



Rizzetta & Company

Madeira Community Development District

**Board of Supervisors' Meeting
August 26, 2025**

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

www.madeiracdd.org

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way

St. Augustine, FL 32095

www.madeiracdd.org

Board of Supervisors	Brian Riddle	Chairman
	Michael Guida	Vice Chairman
	Gary Brownell	Assistant Secretary
	Orville Dothage, III	Assistant Secretary
	Laurie Collier	Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock, LLP
District Engineer	Alex Acree	Matthews Design Group

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

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

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

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

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors
Madeira Community
Development District
FINAL AGENDA**

August 19, 2025

Dear Board Members:

The meeting of the Board of Supervisors of Madeira Community Development District will be held on **August 26, 2025, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way St. Augustine, FL 32095.

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held July 22, 2025 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for June and July 2025 Tab 2
- 4. STAFF REPORTS - PART A**
 - A. District Engineer Tab 3
 1. Discussion regarding Underdrain Assessment
 2. Consideration of Underdrain Assessment Proposal
 - B. Landscape Manager – Yellowstone Report Tab 4
 1. Consideration of Tesoro Park Tree Trimming Proposal
 - C. Pond Maintenance
- 5. BUSINESS ITEMS**
 - A. Consideration of Gate Replacement Proposals Tab 5
 - B. Consideration of Holiday Lighting Proposal Tab 6
 - C. Discussion Regarding Access to Accounting System
 - D. Acceptance of final Arbitrage Rebate Report for Series 2007AB Tab 7
 - E. Consideration of Arbitrage Engagement Letters for Series 2025 Tab 8
 - F. Public Hearing on Fiscal Year 2025/2026 Budget Tab 9
 1. Consideration of Resolution 2025-13;
Adopting FY 2025/2026 Budget
 - G. Public Hearing on Assessments Tab 10
 1. Consideration of Resolution 2025-14; Imposing Special Assessments
 - H. Consideration of Resolution 2025-15; Setting Date,
Time and Location of Regular Meetings FY 2025/2026 Tab 11
 - I. Discussion Regarding Entry Pavers
 - J. Discussion Regarding ADA Crosswalk Warning Pads
 - K. Discussion Regarding Storm Drains/Catch Basins
 - L. Discussion Regarding Potholes/Road Repairs
 - M. Discussion Regarding Benches and Trash Cans
- 5. STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager

6. SUPERVISOR REQUESTS & AUDIENCE COMMENTS
7. ADJOURNMENT

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

Sincerely,
Ben Pfuhl
District Manager

Tab 1

MINUTES OF MEETING

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

**MADEIRA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Madeira Community Development District was held on **July 22, 2025, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

Attendance:

Brian Riddle	Board Supervisor, Chairman
Michael Guida	Board Supervisor, Vice Chairman
Gary Brownell	Board Supervisor, Assistant Secretary
Laurie Collier	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Company, Inc.
Kyle Magee	District Counsel, Kutak Rock, LLP
Brandon Nelson	Account Manager, Yellowstone
John Pastore	Account Manager, JAX Blue Water

Audience present.

FIRST ORDER OF BUSINESS**CALL TO ORDER/ROLL CALL**

Mr. Riddle called the meeting to order at 10:00 a.m. and read the roll.

SECOND ORDER OF BUSINESS**AUDIENCE COMMENTS ON AGENDA
ITEMS**

An audience member raised a concern about agenda items being placed "under separate cover".

An audience member highlighted various grammatical and spelling errors with the meeting minutes.

An audience member raised a concern regarding the financial audit and questioned if all of the bond documents had been finalized.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held May 20,
2025**

The Board requested more specificity in the minutes during discussion items.

On a motion by Mr. Guida, seconded by Ms. Collier, the Board approved the minutes of the meeting held on May 20, 2025, as amended, for Madeira Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF OPERATION &
MAINTENANCE EXPENDITURES FOR
MAY AND JUNE 2025**

Mr. Pfuhl reviewed the expenditures, found under Tab 2 of the Agenda, with the Board.

On a motion by Ms. Collier, seconded by Mr. Guida, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2025 in the amount of \$26,457.22 and June 2025 in the amount of \$11,794.79, for Madeira Community Development District.

FIFTH ORDER OF BUSINESS

**RATIFICATION OF ACCEPTANCE OF
THE FINANCIAL AUDIT FOR PERIOD
ENDING SEPTEMBER 30, 2024**

Mr. Pfuhl reviewed the audit, found under Tab 3 of the Agenda, with the Board.

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board ratified the acceptance of the Financial Audit for Period Ending September 30, 2024, for Madeira Community Development District.

SIXTH ORDER OF BUSINESS

**ACCEPTANCE OF ARBITRAGE
REBATE REPORT 2007A AND SERIES
2007B ENDING APRIL 30, 2025**

Mr. Pfuhl reviewed the arbitrage rebate report, found under Tab 4 of the Agenda, with the Board.

On a motion by Mr. Guida seconded by Ms. Collier, with all in favor, the Board ratified the acceptance of the Arbitrage Rebate Report 2007A and Series 2007B, ending April 30, 2025, for Madeira Community Development District.

SEVENTH ORDER OF BUSINESS**CONSIDERATION OF GATE
REPLACEMENT PROPOSAL**

Mr. Brownell reviewed the scope of work that had been requested from two different contractors. Highlighting that he will be requesting powder coated aluminum gates, faster adjustable motors for opening and closing the gates, and ensuring that they will be able to connect to the current Envera system.

Mr. Brownell informed the Board that final proposals will be available at the next meeting for consideration.

Mr. Riddle stated that he believes the new gates should be the number one priority for the District at this time.

EIGHTH ORDER OF BUSINESS**CONSIDERATION OF LIGHTING
REPAIR PROPOSAL**

Mr. Riddle reviewed the lighting proposal from Water Out, found under Tab 5 of the Agenda, with the Board.

Mr. Brownell questioned if the Board should consider bollard type lights to prevent future damage from landscaping.

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board appointed Mr. Brownell to work with the staff with regards to the lighting repairs/replacements, setting a not to exceed amount of \$14,110, for the Madeira Community Development District.

NINTH ORDER OF BUSINESS**DISCUSSION REGARDING
UNDERDRAINS/ROAD REPAIRS**

Ms. Collier reviewed her concerns with the underdrains and the underdrain repairs throughout the community.

Ms. Collier reviewed the continuing underdrain issue at 152/164 Portada Drive, informing the Board that this particular area has been repaired multiple times in the past, yet the sinking of the road/curbs keeps occurring.

Ms. Collier requested the Board authorize her to meet with the District Engineer to evaluate the area.

On a motion by Mr. Guida, seconded by Mr. Brownell, with all in favor, the Board appointed Ms. Collier to meet with the District Engineer regarding the underdrain concerns at 152/164 Portada and have the Engineer conduct an assessment, setting a not to exceed amount of \$1,000, for the Madeira Community Development District.

The Board discussed not wanting to wait until the next meeting for repairs and requested that following the assessment the District Engineer create a bid packet to have contractors complete the necessary repairs at 152/164 Portada.

