td>
<td>0.30 hrs</td>
<td>120 /hr</td>
<td>$36.00</td>
</tr>
<tr>
<td>Haber, Wesley S.</td>
<td>6.90 hrs</td>
<td>235 /hr</td>
<td>$1,621.50</td>
</tr>
</tbody>
</table>

**TOTAL FEES**  
$1,675.00  
**TOTAL DISBURSEMENTS**  
$108.36  

**TOTAL CHARGES FOR THIS BILL**  
$1,783.36

Please include the bill number on your check.
Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

<table>
<thead>
<tr>
<th>Date</th>
<th>Invoice #</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/1/2018</td>
<td>INV0000033318</td>
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</tbody>
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Bill To:
MADEIRA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

<table>
<thead>
<tr>
<th>Services for the month of</th>
<th>Terms</th>
<th>Client Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>July</td>
<td>Upon Receipt</td>
<td>00381</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Management Services 3101</td>
<td>1.00</td>
<td>$1,659.00</td>
<td>$1,659.00</td>
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<tr>
<td>Administrative Services 3100</td>
<td>1.00</td>
<td>$393.75</td>
<td>$393.75</td>
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<tr>
<td>Accounting Services 3201</td>
<td>1.00</td>
<td>$1,443.75</td>
<td>$1,443.75</td>
</tr>
<tr>
<td>Financial &amp; Revenue Collections 3111</td>
<td>1.00</td>
<td>$437.50</td>
<td>$437.50</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. JUN 2, 6 2018
D/M approval Date 7/3/18
Date entered JUN 2, 9 2018
Fund 001 GL 51300, see above
Check#__________________________

Subtotal $3,934.00

Total $3,934.00
**Services for the month of July**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
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<th>Amount</th>
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<tbody>
<tr>
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<tr>
<td>Website Hosting Services</td>
<td>1</td>
<td>$100.00</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

**Date Rec'd Rizzetta & Co., Inc. JUN 2 6 2018**

**D/M approval**

**Date entered** JUN 2 9 2018

**Fund** 001 00000005103

**Check#**

---

**Subtotal** $100.00

**Total** $100.00
START STOP | NEWSPAPER REFERENCE | DESCRIPTION | PRODUCT | SAU SIZE | BILLED UNITS | TIMES RUN | RATE | AMOUNT
---|---|---|---|---|---|---|---|---
05/06 | | Balance Forward | | | | | |
05/09 05/09 | 03041695-05092018 | SPEC BOARD MEETING 5/17/18 | SA St Augustine Record | 1.00 x 6.0000 | 6 | 1 | $8.96 | $53.68
05/09 05/09 | 03041695-05092018 | SPEC BOARD MEETING 5/17/18 | SA St Aug Record Online | 1.00 x 6.0000 | 6 | 1 | $8.97 | $53.62

PREVIOUS AMOUNT OWED: $94.24
NEW CHARGES THIS PERIOD: $107.70
CASH THIS PERIOD: $0.00
DEBIT ADJUSTMENTS THIS PERIOD: $0.00
CREDIT ADJUSTMENTS THIS PERIOD: $0.00

We appreciate your business.

Date Rec'd Rizzetta & Co., Inc JUL 1 1 2018
D/M approval JUL 13 2018
Date entered JUL 1 3 2018
Fund 001 061300064801
Check#

INVOICE AND STATEMENT OF ACCOUNT

<table>
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<tr>
<th>21</th>
<th>CURRENT NET AMOUNT</th>
<th>22</th>
<th>30 DAYS</th>
<th>60 DAYS</th>
<th>OVER 90 DAYS</th>
<th>25</th>
<th>UNAPPLIED AMOUNT</th>
<th>26</th>
<th>TOTAL AMOUNT DUE</th>
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<tbody>
<tr>
<td>$107.70</td>
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<td>$0.00</td>
<td>$0.00</td>
<td>$94.24</td>
<td>$13.46</td>
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<td></td>
</tr>
</tbody>
</table>

SALES REP/PHONE # | 23 | BILLING PERIOD | 24 | BILLED ACCOUNT NUMBER | 27 | ADVERTISER/CLIENT NUMBER | 28 | ADVERTISER/CLIENT NAME |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Melissa Rhinehart</td>
<td>904-819-3423</td>
<td>05/07/2018 - 06/03/2018</td>
<td>18515</td>
<td>18515</td>
<td>MADEIRA CDD</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MAKE CHECKS PAYABLE TO The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

BILLING PERIOD | ADVERTISER/CLIENT NAME
---|---
05/07/2018 - 06/03/2018 | MADEIRA CDD

COMPANY | TOTAL AMOUNT DUE | UNAPPLIED AMOUNT | TERMS OF PAYMENT
---|---|---|---
SA 7 | $13.46 | $94.24 | NET 15 DAYS

CURRENT NET AMOUNT | 30 DAYS | 60 DAYS | OVER 90 DAYS
---|---|---|---
$107.70 | $0.00 | $0.00 | $0.00

PAGE # | BILLING DATE | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | STATEMENT NUMBER
---|---|---|---|---
06/03/2018 | 18515 | 18515 | 0000016237

The St. Augustine Record
Dept 1261
PO Box 121261
Dallas, TX 75312-1261
**CUSTOMER**

Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**SERVICE LOCATION**

Madeira*Cyber* CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

<table>
<thead>
<tr>
<th>TERMS: Net 15 Days</th>
<th>CUSTOMER NO. 4160727</th>
<th>P.O. NO.</th>
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</thead>
<tbody>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit of Measure</td>
</tr>
</tbody>
</table>
| WEEKLY BILLING PERIOD 6/15/18 - 6/21/18  
Cyber Hours - Cyber  
Total Hours | 70.00 | Hours | 4.66 | 326.20 |
| Date Rec'd Rizzetta & Co., Inc. JUN 2 8 2018  
D/M approval B/1/18  
Date entered JUN 2 9 2018  
Fund 001 G53900 00 4700  
Check# | 70.00 | 0.00 |

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18%/annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total 326.20
Sales Tax
TOTAL $326.20

**ATTENTION:**

Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**PLEASE SEND REMITTANCE TO:**

Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

**Customer No.** 4160727
**Job No.** 1060125
**Invoice No.** 866486
**Invoice Date** 06/28/18
**Amount Due** $326.20
**Amount Remitted** $326.20

PAGE 1 OF 1
Weiser Security Service, Inc  
P. O. Box Box 51720  
New Orleans, LA 70151-1720  
(504)949-7558

CUSTOMER  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

SERVICE LOCATION  
Madeira "Cyber" CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

TERMS: Net 15 Days  

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
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<td>326.20</td>
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<td>Cyber Hours - Cyber</td>
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<td>0.00</td>
</tr>
<tr>
<td>Total Hours</td>
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<td></td>
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</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. JUL 0 5 2018  
D/M approval Date 210/18  
Date entered JUL 0 9 2018  
Fund 5600000044700  
Check#__________

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18%annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub: Total 326.20  
Sales Tax  
TOTAL 326.20

ATTENTION:  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

PLEASE SEND REMITTANCE TO:  
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

INVOICE NO. 867347  
DATE 07/05/18  

Customer No. 4160727  
Job No. 1060125  
Invoice No. 867347  
Invoice Date 07/05/18  
Amount Due $326.20  
Amount Remitted 326.20
**CUSTOMER**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**SERVICE LOCATION**  
Madeira"Cyber" CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

<table>
<thead>
<tr>
<th>TERMS:</th>
<th>CUSTOMER NO.</th>
<th>P.O. NO.</th>
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</thead>
<tbody>
<tr>
<td>Net 15 Days</td>
<td>4160727</td>
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<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Monthly Billing Period 6/1/18 - 6/30/18</td>
<td>1.00</td>
<td>Each</td>
<td>60.00</td>
<td>60.00</td>
</tr>
<tr>
<td>Tour Systems</td>
<td>0.00</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Total Hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. **JUL 12 2018**  
D/M approval **Date 7/2/18**  
Date entered **JUL 13 2018**  
Fund **001 653400 oct 7/00**  
Check#: ____________________________

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18%/annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total 60.00  
Sales Tax  
TOTAL $60.00

---

**ATTENTION:**  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**PLEASE SEND REMITTANCE TO:**  
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

---

**INVOICE NO.** 868420  
**DATE** 07/12/18  
**Customer No.** 4160727  
**Job No.** 1060125  
**Invoice No.** 868420  
**Invoice Date** 07/12/18  
**Amount Due** $60.00  
**Amount Remitted** $00.00
## CUSTOMER
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

## SERVICE LOCATION
Madiera"Cyber" CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

### TERMS:
Net 15 Days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekly Billing Period 6/29/18 - 7/5/18</td>
<td>60.00</td>
<td>Hours</td>
<td>4.66</td>
<td>279.60</td>
</tr>
<tr>
<td>Cyber Hours - Cyber</td>
<td>60.00</td>
<td>Hours</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. JUL 1 2 2018  
D/M approval  
Date entered JUL 1 3 2018  
Fund # 66900 oc-1-00  
Check #  