On a motion by Mr. Brownell, seconded by Mr. Guida, with all in favor, the Board directed the District Engineer to create a bid packet following the assessment at 152/164 Portada, and authorized Ms. Collier to accept a bid for the work setting a not to exceed amount of \$25,000, for the Madeira Community Development District.

TENTH ORDER OF BUSINESS

DISCUSSION REGARDING COMMUNITY NEWSLETTER

Mr. Riddle discussed a request from the HOA to have a joint CDD/HOA newsletter.

Mr. Riddle expressed his concern with having a joint newsletter, highlighting the importance of residents understanding that the HOA and the CDD are separate entities.

ELEVENTH ORDER OF BUSINESS

CONSIDERATION OF ACQUISITION OF IMPROVEMENTS FROM DEVELOPER

Mr. Magee reviewed the District's agreement with the developer, to acquire the improvements in assessment area two, and requested the Board authorize the Chair to sign the authorization in its final form.

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board authorized the Chairman to approve the acquisition in final form, for the Madeira Community Development District.

TWELFTH ORDER OF BUSINESS

OLD BUSINESS UPDATES

Mr. Guida introduced Mr. Pastore from Jax Blue Water who presented his SOX Erosion Control & Shoreline Stabilization proposal with the Board (Exhibit A).

The Board requested that Mr. Pastore return to the next meeting with proposals for the areas of immediate concern for them to consider.

The Board questioned the current water quality of the ponds and Mr. Pastore stated the quality was good throughout the community.

Mr. Riddle raised a request to install two additional dog waste stations in the community, highlighting that this would cause the District to enter into a new two year contract with Doody Daddy.

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board authorized the installation of two additional dog waste stations and appointed Mr. Riddle to determine their locations, for the Madeira Community Development District.

THIRTEENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Magee reviewed his report with the Board, highlighting the fire damage that occurred on July 4th to the wooden bridge.

The Board discussed the concern of fireworks being shot in the community and reviewed how the District does not have authority over private property, including vacant lots that are owned by the developer or any of the homebuilders.

The Board agreed that the issue of fireworks is a responsibility of the HOA and not the CDD.

B. District Engineer

The District Engineer was not present, but their attendance was requested for the next meeting.

C. District Manager

Mr. Pfuhl reviewed his report with the Board, highlighting that the Approved Proposed Budget had been sent to the City of St. Augustine (found under Tab 7 of the Agenda) and that the letter to residents was scheduled to be sent later that day.

D. Landscape Manager

Mr. Nelson reviewed his report with the Board (Exhibit B), highlighting that with the frequent heavy rains his crews have been having difficulty getting the weeds under control throughout the community.

FOURTEENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS & AUDIENCE
COMMENTS**

Supervisor:

Ms. Collier stated she was disappointed that the District Engineer was not requested to attend this meeting, and requested they be present at the next meeting.

Mr. Brownell questioned if he would be able to review all contracts prior to them being signed and provide comments to the District Manager who then would provide them to the other Board Members.

Mr. Magee explained that staff can not act as a conduit between Board members outside of a meeting but can collect comments and present them at the next public meeting.

Mr. Guida raised a concern regarding communication and misunderstandings with the District Manager.

Mr. Riddle requested a change in the assigned District Manager and requested that Ms. Gallagher attend the next Board meeting.

Audience:

An audience member requested the creation of committees to help facilitate the work in the District.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board adjourned the meeting at 1:00 p.m., for Madeira Community Development District.

242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A



100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Web: soxmaster.com
Email: erosion@bluewaterjax.com

1

SOX Erosion Control & Shoreline Stabilization

Preliminary Proposal- Non Final

Prepared for

Madeira of St. Augustine CDD
St. Augustine FL 32084

May 20, 2025



CERTIFIED
SERVICE PROVIDER

EROSION CONTROL / SHORELINE STABILIZATION

This agreement dated _____, is made between BLUE WATER ENVIRONMENTAL of FLORIDA, INC and CUSTOMER: MADEIRA OF ST. AUGUSTINE CDD.

Shoreline Stabilization and Erosion Control Specifications

Pond #6 Lake Bank:

1. Repair approximately 450 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 6.5 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

Pond #9 Lake Bank:

1. Repair approximately 1,000 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 15 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

NOTE Bluewater Proprietary Basalt Anchor Stakes have a tense strength of 52,000 pounds per square inch, replacing the original wooden stakes recommended by the manufacturer, creating a 100% non-biodegradable system.*



CERTIFIED
SERVICE PROVIDER

Pond #11 Lake Bank:

1. Repair approximately 1,430 linear feet of lake bank at \$92.00 / per linear foot. (See aerial map)
2. Prep area removing tree stumps and root systems.
3. Fill Dredge SOX with organic materials hydraulically dredges from the lake..
4. Materials will consist of the following: 6' wide Dredge SOX mesh, Basalt* anchor stakes, diamond braided anchor rope, and biodegradable bamboo sod stakes.
5. Estimated Sod installation is 22 pallets of St. Augustine grass..
6. It will be the responsibility of the Customer to irrigate the new sod/planted area once installed.
7. It is the responsibility of Landscaper Service Providers to protect the sod from physical and chemical damage. It will be their responsibility to replace any damaged sod immediately. Exposed Dredge SOX from physical or chemical sod damage will not be covered under the warranty.

NOTE Bluewater Proprietary Basalt Anchor Stakes have a tense strength of 52,000 pounds per square inch, replacing the original wooden stakes recommended by the manufacturer, creating a 100% non-biodegradable system.*

Customer Responsibilities:

CUSTOMER is responsible for the permits that may be required by the CDD prior to commencement of work. Blue Water Environmental will procure the LETTER OF DETERMINATION with the SJRWMD permitting department to procure the project at no additional cost.

Sprinkler heads will be marked by **MADEIRA OF ST. AUGUSTINE CDD** otherwise **BLUE WATER ENVIRONMENTAL** will not be responsible for damage to them during the course of work. **BLUE WATER ENVIRONMENTAL** will repair any flagged sprinkler heads damaged during erosion work in a timely manner.

A staging area for materials and equipment will be required. **BLUE WATER ENVIRONMENTAL** will access the lake at designated areas and re-sod any damaged grass in the ingress.

(NOTE: CUSTOMER is responsible for maintenance of sod once installed)

BLUE WATER ENVIRONMENTAL is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-built or not located by Florida Locating Services 811 (where digging is necessary)



CERTIFIED
SERVICE PROVIDER

Proposal Acceptance

The specifications, pricing and conditions outlined within this proposal are hereby agreed upon and accepted. Additional terms and conditions must be in agreement by both BWE and Customer and addendum(s) included within the original proposal.

SOX Investments:

Pond #6 North Lake Bank: 450' > \$44,400.00

Pond #9 Entire Lake Bank: 1000' > \$92,000.00

Pond #11 Entire Lake Bank: 1430' > \$131,560.00

Investment includes material, equipment, and labor to complete the project.

Time to completion depends upon environmental conditions and dredge sediment consistency.

SCHEDULE OF PAYMENT : *Per Individual Stabilization Site.*

40% Mobilization Deposit and Commencement

40% Upon Installation of DredgeSox

20% Upon Sod Installation and Final Inspection.

CUSTOMER:

Madeira of St. Augustine CDD
St. Augustine, FL 32084

Signature: _____

Printed Name: _____

Date: _____

John Pastore / President-Owner
Blue Water Environmental of Florida, Inc.
100 Aquatic Drive
St. Augustine, FL 32084
Office: 904-880-1817
Fax: 904-880-1339

Signature: _____

Printed Name: _____

Date: _____

The Manufacturer's warranty/guarantee for SOX material is for Five (5) years provided the material is properly covered by living sod at all times. The labor warranty for any manual adjustments needed is for a one (1) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization. As the Stormwater maintenance vendor, Blue Water will extend our performance warranty for ten years after the installation date.



CERTIFIED
SERVICE PROVIDER

CONDITIONS

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless BLUE WATER ENVIRONMENTAL for the consequences of such services.
2. BLUE WATER ENVIRONMENTAL shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days.
6. If BLUE WATER ENVIRONMENTAL is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to BLUE WATER ENVIRONMENTAL.
7. BLUE WATER ENVIRONMENTAL will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both BLUE WATER ENVIRONMENTAL and the CUSTOMER.
9. Customer shall permit BWE without additional consideration to Customer, to take photographs or video at the project site of both completed work and work in progress.



CERTIFIED
SERVICE PROVIDER

CONDITIONS CONTINUED

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument;

12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity,

13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.

14. No Rights of Set-Off. In no event shall Customer be entitled to offset against any payment due or to become due to BWE under this Agreement;

15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.



CERTIFIED
SERVICE PROVIDER

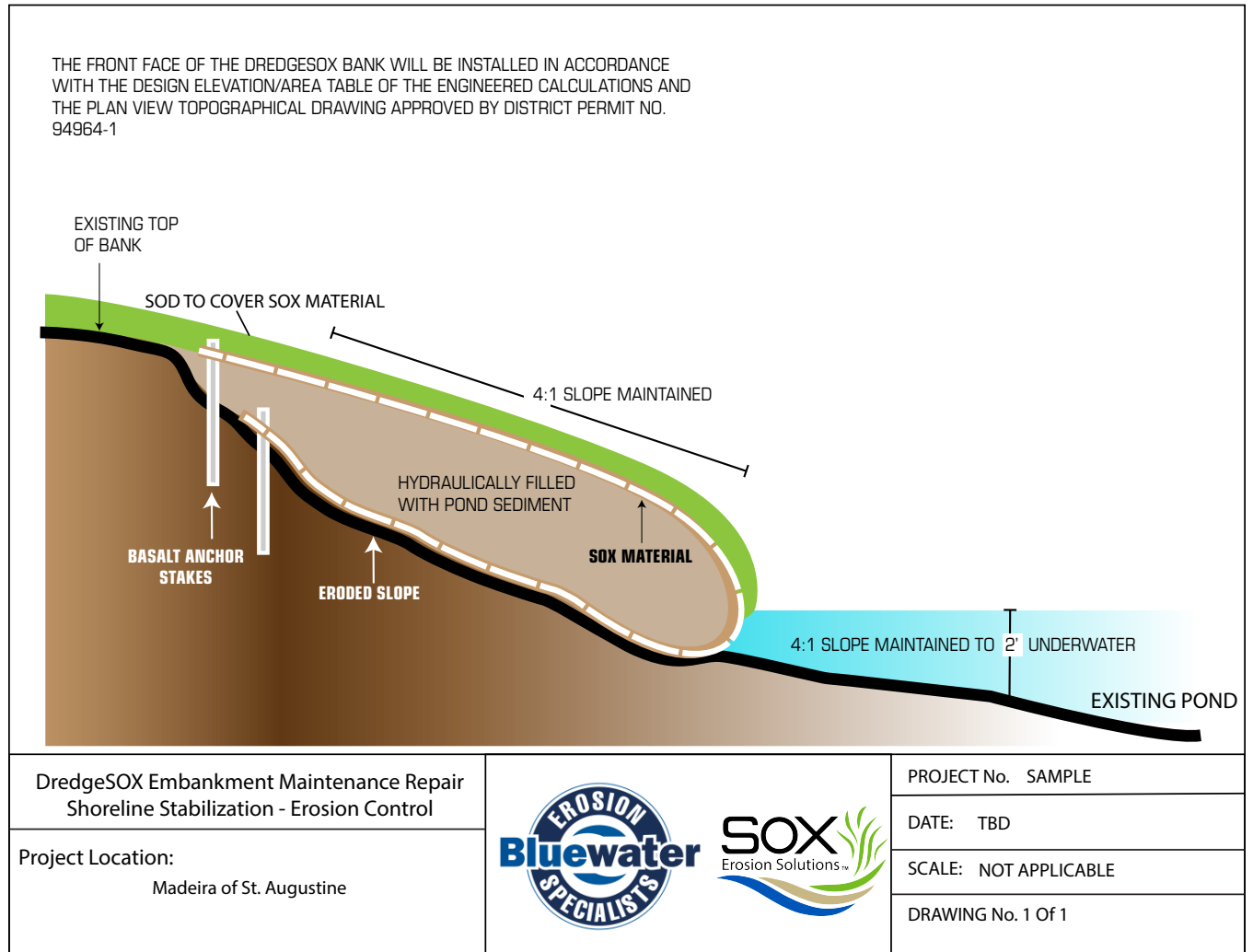


Figure No. 1: Sideview illustration and engineering of the DredgeSox installation.



CERTIFIED
SERVICE PROVIDER



Figure No. 2: Pond #6 Lake bank area exhibiting slope issues caused by erosion.



Figure No. 3 - Pond #6 irregular shoreline due to loss of bank sediment.



Figure No. 4 - Pond #9 shoreline erosion exhibited by irregular bank topography.



Figure No. 5.- Pond #9 bank separation from the submerged invert.



Figure No. 6.- Pond #11 various levels of erosion effects along the entire embankment.



Figure No. 7- Pond #11 undetermined end of bank due to lack of proper vegetation maintenance.



Figure No. 8.- Aerial Map depicting the waterways of erosion concerns.

Exhibit B



Property

Madeira CDD

Jul-25

Mowing Services

Mowing St Augustine	6-5 S	6-12 H	6-19 S	6-26 H	7-3 S	7-10H										
Mowing Bahia	5-Jun	12-Jun	19-Jun	26-Jun	3-Jul	10-Jul										
Edging	S	H	S	H	S	H										
Blowing	Y	Y	Y	Y	Y	Y										
Weeding	N	N	N	P	P N	P N										

S= soft edge

H=hard edge

N= non selective

P=pulling

Detail Services

Trimming	10-Jun	24-Jun	2-Jul													
Weeding	6-10 N		7-2 P													

Agronomic Services

Fertilization	6-27 T	7-1 T														
Insecticide																
Fungicide																
Herbicide	6-27T	6-1T														

T=Turf

S=Shrub

Irrigation Service

Inspection Date	4-Jun															

Comments: rain and weed pressure have increased, pulling and spraying is taking place every week.

Turf fertilization and herbicide took place on June 27th and finished on July 1st.

Irrigation Inspection completed on June 4th and another on July 14th.

Pine Straw installation was completed and well as front entrance enhancement.