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-Total</td>
<td></td>
<td></td>
<td></td>
<td>279.60</td>
</tr>
<tr>
<td>Sales Tax</td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td>$279.60</td>
</tr>
</tbody>
</table>

### ATTENTION:
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

### PLEASE SEND REMITTANCE TO:
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

**INVOICE NO.** 868570  
**DATE** 07/12/18
**CUSTOMER**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**SERVICE LOCATION**
Madiera"Cyber" CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

**TERMS:**  
Net 15 Days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekly Billing Period 7/6/18 - 7/12/18</td>
<td>70.00</td>
<td>Hours</td>
<td>4.68</td>
<td>326.20</td>
</tr>
<tr>
<td>Cyber Hours - Cyber</td>
<td>70.00</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Total Hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc.  **JUL 19 2018**
Date entered  **JUL 20 2018**

**ATTENTION:**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**PLEASE SEND REMITTANCE TO:**
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total: 326.20
Sales Tax: 0.00
TOTAL: 326.20

\[ 326.20 \]

\[ \text{TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT} \]

\[ 326.20 \]
**Invoice**

**Invoice:** INV-0000134521
**Invoice Date:** October 1, 2016

**Bill To:**
Madeira Community Development District  
c/o Rizzetta & Company Inc  
2806 North 5th Street  
Suite 403  
St Augustine, FL 32084

**Account:** 13202
**PO Number:**

**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 31, 2016  
**Invoice Amount:** $1,595.00

**Month of Service:** October 2016

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Landscape Maintenance</td>
<td>$1,595.00</td>
</tr>
</tbody>
</table>

**Invoice Total** $1,595.00

Should you have any questions or inquiries please call (386) 437-6211.
Invoice

Invoice: INV-0000219500
Invoice Date: July 1, 2018

Bill To:
Madeira Community Development District
c/o Rizzetta & Company Inc
2806 North 5th Street
Suite 403
St Augustine, FL 32084

Project Number: 10JX1067.101
Property Name: Madeira Community
Terms: NET 30

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Account: 13202
PO Number: 

Invoice Due Date: July 31, 2018
Invoice Amount: $1,595.00
Month of Service: July 2018

Description | Current Amounts
--- | ---
Monthly Landscape Maintenance | 1,595.00

Date Rec'd Rizzetta & Co., Inc. | JUN 2 7 2018
D/M approval | Date | 1304
Date entered | JUN 2 9 2018
Fund | GL | 453900004
Check# | 

Invoice Total | 1,595.00

Should you have any questions or inquiries please call (386) 437-6211.
Invoice

Invoice: INV-0000220943
Invoice Date: June 30, 2018
Account: 13202
PO Number:

Bill To:
Madeira Community Development District
c/o Rizzeta & Company Inc
2806 North 5th Street
Suite 403
St Augustine, FL 32084

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10JX1067.201.00056
Project Name: Madeira CDD-Tesoro terrac
Madeira Community-Casual

<table>
<thead>
<tr>
<th>Description</th>
<th>Hours</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean-up Island &amp; Spray Herbicide Per Proposal</td>
<td>1.00</td>
<td>1,121.78</td>
<td>$1,121.78</td>
</tr>
</tbody>
</table>

Invoice Due Date: July 30, 2018
Invoice Amount: $1,121.78

Invoice Total $1,121.78

Date Rec'd Rizzetta & Co., Inc. JUL 13 2018
D/M approval Date 7/18
Date entered JUL 13 2018
Fund 531001004785
Check#___

Should you have any questions or inquiries please call (386) 437-6211.
Enhancement Proposal

Job Name: Madera Tesoro Terrace
Property Name: Madera CDD
Client: Rizella
Address: St. Augustine
Phone:

Yellowstone Landscape will complete the work described below:

Description

Provide Labor to clean up area inside the Island located on Tesoro Terrace and spray Roundup herbicide. Existing small palms in Island will be trimmed up.

Materials & Services | Quantity | Labor to Cleanup Island and Spray Herbicide | 20 | $47.76 | $955.11
| Trash Disposal | 1 | $166.67 | $166.67

TOTAL PRICE $1,121.78

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

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

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

Prepared by: Blake Dougherty
Date: May 31, 2016

Date: 6/4/18

Internal Use Only

Project Number: 10JX1067-20100056
District: Jacksonville
PO Reference: Date Work Completed:
Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000221163
Invoice Date: June 30, 2018
Account: 13202
PO Number:

Bill To:
Madeira Community Development District
c/o Rizzetta & Company Inc
2806 North 5th Street
Suite 403
St Augustine, FL 32084

Remit To:
Yellowstone Landscape
PO Box 10107
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 101X1067.201.00055
Project Name: Madeira-Pine Straw 2018
Madeira Community-Casual

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine Straw Install Per Proposal</td>
<td>1.00</td>
<td>3,044.12</td>
<td>3,044.12</td>
</tr>
</tbody>
</table>

Invoice Due Date: July 30, 2018
Invoice Amount: $3,044.12

Invoice Total $3,044.12

Date Rec'd Rizzetta & Co., Inc. JUL 13 2018
D/M approval
Date entered JUL 13 2018

Check# ________________________________

Should you have any questions or inquiries please call (386) 437-6211.
Enhancement Proposal

Job Name: Pine Straw 2018
Property Name: Madeira
Client: Lesley Gallagher

Yellowstone Landscape will complete the work described below:

Description
Furnish and install 537 bales of pine straw per contracted price of $3,044.12.

Project Pricing Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disposal Fee</td>
<td>$3,044.12</td>
</tr>
<tr>
<td>Total Price</td>
<td>$3,044.12</td>
</tr>
</tbody>
</table>

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

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

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

Client: ____________________
Date: 5/17/18

Prepared by: Blake Dougherty
Date: May 17, 2018

Project Number: 10JX106720100055
District: Jacksonville
PO Reference: 6-59
Date Work Completed: 6/19/18
Operation and Maintenance Expenditures
August 2018
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2018 through August 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: $15,821.79

Approval of Expenditures:

__________________________________
______ Chairperson

______ Vice Chairperson

______ Assistant Secretary
## Madeira Community Development District
### Paid Operation & Maintenance Expenditures
#### August 1, 2018 Through August 31, 2018

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles Aquatics, Inc.</td>
<td>001394</td>
<td>33554</td>
<td>One-Time Treatment Of 7 New Ponds</td>
<td>$860.00</td>
</tr>
<tr>
<td>Charles Aquatics, Inc.</td>
<td>001394</td>
<td>33666</td>
<td>Monthly Aquatic Management-6 ponds 08/18</td>
<td>$435.00</td>
</tr>
<tr>
<td>City of St. Augustine</td>
<td>001389</td>
<td>37545-00 07/18</td>
<td>21 Portada Dr Irrigation 07/18</td>
<td>$3,316.59</td>
</tr>
<tr>
<td>City of St. Augustine</td>
<td>001389</td>
<td>37572-00 07/18</td>
<td>12 Pescado Dr Irrigation 07/18</td>
<td>$37.06</td>
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<tr>
<td>Florida Power &amp; Light Company</td>
<td>001390</td>
<td>FPL Summary 07/18</td>
<td>FPL Summary 07/18</td>
<td>$1,162.67</td>
</tr>
<tr>
<td>Hopping Green &amp; Sams</td>
<td>001391</td>
<td>101961</td>
<td>General Legal Services 06/18</td>
<td>$760.00</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>001385</td>
<td>INV0000034117</td>
<td>District Management Fees 08/18</td>
<td>$3,934.00</td>
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<tr>
<td>Rizzetta Technology Services, LLC</td>
<td>001386</td>
<td>INV000003581</td>
<td>Website Hosting Services 08/18</td>
<td>$100.00</td>
</tr>
<tr>
<td>Smith Electrical Inc.</td>
<td>001387</td>
<td>11266</td>
<td>Supply And Replace Ballast Kits And Lamps</td>
<td>$992.65</td>
</tr>
<tr>
<td>The St. Augustine Record Dept 1261</td>
<td>001392</td>
<td>0003071626</td>
<td>Acct #18515 Legal Advertising 07/18</td>
<td>$830.12</td>
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<tr>
<td>The St. Augustine Record Dept 1261</td>
<td>001392</td>
<td>0003072518</td>
<td>Acct #18515 Legal Advertising 08/18</td>
<td>$107.70</td>
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<tr>
<td>Weiser Security Services, Inc.</td>
<td>001388</td>
<td>870061</td>
<td>Weekly Billing 07/13/2018-07/19/2018</td>
<td>$326.20</td>
</tr>
<tr>
<td>Weiser Security Services, Inc.</td>
<td>001393</td>
<td>870918</td>
<td>Weekly Billing 07/20/2018-07/26/2018</td>
<td>$326.20</td>
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<tr>
<td>Weiser Security Services, Inc.</td>
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<td>Monthly Systems Billing 07/01/2018-07/31/2018</td>
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<td>Weiser Security Services, Inc.</td>
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<td>Weekly Billing 07/27/2018-08/02/2018</td>
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<tr>
<td>Weiser Security Services, Inc.</td>
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<td>Weekly Billing 08/03/2018-08/09/2018</td>
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<tr>
<td>Weiser Security Services, Inc.</td>
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<td>873771</td>
<td>Weekly Billing 08/10/2018-08/16/2018</td>
<td>$326.20</td>
</tr>
<tr>
<td>Yellowstone Landscape</td>
<td>001396</td>
<td>INV-0000223180</td>
<td>Monthly Landscape Maintenance 08/18</td>
<td>$1,595.00</td>
</tr>
</tbody>
</table>

**Report Total** $15,821.79
Charles Aquatics, Inc.
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Bill To
Madeira CDD
c/o Rizzetta & Company, Inc.
2806 N. Fifth Street Unit 403
St. Augustine, FL 32084

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>One-time treatment of 7 new ponds at Madeira</td>
<td>860.00</td>
<td>860.00</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. JUL 3 1 2018
D/M approval 30/18
Date entered AUG 6 2018
Fund 001 d 53300.00 4603
Check# ____________________________

Thank you for doing business with us!
Balance Due $860.00
# Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256  
904-997-0044

## Invoice

<table>
<thead>
<tr>
<th>Date</th>
<th>Invoice #</th>
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<tbody>
<tr>
<td>8/1/2018</td>
<td>33666</td>
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<table>
<thead>
<tr>
<th>Due Date</th>
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<tbody>
<tr>
<td>8/31/2018</td>
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</tbody>
</table>

## Bill To

Madeira CDD  
c/o Rizzetta & Company, Inc.  
2806 N. Fifth Street Unit 403  
St. Augustine, FL 32084

---

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Monthly Aquatic Management Services of 6 ponds</td>
<td>435.00</td>
<td>435.00</td>
</tr>
</tbody>
</table>

---

Date Rec'd Rizzetta & Co., Inc: **AUG 02 2018**  
D/M approval: **N**  
Date entered: **AUG 06 2018**  
Fund # GL533000c4105  
Check #: ______________

---

Thank you so much for your business!

---

Balance Due

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$435.00</strong></td>
</tr>
</tbody>
</table>
CITY OF ST. AUGUSTINE

Service Address: 21 PORTADA DR
Account Number: 37545
Last Payment: 2985.94 07/16/2018
Due Date: 08/28/2018
Meter No.: 61008727
Current: 63309
Previous: 56434
Usage: 6875 Consumption is measured in hundreds

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>CURRENT</th>
<th>PAST DUE</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER INSIDE</td>
<td>3316.59</td>
<td>0.00</td>
<td>3316.59</td>
</tr>
</tbody>
</table>

Date Rec'd Rizzetta & Co., Inc. AUG 1 3 2018
D/M approval 8/15/18
Date entered AUG 1 4 2018
Fund 001 6 5336000c 4300
Check#

TOTALS: 3316.59 0.00 3316.59

MESSAGES:

**0.00 Bill Due Date Applies to Current Charges Only, a Past Due Balance is subject to immediate disconnection**

Payments received after the due date are subject to a Late Fee of $5.00 or 1.5% and disconnection of service if not paid.

---

**CITY OF ST. AUGUSTINE**

Financial Services Center
50 BRIDGE ST
ST AUGUSTINE, FL 32084-4934

Office Phone: 904-825-1037

BILL NUMBER: 298729

ADDRESS:

1704 1 AV 0.375 6-5

<table>
<thead>
<tr>
<th>CITY OF ST. AUGUSTINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: MADEIRA COMMUNITY DEVELOPMENT DISTRICT</td>
</tr>
<tr>
<td>C/O RIZZETTA &amp; COMPANY</td>
</tr>
<tr>
<td>2806 N 5TH ST STE 403</td>
</tr>
<tr>
<td>ST AUGUSTINE, FL 32084-1904</td>
</tr>
</tbody>
</table>

CUST ID: 24149

BILL DATE: 08/08/2018

DUE DATE: 08/28/2018

CURRENT DUE: 3316.59
PAST DUE: 0.00
TOTAL AMOUNT: 3316.59

ACCOUNT NUMBER: 37545

SHOW AMOUNT PAID HERE: $3316.59

CARE AND SHARE PROGRAM: $1.00 $5.00 $10.00

Please Make Check Payable to: City of St. Augustine

Please ensure the pre-printed address on back shows through the return envelope window.

00006042018000298729500003316593

Please check box if address is incorrect, and indicate change(s) on reverse side.
<table>
<thead>
<tr>
<th>SERVICE</th>
<th>CURRENT</th>
<th>PAST DUE</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER INSIDE</td>
<td>37.06</td>
<td>0.00</td>
<td>37.06</td>
</tr>
</tbody>
</table>

Date Rec'd: Rizzetta & Co., Inc. AUG 13 2018
D/M approval: F Date: 8/15/18
Date entered: AUG 14 2018
Fund: 531400004302
Check#:

TOTALS: 37.06 0.00 37.06

MESSAGES:

---

**Tips:**
- Bill Due Date Applies to Current Charges Only, a Past Due Balance is subject to immediate disconnection.
- Payments received after the due date are subject to a Late Fee of $5.00 or 1.5% and disconnection of service if not paid.

---

**ACCOUNT INFORMATION**

<table>
<thead>
<tr>
<th>SERVICE ADDRESS</th>
<th>BILL DATE</th>
<th>DUE DATE</th>
<th>CURRENT DUE</th>
<th>PAST DUE</th>
<th>TOTAL AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 PESCADO DR</td>
<td>08/08/2018</td>
<td>08/28/2018</td>
<td>37.06</td>
<td>0.00</td>
<td>37.06</td>
</tr>
</tbody>
</table>

CUST ID: 24149

Please Make Check Payable to: City of St. Augustine

Please ensure the pre-printed address on back shows through the return envelope window.

00006042018000298732900000037069

Please check box if address is incorrect, and indicate change(s) on reverse side.
<table>
<thead>
<tr>
<th>Account Number</th>
<th>Invoice Date</th>
<th>Due Date</th>
<th>Amount</th>
<th>Period Covered</th>
<th>Location</th>
<th>GL Account</th>
</tr>
</thead>
<tbody>
<tr>
<td>28023 15446</td>
<td>08/13/18</td>
<td>09/04/18</td>
<td>$11.36</td>
<td>07/12/18-08/13/18</td>
<td>41 Portada Dr # Irr</td>
<td>4301</td>
</tr>
<tr>
<td>57463-44448</td>
<td>08/13/18</td>
<td>09/04/18</td>
<td>$170.03</td>
<td>07/12/18-08/13/18</td>
<td>38 Maralinda Dr # Gate Hse</td>
<td>4307</td>
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<td>81341-19497</td>
<td>08/13/18</td>
<td>09/04/18</td>
<td>$981.28</td>
<td>07/12/18-08/13/18</td>
<td>0000 Maralinda Dr # S Lights</td>
<td>4307</td>
</tr>
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</table>

**TOTAL**

$1,162.67

<table>
<thead>
<tr>
<th>GL Account</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4301</td>
<td>Utility Services</td>
</tr>
<tr>
<td>4307</td>
<td>Street Lights</td>
</tr>
</tbody>
</table>

$1,162.67

Date Rec'd: Rizzetta & Co. Inc. **AUG 14 2018**

D/M Approval: **AUG 14 2018**

Date Entered: **AUG 14 2018**

Fund: GL 53100

Check #: see above
Aug 13, 2018 Electric Bill

For: Jul 12, 2018 to Aug 13, 2018 (32 days)

Service Address
41 PORTADA DR # IRR
SAINT AUGUSTINE, FL 32095
jmcalpine@rizzetta.com
Account Number 28023-15446

Questions? Contact Us
Reliable energy is affordable energy. Learn how we save you money at fpl.com/savings

Meter Summary
Meter reading - Meter AC67445 Next meter reading Sep 12, 2018
Current reading 00108
Previous reading -00105

kWh used 3

Energy Usage Comparison

<table>
<thead>
<tr>
<th></th>
<th>This Month</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service to</td>
<td>Aug 13, 2018</td>
<td>Jul 12, 2018</td>
<td>Aug 11, 2017</td>
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<tr>
<td>kWh Used</td>
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<td>Service days</td>
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<td>3</td>
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<tr>
<td>kWh/day</td>
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<td>Amount</td>
<td>$11.36</td>
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Energy Usage History

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<td></td>
</tr>
<tr>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Keep In Mind
- Payment received after November 01, 2018 is considered LATE; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a refund for Hurricane Matthew recovery costs that is included in your August bill. Your credit of $0.01 is included in the non-fuel portion of your bill.
- Two bill changes are expected to take effect in September that result in a net decrease for customer bills; a routine storm charge adjustment and rate adjustments reflecting the transfer of the Martin-Riviera lateral to Florida Southeast Connection, LLC. Learn more: FPL.com/rates

Be on alert for scams
FPL will never demand immediate payment with a pre-paid card. See more

Summer heat means higher bills
That's because your A/C runs longer. Set your thermostat to 78 degrees for energy savings. Learn more
Aug 13, 2018 Electric Bill

For: Jul 12, 2018 to Aug 13, 2018 (32 days)