Tab 2

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2025 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,794.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300089	1622607	Account# 37545 - 21 Portada Dr. Water Services 05/25	\$ 1.87
City of St. Augustine	300088	1622609	Account# 37572 - 12 Pescado St. Water Services 05/25	\$ 193.73
COMCAST	20250616-1	8495 74 310 1318970 06/25	Internet Services 06/25	\$ 116.85
Doody Daddy, LLC	300090	2506-M	Pet Waste Station Service 06/25	\$ 585.00
Florida Power & Light Company	20250603-1	17027-26132 05/25 ACH	Electric Services 05/25	\$ 31.88
Florida Power & Light Company	20250630-1	69300-92066 05/25 ACH	Electric Services 05/25	\$ 27.15
Florida Power & Light Company	20250624-1	Monthly Summary 05/25 ACH 381	Electric Services 05/25	\$ 2,451.43
Gannett Florida LocaliQ	300087	0007145358	Account# 765191 Legal Advertising 05/25	\$ 80.88
Gary J. Brownell	300083	GB052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Hidden Eyes, LLC	300091	754958	Monthly Services 06/25	\$ 2,442.00
Laurean J. Collier	300084	LC052025	Board of Supervisors Meeting 05/20/25	\$ 200.00
Michael P. Guida	300085	MG052025	Board of Supervisors Meeting 05/20/25	\$ 200.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300082	INV0000099672	District Management Fees 06/25	\$ 5,014.00
The Gate Store, Inc.	300092	30842	Service Call 05/25	<u>\$ 250.00</u>
Report Total				<u>\$ 11,794.79</u>

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

madeiracdd.org

Operation and Maintenance Expenditures

July 2025

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,032.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of St. Augustine	300100	1640645	Account# 37545 - 21 Portada Dr. Water Services 06/25	\$ 1.87
City of St. Augustine	300099	1640647	Account# 37572 - 12 Pescado St. Water Services 06/25	\$ 113.03
COMCAST	20250714-1	8495 74 310 1318970 07/25	Internet Services 07/25	\$ 116.85
Doody Daddy, LLC	300102	2507-M	Pet Waste Station Service 07/25	\$ 585.00
Florida Power & Light Company	20250703-1	17027-26132 06/25 ACH	Electric Services 06/25	\$ 33.84
Florida Power & Light Company	20250729-1	69300-92066 06/25 ACH	Electric Services 06/25	\$ 27.15
Florida Power & Light Company	20250723-1	Monthly Summary 06/25 ACH 381	Electric Services 06/25	\$ 2,458.05
Gary J. Brownell	300104	GB072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
Hidden Eyes, LLC	300103	756083	Monthly Services 07/25	\$ 2,450.00
Hidden Eyes, LLC	300093	756944	Monthly Services 06/25-07/25	\$ 32.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300094	3584481	Legal Services 04/25	\$ 1,875.09
Laurean J. Collier	300105	LC072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
LLS Tax Solutions, Inc.	300095	003784	Special Assessment Bond Series 2007A & 2007B PE 04/30/25	\$ 500.00
Michael P. Guida	300106	MG072225	Board of Supervisors Meeting 07/22/25	\$ 200.00
Rizzetta & Company, Inc.	300097	INV0000100486	District Management Fees 07/25	\$ 5,014.00
Rizzetta & Company, Inc.	300107	INV0000101152	Mass Mailing - Budget Notice 07/25	\$ 992.36
St. Johns County Airport Authority	300098	072225 BOS	BOS Meeting Room Fee 07/25	\$ 100.00
The Gate Store, Inc.	300096	30852	Service Call 05/25	\$ 350.00
The Gate Store, Inc.	300096	30896	Service Call 05/25	\$ 350.00
Yellowstone Landscape	20250716-1	934549 ACH	Front Entrance Revamp 06/25	\$ 8,089.20

Madeira Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20250716-1	934550 ACH	Irrigation Repairs 06/25	\$ 677.50
Yellowstone Landscape	20250730-1	938670 ACH	Landscape Maintenance 07/25	\$ 7,833.33
Yellowstone Landscape	20250730-1	952391 ACH	Landscape Maintenance 06/25	<u>\$ 7,833.33</u>
Report Total				<u>\$ 40,032.60</u>

Tab 3

July 11, 2025

Laurie Collier
Madeira CDD
2806 N. Fifth St. Unit 403
St. Augustine, FL 32084
252-626-5222
laurie.colliercdd@gmail.com

Re: Proposal for Professional Engineering Services
Project Name: Madeira CDD
Project No.: 16025.01

Dear Laurie:

Matthews | DCCM is pleased to offer you this proposal to provide professional engineering services associated with the drainage inspection services for the Madeira CDD (Project) located off US 1 in St. Johns County.

Based on your request for proposal, Matthews | DCCM proposes to furnish professional engineering services for the project as described in "Exhibit A, Scope of Work," and according to the terms of our Continuing Services Contract with the Madeira Community Development District dated, April 4, 2023, on time and materials fee basis with a fee of **\$6,000**, plus direct reimbursable expenses.

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.

We appreciate your consideration of our firm to provide these important services. Do not hesitate to contact us if you have any questions. We look forward to partnering with you and having our dedicated team of industry experts help make your project a success.

Sincerely,
Matthews | DCCM



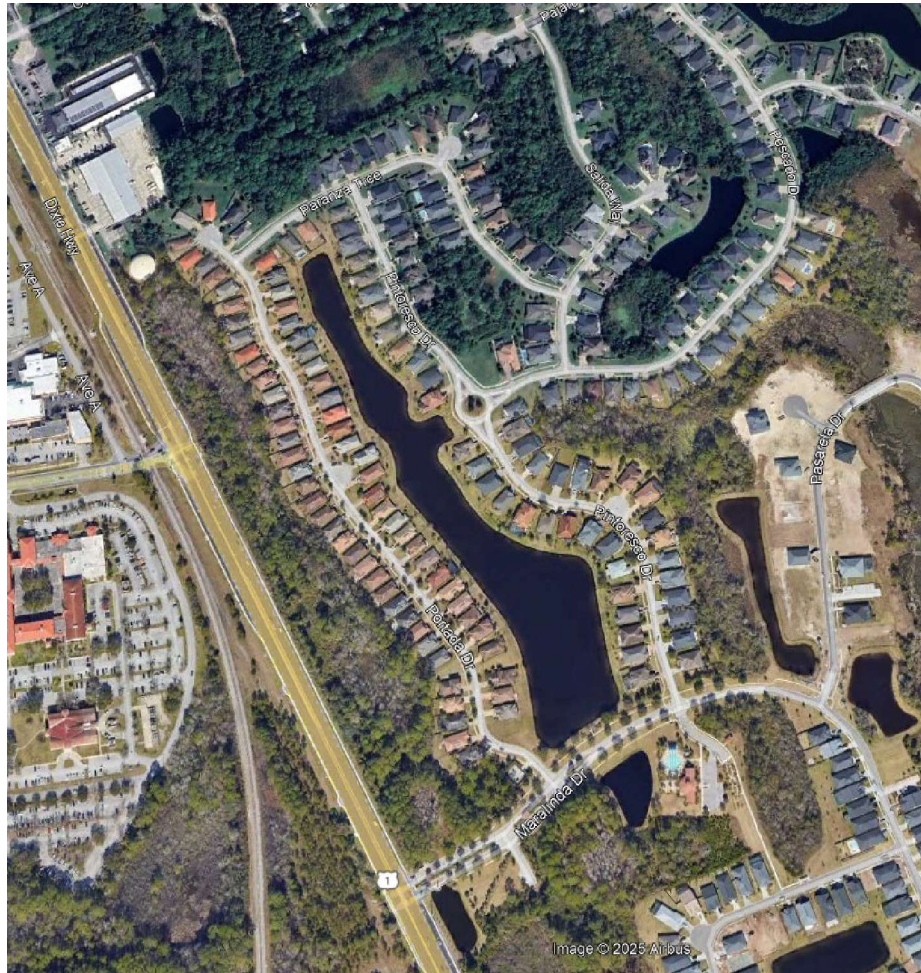
Mike Silverstein
Director of Field Services

EXHIBIT A SCOPE OF WORK

I – Drainage Inspection

Matthews | DCCM will provide a deficiency/maintenance punch list of the stormwater management system structures and surrounding ground surfaces within Portada Drive, Paranza Trace, Pintoresco Drive, and Maralinda Drive from the US1 entrance to Pintoresco Drive, including:

- Research the SJWMD website for permitted project plans. Apply for Saint Johns County as built records if not filed to WMD website.
- Review permitted stormwater drawings, and St. Johns River Water Management (SJRWMD) approved as built drawings on file within the district boundaries mentioned above.
- Coordination with CDD Board of Supervisors, District Manager and/or District Attorney as needed.
- Walk-through inspection of all storm inlets, manholes, visible mitered end structures, control structures, and overflow weirs on site as they are visible above the normal water line of the system.
- Evaluate ground surfaces immediately surrounding each drainage feature for additional signs of drainage related issues.
- Provide punch list report identifying all areas needing corrective action with suggested next steps.



Fees for drainage inspection services will be billed on a time and materials (T&M) basis, with an initial estimated fee of \$4,320, plus direct reimbursable expenses.

II – Meetings and Coordination

Matthews | DCCM will revise the above listed documents if requested with contractor communication and bid review as requested by the HOA on an as needed basis.

This time is to cover an initial on-site meeting to review the scope of work with the CDD board member/s and to cover the follow-up meeting time to review the deliverable report with members of the board.

Fees for meetings and coordination services will be billed on a time and materials (T&M) basis, with an initial estimated fee of \$1,680, plus direct reimbursable expenses.

FEE SUMMARY

The following list summarizes costs associated with work items as described in Exhibit A, Scope of Work.

I – Drainage Inspection	\$4,320 (T&M)
II – Meetings and Coordination	\$1,680 (T&M)
Total Estimated Cost:	\$6,000, plus direct reimbursable expenses

Matthews | DCCM will initiate services on this project immediately following receipt of the fully executed contract, included as Exhibit B.

**EXHIBIT B
CONTRACT AGREEMENT**

Upon acceptance, please sign, date, and return this Agreement to our office. We will return a fully executed copy of this Contract Agreement for your file, which will serve as Authorization to Proceed with services as described above.

The undersigned have executed this Agreement on the day and year set forth below.

Authorized Signature
On Behalf of **Matthews | DCCM**
Mike Silverstein, Director of Field Services
7 Waldo Street
St. Augustine, FL 32084
904.593.8686
msilverstein@dccm.com

Date

CLIENT ACCEPTANCE AND AUTHORIZATION

Authorized Signature

Date

Name, Title

On Behalf of _____
Company/Client Name

Billing Contact _____

Billing Email Address _____

Additional Billing Email Address (Copy to) _____

Billing Address _____
Address

City, State, Zip Code

Billing Phone No. _____

MS/JQ
16025ASp1

152/164 Portada Drive Investigation and Repair Scope of Work

Project Location: 152/164 Portada Drive Saint Augustine, FL 32095 curb inlets 184 and 185.

Project Manager/Points of Contact: Mike Silverstein (516)209-6812
Matthews | DCCM msilverstein@dccm.com

Project Background: In the past, the homeowner at 164 Portada Drive called in a complaint to the CDD about a sinkhole developing at the base of his driveway which was repaired under the Developer run CDD's oversight. The CDD managed a repair project to correct the issue however record of what was done could not be obtained and since then, signs of a developing sinkhole in the same driveway location have returned. Upon Matthews First inspection of the area on 7/23/2025, a low depressional area was confirmed at the base of the 164 Driveway north of inlet 185 and another was observed south of inlet 185 behind the curb in the green space. Inlet 184 showed similar differential settlement symptoms within the curb inlet apron and adjacent curb with similar early signs of a developing sinkhole at approximately the same distances north and south from this inlet as well. The evidence in the field is leading Matthews to believe that the cause is an improperly finished or damaged underdrain. During the site visit the underdrains were located but are set to an elevation that is causing the underdrain to not function as designed. The underdrain pipe is completely charged with water. The hired contractor will need to perform a discovery dig to confirm that the current underdrains are causing the issue. If the cause of the issue is in fact the underdrain, then the below will define the scope of work.

Project Deliverables:

- 1) Contractor to have all existing underground utilities marked out prior to any excavation.
- 2) Any open holes left outside of working/supervised hours must be safely marked and adequately blocked off from vehicle or pedestrian access and

please notify Matthews and the CDD if this scenario will exist during construction.

- 3) Set plug at MES 186 and pump down the system between inlet 184 and MES 186.
- 4) Excavate green space behind curb lines to expose existing underdrains. The underdrain north of inlet 185 may fall in the 164 Portada Driveway which would require removal of brick pavers. If the underdrain north of inlet 185 terminates prior to the brick paver driveway, do not remove pavers until repair and restoration of ROW is in progress and all new underdrains are installed. See page 9/33 of Phase 1 Plans for inlet locations. Refer to pipe and structure tables for additional information.
- 5) Communicate with Matthews upon exposure of underdrains to determine/confirm the cause of the soil loss/erosion problem and if proceeding with the proposed solution is viable or needs to be adjusted. Proposed solution begins at deliverable #6.
- 6) Existing underdrains to be abandoned and filled in using brick and grout or flowable fill. The underdrains are currently fully charged with water, and abandonment of the underdrain holes may require additional dewatering for access. If capping or plugging the underdrains will avoid the need to set well points or further dewater, then the contractor will proceed with that cost saving solution. Contractor to verify ground water presence and discuss any additional dewatering needs immediately with Matthews.
- 7) Core cut 2 new underdrain holes into each inlet, 184 and 185. Contractor to use 6" perforated underdrains for drain replacement. For underdrain installation refer to page 26/33 in the Phase 1 plans for underdrain detail. Matthews will provide invert elevations for the new underdrains at inlets 184 and 185 that will be between 2.0' and 2.33' below the existing grate elevations and sloping up @ 2% away from the inlets. Coordinate with Matthews on underdrain installation for field inspection.
- 8) Demo and replace damaged curb inlet aprons at inlet 184 and 185, and any necessary curbing within 20' of the defined inlets center line. Matthews anticipates curb replacement of approximately 10' north and 10' south of the inlet 185 inlet apron. Other curbing within 10' north and south of inlet 184 appeared to be in acceptable condition prior to this bid

package being delivered. Only the inlet 184 apron is to be replaced after the new underdrains are installed.