Service Address
38 MARALINDA DR # GATE HSE
SAINT AUGUSTINE, FL 32084
jmcalpine@rizetto.com

Account Number: 57463-44448

Questions? Contact Us
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

Meter Summary

Meter reading - Meter 6AC7447 Next meter reading Sep 12, 2018
Current reading: 30635
Previous reading: -28960
kWh used: 1675

Energy Usage Comparison

<table>
<thead>
<tr>
<th>This Month</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service to</td>
<td>Aug 13, 2018</td>
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<tr>
<td>kWh Used</td>
<td>1675</td>
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Energy Usage History

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<tr>
<td>2,350</td>
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<td>1,880</td>
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<td>1,410</td>
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<tr>
<td>940</td>
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<tr>
<td>470</td>
<td></td>
<td>J</td>
<td></td>
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<tr>
<td>0</td>
<td></td>
<td>F</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>M</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A</td>
<td></td>
</tr>
</tbody>
</table>

Keep In Mind

- Payment received after November 01, 2018 is considered LATE; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a refund for Hurricane Matthew recovery costs that is included in your August bill. Your credit of $4.57 is included in the non-fuel portion of your bill.
- Two bill changes are expected to take effect in September that result in a net decrease for customer bills; a routine storm charge adjustment and rate adjustments reflecting the transfer of the Martin-Riviera lateral to Florida Southeast Connection, LLC. Learn more: FPL.com/rates

Be on alert for scams
FPL will never demand immediate payment with a pre-paid card.
See more

Summer heat means higher bills
That's because your A/C runs longer. Set your thermostat to 78 degrees for energy savings.
Learn more

Useful Links
Billing and service details
Energy News
View back of the bill

Important Numbers
Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Aug 13, 2018 Electric Bill

For: Jul 12, 2018 to Aug 13, 2018 (32 days)

Service Address
0000 MARALINDA DR # S LIGHTS
SAINT AUGUSTINE, FL 32084
sloadholtz@rizetta.com
Account Number 81341-19497

Questions? Contact Us
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

Meter Summary
Next bill date Sep 12, 2018
Total kWh used 2255

Energy Usage Comparison
<table>
<thead>
<tr>
<th>This Month</th>
<th>Last Month</th>
<th>Last Year</th>
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</thead>
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<tr>
<td>Service to</td>
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<td>Jul 12, 2018</td>
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<td>kWh Used</td>
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<td>2255</td>
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<td>Service days</td>
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<td>kWh/day</td>
<td>70</td>
<td>75</td>
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<tr>
<td>Amount</td>
<td>$981.28</td>
<td>$1,029.43</td>
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Energy Usage History

<table>
<thead>
<tr>
<th>2,550 kWh</th>
<th>2,040 kWh</th>
<th>1,530 kWh</th>
<th>1,020 kWh</th>
<th>510 kWh</th>
<th>0 kWh</th>
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</thead>
<tbody>
<tr>
<td>A S O N D J F M A M J J A</td>
<td>2017</td>
<td>2018</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Keep In Mind
- Payment received after November 01, 2018 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The Florida Public Service Commission approved a refund for Hurricane Matthew recovery costs that is included in your August bill. Your credit of $44.20 is included in the non-fuel portion of your bill.
- Two bill changes are expected to take effect in September that result in a net decrease for customer bills; a routine storm charge adjustment and rate adjustments reflecting the transfer of the Martin-Riviera lateral to Florida Southeast Connection, LLC. Learn more: FPL.com/rates

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Useful Links
Billing and service details
Energy News
View back of the bill

Important Numbers
Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Detail of Rate Schedule Charges for Street Lights

Account Number 81341-19497
Service From 07-12-2018
Service To 08-13-2018
Service Days 32
kWh/Day 70

Service Address 0000 MARALINDA DR # S LIGHTS, SAINT AUGUSTINE FL 32084

<table>
<thead>
<tr>
<th>Component Code</th>
<th>Watts</th>
<th>Lumens</th>
<th>Owner/ Maint</th>
<th>Quantity</th>
<th>Rate/Unit</th>
<th>kWh Used</th>
<th>Amount</th>
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<tr>
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<td>F</td>
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<td>1.200000</td>
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<td>Fixtures</td>
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<td>104.50</td>
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<td>Maintenance</td>
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</tr>
</tbody>
</table>

|              |       |        |              |          |           |          |        |
| Energy sub total |       |        |              |          |           |          | 66.00  |
| Non-energy sub total |   |        |              |          |           |          | 820.45 |
| Sub total      |       |        |              |          |           |          | 2,255  |
| Energy conservation cost recovery |   |        |              |          |           |          | 0.95   |
| Capacity payment recovery charge |   |        |              |          |           |          | 0.41   |
| Environmental cost recovery charge |   |        |              |          |           |          | 0.61   |
| Storm restoration recovery charge |   |        |              |          |           |          | -44.20 |
| Storm charge |       |        |              |          |           |          | 20.09  |
| Fuel charge   |       |        |              |          |           |          | 57.01  |
| **Electric service amount** |   |        |              |          |           |          | 921.32 |
| Gross receipts tax |   |        |              |          |           |          | 2.59   |
| Franchise charge |   |        |              |          |           |          | 57.37  |

|              |       |        |              |          |           |          |        |
| **Total**    |       |        |              |          |           |          | 2,255  |
|              |       |        |              |          |           |          | 981.28 |

* F - FPL OWNS & MAINTAINS  E - CUSTOMER OWNS & MAINTAINS  R - CUSTOMER OWNS, FPL RELAMPS  H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER
Madeira Community Development District  
c/o District Manager  
2806 N. Fifth St., Unit 403  
St. Augustine, FL 32084

July 31, 2018

Bill Number 101961
Billed through 06/30/2018

General Counsel
MADCODDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

<table>
<thead>
<tr>
<th>Date</th>
<th>Code</th>
<th>Description</th>
<th>Hours</th>
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</thead>
<tbody>
<tr>
<td>05/31/18</td>
<td>SRS</td>
<td>Conduct research regarding ADA compliance measures for special district</td>
<td>0.10</td>
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<tr>
<td></td>
<td></td>
<td>websites and follow-up regarding same.</td>
<td>hrs</td>
</tr>
<tr>
<td>06/04/18</td>
<td>WSH</td>
<td>Review and revise budget notices and resolutions.</td>
<td>0.60</td>
</tr>
<tr>
<td>06/04/18</td>
<td>LAK</td>
<td>Prepare response to auditor request letter.</td>
<td>1.20</td>
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<tr>
<td>06/04/18</td>
<td>KFJ</td>
<td>Confer with Haber; amend budget hearing notices.</td>
<td>0.30</td>
</tr>
<tr>
<td>06/05/18</td>
<td>KFJ</td>
<td>Review budget notices; correspond with district manager.</td>
<td>0.30</td>
</tr>
<tr>
<td>06/21/18</td>
<td>WSH</td>
<td>Review and revise audit.</td>
<td>0.80</td>
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<tr>
<td>06/22/18</td>
<td>WSH</td>
<td>Confer with James regarding audit.</td>
<td>0.40</td>
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<tr>
<td>06/29/18</td>
<td>WSH</td>
<td>Review and process auditor request.</td>
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<tr>
<td>06/29/18</td>
<td>JLK</td>
<td>Research, review and edit memorandum summarizing ADA website standards</td>
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<td></td>
<td></td>
<td>and related information; attend multiple conference calls with ADA consultants,</td>
<td>hrs</td>
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<tr>
<td></td>
<td></td>
<td>district’s insurance carrier and insurance defense counsel regarding ADA</td>
<td></td>
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<tr>
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<td></td>
<td>information; transmit information to district manager on same.</td>
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<tr>
<td>06/29/18</td>
<td>SRS</td>
<td>Conduct research and implement ADA compliance measures for special district</td>
<td>0.20</td>
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<tr>
<td></td>
<td></td>
<td>websites.</td>
<td>hrs</td>
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Total fees for this matter $756.00

DISBURSEMENTS

Document Reproduction 4.00

Total disbursements for this matter $4.00

MATTER SUMMARY

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
<th>Rate</th>
<th>Amount</th>
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<tr>
<td>Killinski, Jennifer L.</td>
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<td>$17.50</td>
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<td>Jusevitch, Karen F. - Paralegal</td>
<td>0.60</td>
<td>120 /hr</td>
<td>$72.00</td>
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<tr>
<td>Name</td>
<td>Hours</td>
<td>Rate /hr</td>
<td>Amount</td>
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<tr>
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<td>--------------</td>
</tr>
<tr>
<td>Kuehlke, Lou Ann - Legal Asst</td>
<td>1.20</td>
<td>95</td>
<td>$114.00</td>
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<tr>
<td>Sandy, Sarah R.</td>
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<td>Haber, Wesley S.</td>
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**TOTAL FEES**