- 9) Backfill and compact workspace and all areas impacted by this project in 1' lifts. Restore all green space with matching with Saint Augustine sod. No compaction testing is required.
- 10) Contractor to include pricing for up to 200 sq ft of paver work using the homeowners existing driveway pavers and include up to 30 square feet of new pavers if any damage occurs. The depression and necessary earthwork to correct the homeowner's driveway to be included in the contractors bid.

Project Exclusions:

- 1) Contractor will be weary of homeowner sprinkler system lines and components. Contractor to replace irrigation if damaged as a result of the work defined and performed within this package.

Information Packet Provided:

- 1) NOTE: Design plans are in NAVD29.
- 2) SJWMD design plans (not 100% complete)
- 3) Matthews is working on obtaining as built drawings with COSA and will distribute if/when received.
- 4) Photos of area.
- 5) Bid Package Document.

Scope of Work Closeout:

- 1) Work will be accepted as complete after a final walkthrough with Matthews | DCCM, the contractor, and a CDD representative is performed and approved.
- 2) Final site conditions will be compared to preexisting condition photographs if any damage to surrounding surfaces occurs.
- 3) No permits should be required to perform this scope of work as this is considered maintenance/repair.
- 4) No CCTV of the storm system is required with this scope of work.
- 5) Follow CDD agreement for all additional contractor requirements.

Tab 4



Property

Madeira CDD

August

Mowing Services

Mowing St Augustine	8-7s	8-14h	8-21s													
Mowing Bahia	8-7s	8-14h	8-21s													
Edging	y	y	y													
Blowing	y	y	y													
Weeding	n	p	n													

s= soft edge

H=hard edge

N= non selective

P=pulling

Detail Services

Trimming	8-Aug															
Weeding	8-Aug															

Agronomic Services

Fertilization	22-Aug															
Insecticide																
Fungicide																
Herbicide	22-Aug															

T=Turf

S=Shrub

Irrigation Service

Inspection Date	25-Aug															

Comment weed pressure is still an issue.pulling and spraying is taking place every week.

Turf fertilization took place on July 1st and weed treatment for turf is scheduled 8/22

Trimming of Front Entrance Islands scheduled for 8/22



Proposal #: 589432

Date: 8/6/2025

From: Brandon Nelson

**Landscape Enhancement Proposal for
Madeira CDD**

Ben Pfuhl
Rizzetta & Company, Inc.
2806 N. 5th St
St. Augustine, FL 32084
bpfuhl@rizzetta.com

LOCATION OF PROPERTY

Maralinda Dr & US 1
St. Augustine, FL 32095

Tesoro Park Tree Trimming

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Trimming	1	\$2,735.00	\$2,735.00

We propose to remove dead branches/dead tops on 8 large Live Oak Trees in Park Area.

NOTE: Lots of dead tops.

NOTE: We will use our Compact Tracked Lift in Park Area.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title


Date _____

Madeira CDD

Subtotal	\$2,735.00
Sales Tax	\$0.00
Proposal Total	\$2,735.00

THIS IS NOT AN INVOICE

Tab 5

	Sunbelt Gated Access Systems of Florida <u>North Florida/Billing Location</u> 9774 Florida Mining Blvd W, Suite 701 Jacksonville, FL 32257	License ##ES12000933 <u>South FL Location</u> 2085 Calumet St Clearwater, FL 33765
---	---	--

Attn: Madeira CDD Phone: 9004-436-6270 Email: lgallagher@rizzetta.com Company: Madeira CDD Address: 2806 N 5th St suite 403, St. Augustine, FL 32084	REP: Ron Thomas Date: Aug 7, 2025 Estimate #: 10070369 Property: Madeira CDD Address: 38 Maralinda Dr, St. Augustine, FL 32095
---	---

SCOPE OF WORK

Replace Existing DoorKing 6100 Swing Gate Operators with New All-O-Matic Swing Gate Operators and Necessary Accessories. LED Light Strips(5' Long Each) to be Installed Under Each Gate Leaf as Well as on the End of Each Gate Leaf. Existing Gates to be Replaced with New Gates. New Gates to be as Follows:

1 - Ornamental Aluminum Swing Vehicular Gates; Bi-Parting Gate Leafs; 72" Tall x 103.5" Long; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Resident Entrance Lane

2 - Ornamental Aluminum Swing Vehicular Gates; Single Gate Leaf; 72" Tall x 126" Wide; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Visitor Entrance Lane

3 - Ornamental Aluminum Swing Vehicular Gates; Bi-Parting Gate Leafs; 72" Tall x 107.5" Long; Black Powder Coat Finish; Gate Design E-101, E-102 or E-105 to be Determined Upon Quotation Approval - Exit Lane

Existing DoorKing 6100 Swing Gate Operators and Battery Back-Up Inverters to be Removed. Existing Buried Wire Loops and Access Controls to be Hooked-Up and Utilized.
 The System will be Fully Tested and Left in Operational Condition.

ITEMS

Swing Gate Operators and Accessories

Material Description	Qty
SWGO 24 VDC Brushless	5
Pad Mount Kit -SW325DC	5
Universal UL325 Retro Reflective Photo Eye Kit (includes Photo Eye, Reflector, Mounting Hardware, Reflector Hood) Operating Range: 5' - 60'	3
ALL-O-MATIC Plug in Loop Detector	7
Ditek Parallel AC Surge Protector; 120VAC Protection Includes Ground Rod, #6 Ground Wire and Clamp	5
LED LIGHT KIT FOR 5' DBL-SWING GATE	5
Miscellaneous Install Supplies; Includes Conduit Fittings, Low Voltage Electrical Junction Boxes, Connectors, Sleeve Anchors, Custom Mounting Brackets, Etc.	3
Labor	Qty

Ornamental Aluminum Swing Gates

Material Description	Qty
Ornamental Aluminum Swing Vehicular Gates	2
Ornamental Aluminum Swing Vehicular Gates	1

Ornamental Aluminum Swing Vehicular Gates	2
Labor	Qty
Labor and Mobilization	

Material Description	Qty
Labor	Qty
Install Labor	42

Material Description	Qty
Installation Mobilization Charge for Trip to Job Site in Baker, Clay, Nassau or St Johns County	2
Base Charge for Onsite Service Call - Baker, Clay, Nassau or St Johns County; Covers Travel, Truck and First 1/2 Hour Labor on Site	2
Lot Price - Delivered & Installed - \$52,214.00	1
Labor	Qty

Total Proposal as Outlined Above..... \$52,214.00

Sincerely,

Ron Thomas
ronthomas@sunbeltsys.com
9043547060

Please note that by accepting this estimate you are agreeing to the terms listed below and that you have read and understand all of the provided information.