**TOTAL DISBURSEMENTS**

**TOTAL CHARGES FOR THIS MATTER**

**$760.00**

---

**BILLING SUMMARY**

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<th>Hours</th>
<th>Rate /hr</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Kilinski, Jennifer L.</td>
<td>0.10</td>
<td>175</td>
<td>$17.50</td>
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<tr>
<td>Jusevitch, Karen F.- Paralegal</td>
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<td>120</td>
<td>$72.00</td>
</tr>
<tr>
<td>Kuehlke, Lou Ann - Legal Asst</td>
<td>1.20</td>
<td>95</td>
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<td>Sandy, Sarah R.</td>
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<td>Haber, Wesley S.</td>
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<td></td>
<td></td>
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<td>$756.00</td>
</tr>
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</table>

**TOTAL FEES**

**TOTAL DISBURSEMENTS**

**TOTAL CHARGES FOR THIS BILL**

**$760.00**

Please include the bill number on your check.
## Invoice

**Date** | **Invoice #**  
--- | ---  
8/1/2018 | INV0000034117  

**Bill To:**
MADEIRA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Management Services</td>
<td>1.00</td>
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<td>$1,659.00</td>
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<tr>
<td>Administrative Services</td>
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<tr>
<td>Accounting Services</td>
<td>1.00</td>
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<tr>
<td>Financial &amp; Revenue Collections</td>
<td>1.00</td>
<td>$437.50</td>
<td>$437.50</td>
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</table>

**Subtotal**  
$3,934.00

**Total**  
$3,934.00

---

*Date Rec'd Rizzetta & Co., Inc.  JUL 26 2018*

*D/M approval  8  Date  JUL 3 0 2018*

*Fund: 3101: 1,659.00  3102: 393.75  3103: 1,443.75  3111: 437.50*
# Invoice

## Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

### Bill To:
MADEIRA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

### Services for the month of August

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>EMail Hosting</td>
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<td>$15.00</td>
<td>$0.00</td>
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<tr>
<td>Website Hosting Services</td>
<td>1</td>
<td>$100.00</td>
<td>$100.00</td>
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### Details
- Date Rec'd: Rizzetta & Co., Inc. **JUL 2 6 2018**
- D/M approval: **28118**
- Date entered: **JUL 3 0 2018**
- Fund: **53130005103**
- Check#:

### Totals
- Subtotal: **$100.00**
- Total: **$100.00**
Smith Electrical Inc.  
License# ECI3005614  
PO Box 9023  
St Augustine, FL 32085

Phone #  904-829-0899  
smithelectric08@yahoo.com  
Fax #  904-829-0259  
staugustineelectric.com

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
</table>
| Labor1 | Supplied and replaced lamps at:  
#1- South head, #2- North head  
Supplied and replaced a ballast kit and lamp at:  
#3- North head.  
Supplied and replaced (3) 70W ballast kits and lamps at the NORTH side of the bridge.  
Materials supplied.  
All work completed per contract.  
Real Property Repair completed at Madeira Pole Lights. | 4 | 130.00 | 520.00 |
| Material Contract RPR | | 1 | 472.65 | 472.65 |

Date Rec'd Rizzetta & Co., Inc: JUL 23 2018
D/M approval Date: 7/31/18
Date entered: JUL 30 2018
Fund: 001  
Check#: 0124100004 LL13

Payments/Credits: $0.00

Balance Due: $992.65

Total: $992.65
Legal Ad Invoice

The St. Augustine Record

Acct: 18515
Phone: 14074722471
E-Mail: 
Client: MADEIRA CDD

Name: MADEIRA CDD
Address: 2806 N FIFTH STREET
ROOM 403
City: SAINT AUGUSTINE
State: FL
Zip: 32084

Ad Number: 0003071626-01
Caller: MEGAN AYERS
Paytype: BILL
Start: 07/27/2018
Issues: 2
Stop: 08/03/2018
Rep: Melissa Rhinehart
Copy Line: MADEIRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF

Date Rec'd Rizzetta & Co., Inc. AUG 1 0 2018
D/M approval ____________ 9/15/18
Date entered AUG 1 4 2018
Fund: 001 5/300004801
Check# ___________________________
MADEIRA COMMUNITY DEVELOPMENT DISTRICT


Upcoming Public Hearings, and Regular Meeting.

The Board of Supervisors ("Board") for the Madeira Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 22, 2018
TIME: 2:00 p.m.
LOCATION: St. Augustine-St. Johns County Airport Authority, Conference Center
4750 Cass Creek Way
St. Augustine, Florida 32086

The first public hearing is being held pursuant to Chapter 150, Florida Statutes, to receive public comments and objections on the District’s proposed budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019, "Fiscal Year 2018/2019." The second public hearing is being held pursuant to Chapters 193 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2018/2019, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments.

The District imposes O&M Assessments on the benefited property within the District for the purpose of funding the District’s general administration, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Single Family 25’</td>
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<td>$300.70</td>
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<td>$323.03</td>
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<td>Undeveloped Land</td>
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<td>per acre</td>
<td>$0.55</td>
<td>$0.55</td>
</tr>
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</table>

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on account balances that are reflected on the County tax bill. Moreover, pursuant to Section 197.3035(4), Florida Statutes, the lien created shall serve as the maximum rate authorized to impose O&M Assessments, such that no assessment hearing shall be held or notice precipitated in future years unless the assessments are proposed to be increased or amended criteria within Section 197.3035(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously passed by the District and due to be collected for Fiscal Year 2018/2019.

For Fiscal Year 2018/2019, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. It is important to pay your assessment before the due date to avoid paying a late fee or interest. The District's lien is not filed in the deeds of title, or for direct billed assessments, may result in a foreclosure action, which may also result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at 2400 1st Avenue South, Suite 449, St. Augustine, Florida 32084, or at the District’s website, www.madeiradmo.com. The public hearing and meeting is scheduled to be held at St. Johns County Airport Authority, Conference Center, 4750 Cass Creek Way, St. Augustine, Florida 32086, on August 22, 2018, at 2:00 p.m.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings conducted at the hearing or meeting. Accordingly, the person may want to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

St. Augustine
The St. Augustine Record
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING OF MADEIRA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Madeira Community Development District will hold a regular meeting on August 23, 2018 at 2:00 p.m. at the St. Johns County Airport Authority, Meeting Room Facility, located at 4560 Casa Cola Way, St. Augustine, Florida 32084.

To obtain a copy of the agenda for the above-referenced meeting, please contact the District Manager, Rizzetta & Company, Inc., 2806 S. Fifth Street, Unit 405, St. Augustine, FL 32084 (904) 436-8270.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with Sections 119.07(1)(a) and 284.201, Florida Statutes, a portion of the regular board meeting may be closed to the public, as it relates to the District's security system plan. When the security system plan agenda item is discussed the public may be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (904) 436-8270, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 such appeal is to be based.

Lesley Gallagher
District Manager
0003072518 August 8, 2018
THE ST. AUGUSTINE RECORD
Affidavit of Publication

MADEIRA CDD
2806 N FIFTH STREET
ROOM 403
SAINT AUGUSTINE, FL 32084

ACCT: 18515
AD# 0003072518-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of REG BOARD MTG 8/22/18 was published in said newspaper on 08/08/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 08 day of AUG 0 2018

by JAMIE WILLIAMS
who is personally known to me or has produced as identification

Jennifer L. Burns
(Signature of Notary Public)
**Terms:**
Net 15 Days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
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<tr>
<td>Cyber Hours - Cyber</td>
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<td></td>
<td>0.00</td>
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**Customer:**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**Service Location:**
Madeira*Cyber* CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

**Questions?** Call 504-586-4717. A finance charge of 1 1/2% per month (18%annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

**Sub-Total:** 326.20  
**Sales Tax:** 0.00  
**Total:** $326.20

---

**Attention:**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**Please send remittance to:**
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

---

\* \* \* TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT \* \* \*
WEISER SECURITY SERVICES, INC.

INVOICE NO. 870918  DATE  08/02/18

CUSTOMER
Doug Maier
Madeira CDD C/O Rizzetta & Company
2806 N. Fifth Street Suite 403
Saint Augustine, FL 32084

SERVICE LOCATION
Madiera"Cyber" CDD C/O Rizzetta & Company
38 Maralinda Dr.
Saint Augustine, FL 32095

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<th>TERMS:</th>
<th>CUSTOMER NO.</th>
<th>P.O. NO.</th>
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<tr>
<td>Net 15 Days</td>
<td>4160727</td>
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<td>Hours</td>
<td>4.66</td>
<td>326.20</td>
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<tr>
<td>Total Hours</td>
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Date Rec'd Rizzetta & Co., Inc. AUG 02 2018
D/M approval AUG 06 2018
Date entered AUG 06 2018
Fund 5390000000000000

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total: 326.20
Sales Tax: 0.00
TOTAL: $326.20

ATTENTION:
Doug Maier
Madeira CDD C/O Rizzetta & Company
2806 N. Fifth Street Suite 403
Saint Augustine, FL 32084

PLEASE SEND REMITTANCE TO:
Weiser Security Service, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No. 4160727
Job No. 1060125
Invoice No. 870918
Invoice Date 08/02/18
Amount Due $326.20
Amount Remitted 326.20
### CUSTOMER
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

### SERVICE LOCATION
Madiera CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

### TERMS:
Net 15 Days

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<td>7/1/18 - 7/31/18</td>
<td>1.00</td>
<td>Each</td>
<td>60.00</td>
<td>60.00</td>
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<tr>
<td>Total Hours</td>
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Date Rec'd Rizzetta & Co., Inc. AUG 1 0 2018  
D/M approval Date 8/18  
Date entered AUG 1 4 2018  
Fund     001 0000004700  
Check#    

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18%/annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

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<th>Description</th>
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<tr>
<td>Sub-Total</td>
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<td>TOTAL</td>
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<td>$60.00</td>
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</table>

ATTENTION:
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

PLEASE SEND REMITTANCE TO:
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720  
(504)949-7558

CUSTOMER  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, Fl. 32084

SERVICE LOCATION  
Madeira ‘Cyber’ CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, Fl. 32095

<table>
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<th>TERMS:</th>
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<td>4160727</td>
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<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
</tr>
</thead>
</table>
| WEEKLY BILLING PERIOD 7/27/18 - 8/2/18  
Cyber Hours - Cyber  
Total Hours | 70.00 | Hours | 4.66 | 326.20 |

Date Rec'd Rizzetta & Co., Inc AUG 1 0 2018  
D/M approval AUG 1 4 2018  
Date entered AUG 1 4 2018  
Fund C01 6 5 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  
Check#  

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.  

Sub-Total | 326.20  
Sales Tax |  
TOTAL | $326.20

ATTENTION:  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, Fl. 32084

PLEASE SEND REMITTANCE TO:  
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

Customer No. | 4160727  
Job No. | 1060125  
Invoice No. | 871816  
Invoice Date | 08/09/18  
Amount Due | $326.20  
Amount Remitted | 326.20
### CUSTOMER
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

### SERVICE LOCATION
Madeira CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

#### TERMS:
Net 15 Days

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<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
<th>Amount</th>
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<td>Cyber Hours - Cyber</td>
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<tr>
<td>Total Hours</td>
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**Date Rec’d Rizzetta & Co., Inc.** AUG 17 2018  
**D/M approval** AUG 21 2018  
**Date entered** AUG 21 2018  
**Fund#** 053900  
**Check#**

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

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<tr>
<td><strong>Sub-Total</strong></td>
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<td><strong>Sales Tax</strong></td>
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<td><strong>TOTAL</strong></td>
<td>$326.20</td>
</tr>
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</table>

**ATTENTION:**  
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, Fl. 32084

**PLEASE SEND REMITTANCE TO:**  
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

**Customer No.** 4160727  
**Job No.** 1060125  
**Invoice No.** 872897  
**Invoice Date** 08/16/18  
**Amount Due** $326.20  
**Amount Remitted** $300.20
**CUSTOMER**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

**SERVICE LOCATION**
Madeira "Cyber" CDD C/O Rizzetta & Company  
38 Maralinda Dr.  
Saint Augustine, FL 32095

---

**TERMS:**  
Net 15 Days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit of Measure</th>
<th>Price</th>
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**Date Rec'd Rizzetta & Co., Inc.** AUG 2 3 2018  
**D/M approval** AUG 2 8 2018  
**Date entered** AUG 2 8 2018  
**Fund** 001  
**Check#**

---

Questions? Call 504-586-4717. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

---

**ATTENTION:**
Doug Maier  
Madeira CDD C/O Rizzetta & Company  
2806 N. Fifth Street Suite 403  
Saint Augustine, FL 32084

---

**PLEASE SEND REMITTANCE TO:**
Weiser Security Service, Inc  
P. O. Box 51720  
New Orleans, LA 70151-1720

---

**INVOICE NO.** 873771  
**DATE** 08/23/18  
**Customer No.** 4160727  
**Job No.** 1060125  
**Invoice No.** 873771  
**Invoice Date** 08/23/18  
**Amount Due** $326.20  
**Amount Remitted** 326.20

---

**Sub-Total** 326.20  
**Sales Tax** 0.00  
**TOTAL** $326.20

---

\* TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT \*
Invoice

Invoice: INV-0000223180
Invoice Date: August 1, 2018

Bill To:
Madeira Community Development District
c/o Rizzetta & Company Inc
2806 North 5th Street
Suite 403
St Augustine, FL 32084

Project Number: 10JX1067.101
Property Name: Madeira Community
Terms: NET 30

Account: 13202
PO Number:

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2018
Invoice Amount: $1,595.00
Month of Service: August 2018

Description | Current Amount
--- | ---
Monthly Landscape Maintenance | 1,595.00

Invoice Total | 1,595.00

Date Rec'd Rizzetta & Co., Inc. JUL 2 6 2018
D/M approval 7/13/18
Date entered JUL 30 2018
Fund 001 G153900004 LANGUAGE
Check#

Should you have any questions or inquiries please call (386) 437-6211.
STAFF REPORTS
District Counsel
District Engineer
Landscape Report
Tab 3
Irrigation Maintenance- We currently do not have any major irrigation issues to report at this time. The clocks are set to run 2 days a week for the shrubs and turf. Flowers zones are scheduled to run additional days. Clocks will be seasonally adjusted in November to run 1 day a week for the shrubs and turf. Flower zones will be adjusted as well.

Fungus/Pest/Fertilizer applications- Our last turf application took place on September 16th. This was a liquid application that consist of 40-0-0 fertilizer, herbicides, and insecticides. We did not see any active fungus, and weed pressure was at a minimum. Our next scheduled application will take place in November. Our November application will be determined following a visual inspection of the property. Products and quantities will be based off the property’s needs.

Maintenance – All maintenance is being completed on a weekly basis. Our winter schedule will start the last week of October. The winter visits will be completed on a biweekly basis. The crew will continue to focus on the weeds in the Jasmine and juniper, and along the cracks on the roadway. The roses throughout will be fertilized with a granular 8-10-10. We will also apply bone meal to help provide a nice fall bloom. The crew has continued to service the Tesoro Terrace island on weekly basis at no cost to the community.

Annual Flowers – Our next scheduled flower rotation is our fall rotation. This will take place in mid to late October. Our fall flowers will be mixed Celosia. These will last until our first freeze. Additional soil will be added prior to the installation of the new flowers. This will be the first budgeted rotation.

Blake Dougherty
Account Manager
District Manager
Tab 4
DATE: October 1, 2018

BETWEEN: RIZZETTA & COMPANY, INC.  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida  33614  

(Hereinafter referred to as "Consultant")

AND: MADEIRA COMMUNITY DEVELOPMENT DISTRICT  
2806 North Fifth Street  
Unit 403  
St. Augustine, Florida  32084  

(Hereinafter referred to as "District," and together with Consultant, the "Parties.")

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for the Consultant to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

i. Management - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;

ii. Administrative - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District’s adopted Rules of Procedure, preparation and delivery of agenda;
iii. **Accounting** - services include the preparation and delivery of the District’s financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;

iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District’s debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. **ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District’s adopted Rules of Procedure.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant.
III. LITIGATION SUPPORT SERVICES. Upon the District’s request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District’s Rules of Procedure.

V. TERM. The Consultant’s services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District’s written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in Exhibit B to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in Exhibit B. For purposes of the Consultant’s compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant’s services as soon as may be practicable in advance of each month and in the amounts set forth in Exhibit B. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.

ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District’s adoption of the General Fund Budget shall not constitute the District’s consent for payment of any expenses or change in Contract terms.
iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in Exhibit B.

ii. **Additional Services.** Additional Services will either be billed monthly at the Consultant’s proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant’s proposed hourly rate, as authorized by the District and negotiated by the Parties.

iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant’s invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

A. By the District for “good cause” immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for “good cause” shall be effected by written notice to Consultant electronically at the address noted herein.

B. By the Consultant for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District electronically at the address noted herein.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.
A. All invoices are due and payable within thirty (30) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in St. Johns County, Florida.

D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.

F. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant’s activities and work pursuant to the Contract within twenty-four hours (24) hours.

G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney’s fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.
CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District’s sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Contract.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

   i. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
   ii. General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.
   iii. Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.
   iv. Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.
   v. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant’s staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

C. Except with respect to Professional Liability and Worker’s Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be
named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District’s Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR
XVII. NOTICES. All notices, requests, consents and other communications under this Contract (“Notices”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Madeira Community Development District
2806 North Fifth Street, Unit 403
St. Augustine, FL 32084
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

XVIII. EFFECTIVE DATE. This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.

XIX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XX. AGREEMENT; CONFLICTS. This instrument, together with accompanying Exhibits A, B, C and D, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and Exhibits A, B, C, and D, this instrument shall control.
XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District’s right to protect its rights from interference by a third party to this Contract.

XXII. THIRD PARTY BENEFICIARIES. This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXIV. ARM’S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the Consultant as an arm’s length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

XXV. COUNTERPARTS. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

**RIZZETTA & COMPANY, INC.**

BY: ______________________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________________

WITNESS: ______________________________

Signature

Print Name

**MADEIRA COMMUNITY DEVELOPMENT DISTRICT**

BY: ______________________________

PRINTED NAME: ______________________________

TITLE: Chairman/Vice Chairman

DATE: ______________________________

ATTEST: ______________________________

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

**Exhibit A** – Scope of Services
**Exhibit B** – Schedule of Fees
**Exhibit C** – Municipal Advisor Disclaimer
**Exhibit D** – Public Records Request Policy
EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:
A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners’ meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
B. Ensure compliance with all statutes affecting the district which include but are not limited to:
   1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
   2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
   3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
   4. Provide Form 1 Financial Disclosure documents for Board Members
   5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
   6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
   7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
   8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
  10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
      a. Provide written notice to owners of public hearing on the budget and its related assessments.
  12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district’s creation.
  13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
  14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.
15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.

16. Provide for submitting the regular meeting schedule of the Board to County.

17. Provide District Map and update as provided by the District’s Engineer as needed to the Department of Economic Opportunity and the County.

18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections.

19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.

20. Provide for public records announcement and file document of registered voter data each June.

21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.

22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.

23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.

   a. Provide for the appropriate ad templates and language for each of the above.

24. Provide for instruction to Landowners on the Election Process and forms, etc.

25. Respond to Bond Holders Requests for Information.

26. Implement the policies established by the Board in connection with the operations of the District.

C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.

D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.

E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.

F. Monitor certificates of insurance as needed per contracts.

G. Answer Project Status Inquiries from Contractors Bonding Companies.

H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors’ Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.
B. Provide accurate minutes for all meetings and hearings, including landowners’ meetings.

C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
   1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.

D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District’s adopted public records policy.

E. Maintain “Record of Proceedings” for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements
   1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
      a) Chart of Accounts
      b) Vendor and Customer Master File
      c) Report creation and set-up.
   2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
      a) Cash Investment Account Reconciliations per fund
      b) Balance Sheet Reconciliations per fund
      c) Expense Variance Analysis
   4. Prepare and file Public Depositor’s and Indemnification Form on new accounts as needed.
   5. Manage banking relations with the District’s Depository and Trustee.
   6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
   7. Account for assets constructed by or donated to the District for maintenance.
   8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
   9. Provide Audit support to auditors for the required Annual Audit, as follows:
      a) Review statutory and bond indenture requirements
      b) Prepare Audit Confirmation Letters for independent verification of activities.
c) Prepare all supporting accounting reports and documents as requested by the auditors

d) Respond to auditor questions

e) Review and edit draft report

f) Prepare year-end adjusting journal entries as required

10. Provide for transmission of the Audit to the County and the Auditor General’s Office of the State.

11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.

2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.

3. Prepare and cause to be published notices of all budget hearings and workshops.

4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.

   a) Manage Vendor Information per W-9 reports

2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.

3. Maintain checking accounts with qualified public depository including:

   a) Reconciliation to reported bank statements for all accounts and funds.

4. Prepare year-end 1099 Forms for Vendor payments as applicable.

   a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.

2. Process Construction requisitions including:

   a) Vendor Contract completion status

   b) Verify Change Orders for materials

   c) Check for duplicate submittals
d) Verify allowable expenses per Bond Indenture Agreements such as:

(1) Contract Assignment
(2) Acquisition Agreement
(3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.

4. Provide Asset Tracking for improvements to be transferred and their value for removal from District’s Schedule of Property Ownership that are going to another local government.

5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.

2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.

3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.

2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.

3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.

4. Review insurance policies and coverage amounts of District vendors.

5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.

6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.

2. Monitor, collect and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings
1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports
1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
   a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
   b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
C. Bond Issuance Services

1. Special Assessment Allocation Report;
   a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
   b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
   c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;
   a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
   b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;
   a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to Exhibit D of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.
ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

A. Issue estoppel letters as needed for property transfers
   1. Prepare estoppel letter reflecting current district assessment information as required for
      sale or transfer of residential or commercial property within the District.
   2. Issue lien releases for properties which prepay within in the District.

B. Bond prepayment processing
   1. Collect bond pre-payments, both short term and long term bonds, verify amounts and
      remit to Trustee with deposit instructions.
   2. Maintain collection log showing all parcels that have pre-paid assessments.
   3. Prepare, execute and issue release of lien to be recorded in public records.
STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

<table>
<thead>
<tr>
<th>Service</th>
<th>MONTHLY</th>
<th>ANNUALLY</th>
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<tbody>
<tr>
<td>Management:</td>
<td>$ 1,734.00</td>
<td>$20,808.00</td>
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<td>Administrative:</td>
<td>$ 393.75</td>
<td>$ 4,725.00</td>
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<tr>
<td>Accounting:</td>
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<td>$18,000.00</td>
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<tr>
<td>Financial &amp; Revenue Collections:</td>
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<td>$ 5,250.00</td>
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<td>Total Standard On-Going Services:</td>
<td>$ 4,065.25</td>
<td>$54,033.00</td>
</tr>
</tbody>
</table>

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.
ADDITIONAL SERVICES:

- Extended and Continued Meetings: Hourly $175
- Special/Additional Meetings: Per Occurrence Upon Request
- Modifications and Certifications to Special Assessment Allocation Report: Per Occurrence Upon Request
- True-Up Analysis/Report: Per Occurrence Upon Request
- Re-Financing Analysis: Per Occurrence Upon Request
- Bond Validation Testimony: Per Occurrence Upon Request
- Special Assessment Allocation Report: Per Occurrence Upon Request
- Bond Issue Certifications/Closing Documents: Per Occurrence Upon Request
- Electronic communications/E-blasts: Per Occurrence Upon Request
- Special Information Requests: Hourly Upon Request
- Amendment to District Boundary: Hourly Upon Request
- Grant Applications: Hourly Upon Request
- Escrow Agent: Hourly Upon Request
- Continuing Disclosure/Representative/Agent: Annually Upon Request
- Community Mailings: Per Occurrence Upon Request
- Response to Extensive Public Records Requests: Hourly Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<table>
<thead>
<tr>
<th>JOB TITLE</th>
<th>HOURLY RATE</th>
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</thead>
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<tr>
<td>Senior Manager</td>
<td>$52.00</td>
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<tr>
<td>District Manager</td>
<td>$40.00</td>
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<tr>
<td>Accounting &amp; Finance Staff</td>
<td>$28.00</td>
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<tr>
<td>Administrative Support Staff</td>
<td>$21.00</td>
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</tbody>
</table>

LITIGATION SUPPORT SERVICES: Hourly Upon Request

ADDITIONAL THIRD PARTY SERVICES:

- Pre-Payment Collections/Estoppel/Lien Releases:
  - Lot/ Home owner: Per Occurrence Upon Request
  - Bulk Parcel(s): Per Occurrence Upon Request
Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.
Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, “District Persons”) respond to public records requests within the organization. Chapter 119, F.S., and the District’s Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that will be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.

2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.

3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons will be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.

4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District’s Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian will then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District’s Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.

5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.
6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida’s public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party will be charged according to the District’s adopted fee schedule.

2. Records are only required to be produced in the format(s) in which they exist.

3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian’s discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.

4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District’s retention schedule.

5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.

6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District’s adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.
Tab 5
## LED Lighting Plan
### Madeira CDD

**Going Green**

This plan reduces power consumption by: 18,480 kWh/year and that eliminates: 13 metric tons of CO₂ every year.

<table>
<thead>
<tr>
<th>Installation Details</th>
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<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
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<td>American Rev 39 Watt 3000K</td>
<td>American Rev 73 Watt 3000K</td>
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<td>Standard Fiberglass</td>
<td>Standard Fiberglass</td>
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<td><strong>FPL Conversion</strong></td>
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<td><strong>FPL Conversion</strong></td>
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</tbody>
</table>

**Includes fixture fee and $5.99 monthly conversion fee**

**Includes Non-fuel Energy Charge, Fuel, Conservation, Capacity, Environmental, and Storm charges**

**This maintenance amounts an estimate based on typical annual failure rates and replacement costs, averaging per month over the life of the fixture.**

**FPL charges a one-time fixture removal fee of $50 per fixture. The customer has the option of removing the existing fixture themselves, but must notify FPL beforehand for proper billing. Sales tax and franchise fees not included.**
<table>
<thead>
<tr>
<th>Installation Details</th>
<th>Existing</th>
<th>Option 1</th>
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<tr>
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</tbody>
</table>

* Includes fixture fee and $9.99 monthly conversion fee.
** Includes Non-Fuel Energy Charge, Fuel Conservation Capacity, Environmental, and Storm charges.
*** This maintenance amount is an estimate based on typical lamp failure rates and replacement costs averaged per month over the life of the fixture.
**** FPL charges a one-time fixture removal fee of $50 per fixture. The customer has the option of removing the existing fixture themselves but must notify FPL beforehand for proper bidding.
Sales tax and franchise fees not included.
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**TOTAL** | 55 | $917.01 | $891.99 | $936.73 |

**Full/ Hybrid.** | Energy** | Total |
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</table>
Existing Lights  
(To be replaced with LED)

Existing 2200 Kelvin HPS

Picture A

3000 Kelvin

Picture B

4000 Kelvin
Tab 6
Service Report

Date: September 27, 2018
Client: Madeira

Biologist: Jason Eckert

Waterways: Six storm water ponds

Pond 1: Pond was in good condition the last few treatment have been effective.
Pond 2: pond was a 7 of 10 I will treat the perimeter vegetation by gator next month.
Pond 3: This pond was in good condition. I treated the shoreline vegetation by boat.
Pond 4: Pond was in good condition and needed no treatment at this time.
Pond 5: Pond was in good condition with a good water level. I treated the shoreline vegetation by backpack.
Pond 6: Pond was in good condition at this time. I treated the pond’s perimeter by boat.
Back ponds: I treated the perimeter vegetation on the ponds in the back by boat below is pictures of the ponds.

B1

B2
BUSINESS ITEMS
Tab 7
Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Madeira Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance. Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

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

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

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

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.
Quotation being provided for:

Madeira Community Development District
c/o Rizzetta & Company
2806 N. Fifth Street, Ste. 403
St. Augustine, FL 32084

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118658

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

<table>
<thead>
<tr>
<th>COVERED PROPERTY</th>
<th>Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling</td>
<td>$624,668</td>
</tr>
<tr>
<td>Loss of Business Income</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Additional Expense</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

Inland Marine

Scheduled Inland Marine

Not Included

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

<table>
<thead>
<tr>
<th>Valuation</th>
<th>Coinurance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>Replacement Cost</td>
</tr>
<tr>
<td>Inland Marine</td>
<td>Actual Cash Value</td>
</tr>
</tbody>
</table>

DEDUCTIBLES:

$2,500 Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.

3 %

Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.

Per Attached Schedule Inland Marine

Special Property Coverages

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Deductibles</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earth Movement</td>
<td>$2,500</td>
<td>Included</td>
</tr>
<tr>
<td>Flood</td>
<td>$2,500 *</td>
<td>Included</td>
</tr>
<tr>
<td>Boiler &amp; Machinery</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>TRIA</td>
<td>Not Included</td>
<td></td>
</tr>
</tbody>
</table>

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

$2,499
Extensions of Coverage
If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<table>
<thead>
<tr>
<th>(X)</th>
<th>Code</th>
<th>Extension of Coverage</th>
<th>Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>A</td>
<td>Accounts Receivable</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>B</td>
<td>Animals</td>
<td>$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period</td>
</tr>
<tr>
<td>X</td>
<td>C</td>
<td>Buildings Under Construction</td>
<td>As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.</td>
</tr>
<tr>
<td>X</td>
<td>D</td>
<td>Debris Removal Expense</td>
<td>$250,000 per insured or 25% of loss, whichever is greater</td>
</tr>
<tr>
<td>X</td>
<td>E</td>
<td>Demolition Cost, Operation of Building Laws and Increased Cost of Construction</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>F</td>
<td>Duty to Defend</td>
<td>$100,000 any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>G</td>
<td>Errors and Omissions</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>H</td>
<td>Expediting Expenses</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>I</td>
<td>Fire Department Charges</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>J</td>
<td>Fungus Cleanup Expense</td>
<td>$50,000 in the annual aggregate in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>K</td>
<td>Lawns, Plants, Trees and Shrubs</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>L</td>
<td>Leasehold Interest</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>M</td>
<td>Air Conditioning Systems</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>N</td>
<td>New locations of current Insureds</td>
<td>$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only</td>
</tr>
<tr>
<td>X</td>
<td>O</td>
<td>Personal property of Employees</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>P</td>
<td>Pollution Cleanup Expense</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>Q</td>
<td>Professional Fees</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>R</td>
<td>Recertification of Equipment</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>S</td>
<td>Service Interruption Coverage</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>T</td>
<td>Transit</td>
<td>$1,000,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>U</td>
<td>Vehicles as Scheduled Property</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>V</td>
<td>Preservation of Property</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>W</td>
<td>Property at Miscellaneous Unnamed Locations</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td>Piers, docs and wharves as Scheduled Property</td>
<td>Included on a prior submit basis only</td>
</tr>
<tr>
<td>Description</td>
<td>Limit</td>
<td>Deductible</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------</td>
<td>------------</td>
<td></td>
</tr>
<tr>
<td>Forgery and Alteration</td>
<td>Not Included</td>
<td>Not Included</td>
<td></td>
</tr>
<tr>
<td>Theft, Disappearance or Destruction</td>
<td>Not Included</td>
<td>Not Included</td>
<td></td>
</tr>
<tr>
<td>Computer Fraud including Funds Transfer Fraud</td>
<td>Not Included</td>
<td>Not Included</td>
<td></td>
</tr>
<tr>
<td>Employee Dishonesty, including faithful performance, per loss</td>
<td>Not Included</td>
<td>Not Included</td>
<td></td>
</tr>
</tbody>
</table>

**AUTOMOBILE COVERAGE**

<table>
<thead>
<tr>
<th>COVERAGES</th>
<th>SYMBOL</th>
<th>LIMIT</th>
<th>DEDUCTIBLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIABILITY</td>
<td>N/A</td>
<td>Not Included</td>
<td>Not Included</td>
</tr>
<tr>
<td>HIRED NON OWNED LIABILITY</td>
<td>8, 9</td>
<td>$1,000,000</td>
<td>$0</td>
</tr>
<tr>
<td>PERSONAL INJURY PROTECTION</td>
<td>5</td>
<td>STATUTORY</td>
<td>$0</td>
</tr>
<tr>
<td>AUTO MEDICAL PAYMENTS</td>
<td>N/A</td>
<td>Not Included</td>
<td>Not Included</td>
</tr>
<tr>
<td>UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS</td>
<td>N/A</td>
<td>Not Included</td>
<td>Not Included</td>
</tr>
<tr>
<td>AUTO PHYSICAL DAMAGE</td>
<td>N/A</td>
<td>Not Included</td>
<td>Not Included</td>
</tr>
</tbody>
</table>

Symbol 8, 9 Hired Non-Owned Autos only
GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit $1,000,000
Personal Injury and Advertising Injury Included
Products & Completed Operations Aggregate Limit Included
Employee Benefits Liability Limit, per person $1,000,000
Herbicide & Pesticide Aggregate Limit $1,000,000
Medical Payments Limit
Fire Damage Limit Included
No fault Sewer Backup Limit $25,000/$250,000
General Liability Deductible $0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim $1,000,000
 Aggregate $2,000,000
Public Officials and Employment Practices Liability Deductible $0

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

Cyber Liability sublimit included under POL/EPLI
Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
# PREMIUM SUMMARY

**Madeira Community Development District**  
c/o Rizzetta & Company  
2806 N. Fifth Street, Ste. 403  
St. Augustine, FL 32084  

**Term:** October 1, 2018 to October 1, 2019  

**Quote Number:** 100118658  

## PREMIUM BREAKDOWN

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Premium Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property (Including Scheduled Inland Marine)</td>
<td>$2,499</td>
</tr>
<tr>
<td>Crime</td>
<td>Not Included</td>
</tr>
<tr>
<td>Automobile Liability</td>
<td>Not Included</td>
</tr>
<tr>
<td>Hired Non-Owned Auto</td>
<td>Included</td>
</tr>
<tr>
<td>Auto Physical Damage</td>
<td>Not Included</td>
</tr>
<tr>
<td>General Liability</td>
<td>$2,750</td>
</tr>
<tr>
<td>Public Officials and Employment Practices Liability</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**TOTAL PREMIUM DUE:** $7,749

---

**IMPORTANT NOTE**  

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

---

**Additional Notes:**  
(None)
PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2018, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Madeira Community Development District

(Name of Local Governmental Entity)

By: _______________________________  _______________________________ 
Signature                     Print Name

Witness By: _______________________________  _______________________________ 
Signature                     Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2018

By: _______________________________  
Administrator
PROPERTY VALUATION AUTHORIZATION

Madeira Community Development District
c/o Rizzetta & Company
2806 N. Fifth Street, Ste. 403
St. Augustine, FL 32084

QUOTATIONS TERMS & CONDITIONS

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

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

- Building and Content TIV
- Inland Marine
- Auto Physical Damage
- I reject TRIA (Terrorism Risk Insurance Act) coverage

|$624,668 As per schedule attached |
|Not Included |
|Not Included |

Signature: __________________________ Date: __________________________

Name: __________________________

Title: __________________________
<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Monument</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$313,000</td>
<td>$313,000</td>
</tr>
<tr>
<td>2</td>
<td>Gate House</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$206,000</td>
<td>$206,000</td>
</tr>
<tr>
<td>3</td>
<td>Irrigation System</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$45,000</td>
<td>$45,000</td>
</tr>
<tr>
<td>4</td>
<td>Fencing / Arbors / Gates</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$15,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Light Poles &amp; Signage</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$30,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>6</td>
<td>RFID Reader and TEKControl Access System</td>
<td>15 Maralinda Drive</td>
<td>2005</td>
<td>10/01/2018</td>
<td>$15,668</td>
<td>$15,668</td>
</tr>
</tbody>
</table>

Total: Building Value $624,668, Contents Value $0, Insured Value $624,668
Selecting Audit Committee and Setting First Audit Committee Date
Consideration of Security Monitoring Proposal(s)  
(Under Separate Cover)
Audience Comments
And
Supervisor Requests
ADJOURNMENT