DISCLAIMERS

- Quotation/Proposal does not cover any unforeseen problems existing in completion of job that are not noted by customer or salesman prior to the order being placed.
- Quoted prices are based on the plans and specifications received as of the quotation/proposal date.
- Any changes or revisions to the plans or specifications that alter our scope of work may result in additional charges.
- This quotation requires all telephone lines/internet connections if required, any necessary permits and/or government fees, all 120VAC electrical circuits and low voltage electrical conduit requirements including all phone/data lines provided and installed by customer or customer's electrician.
- WARRANTY: Manufacturer Warranty on New Equipment/Parts and 90 days on workmanship from date of acceptance of installation by owner or beginning of constructive use of equipment, whichever shall come first.
- Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein. Using an unlicensed contractor for this project is a crime subject to fines up to \$10,000 and could result in condemnation of the completed work. We encourage you to visit www.myfloridalicense.com to verify the license status of your chosen contractor before issuing any purchase orders or contracts for this work.

NOTE:

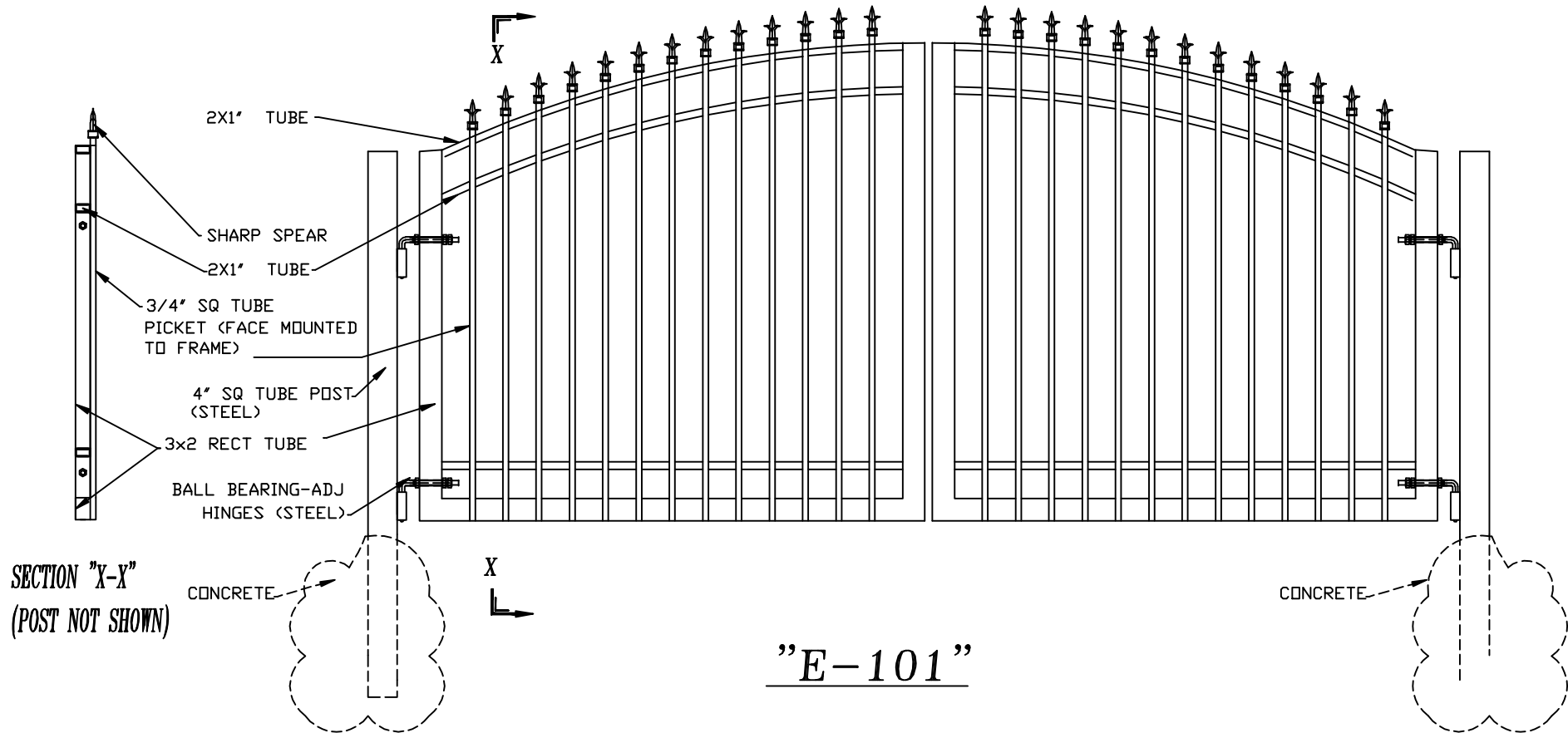
Warning: To reduce the risk of injury or death:

- Do not operate the gate unless area around gate is in full view.
- Do not allow children to play in the gate area.
- Periodically test the obstruction sensitivity to assure safe and proper operation.
- Always keep people and objects away from the gate.
- No person should cross the path of a moving gate. The entrance is for vehicles only. Pedestrians must use a separate entrance.
- Sunbelt Gated Access Systems of FL, LLC shall accept NO responsibility for gate closure on pedestrians and/or vehicles, nor be held responsible in the event that any Emergency vehicle is delayed or denied access due to a closed gate.

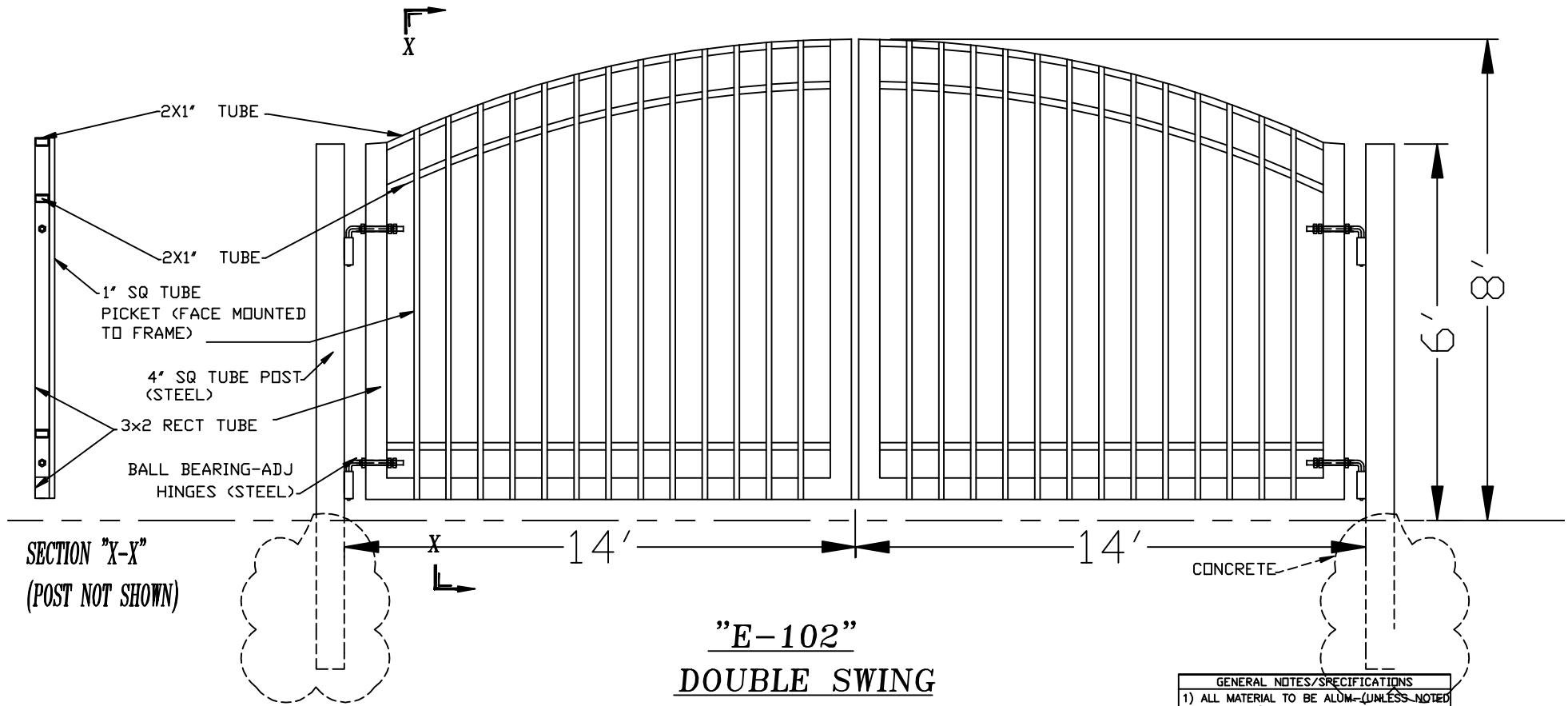
By ordering any of our services, you agree to be bound by these terms & conditions:

- All work to be completed in a workmanlike manner according to standard practices;
- Estimates and/or proposals for work are valid for thirty (30) days from date of estimate;
- Contract acceptance requires a signed estimate or written approval and may require a deposit, otherwise payment terms are COD or due upon completion;
- Any alteration or deviation from the said specifications involving extra costs will be done only upon a written change order and the costs will become an extra charge over and above the original estimate;
- The estimate does not include additional labor which may be required should unforeseen problems arise after the work has started and Sunbelt Gated Access Systems reserves the right to amend any information without prior notice.

**Sunbelt Gated Access Systems is a licensed contractor in the State of Florida
(License #ES12000933) and this license covers the proposed work herein**

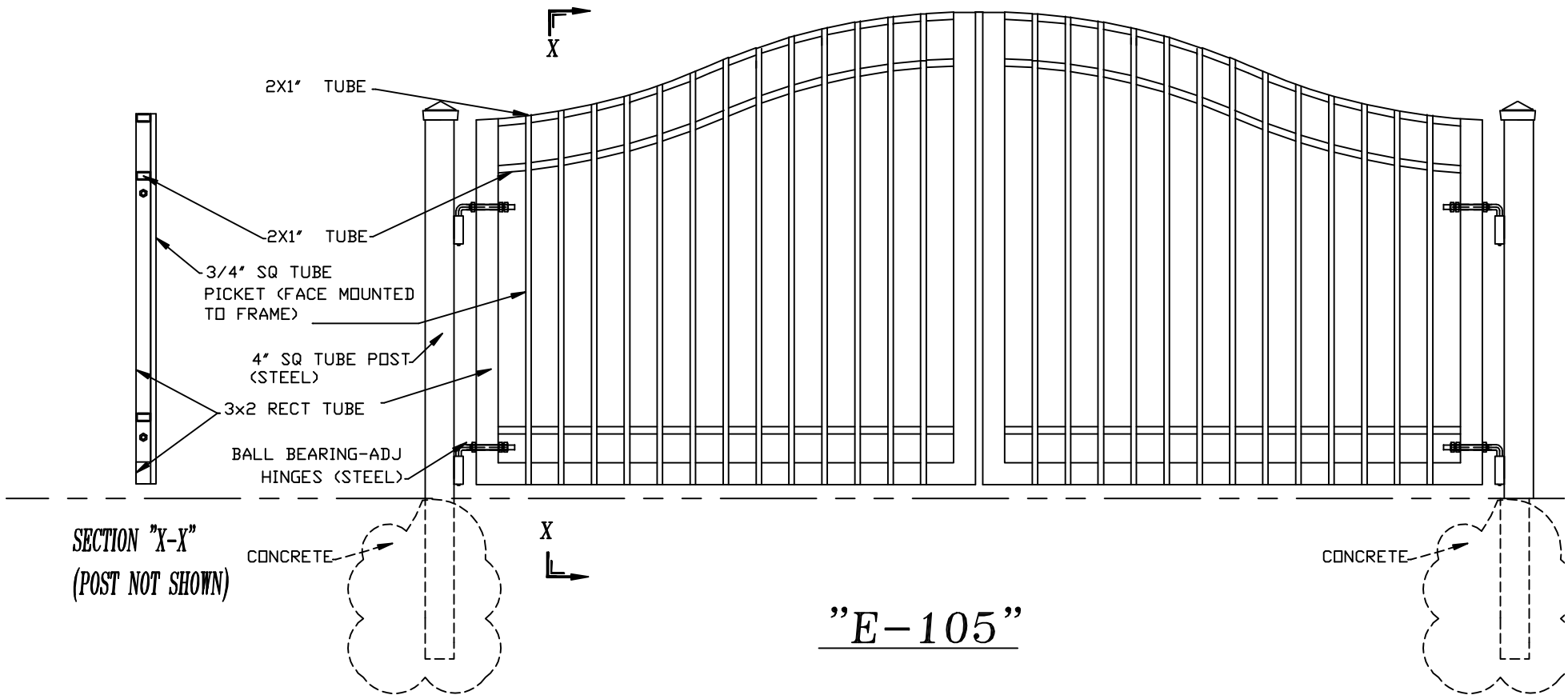


GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED			
EATMON WELDING INC 8975 W BEAVER ST JACKSONVILLE, FL. 32220 (904) 781-4382 Phone			
PROJECT NAME GATE # E-101			
PROJECT NO.			
CONTRACTOR			
DATE		REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO. E-E-101			



"E-102"
DOUBLE SWING
(NOT TO SCALE)

GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED.			
EATMON WELDING INC			
JACKSONVILLE, FL. 32220			
(904) 781-4382 Phone			
PROJECT NAME		GATE # E-102	
LAKE VIEW @ RIVERCITY			
PROJECT NO.			
CONTRACTOR			
DATE	6-12-2017	REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO.		E-E-102 DS	



GENERAL NOTES/SPECIFICATIONS			
1) ALL MATERIAL TO BE ALUM-(UNLESS NOTED OTHERWISE)			
2) ALL EXPOSED WELDS FINISHED TO NOMMA #2			
3) EATMON WELDING TO FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION			
4) ALL ITEMS DELIVERED & INSTALLED			
5) ALL NEW ITEMS POWDER COATED			
EATMON WELDING INC 8975 W BEAVER ST JACKSONVILLE, FL. 32220 (904) 781-4382 Phone			
PROJECT NAME		GATE # E-105	
PROJECT NO.			
CONTRACTOR			
DATE		REVISED	
DRAWN BY	A.R.B.	CK'D BY	
SUBMITTAL DRAWING	X	FABRICATION DRAWING	
SHEET NO.		E-E-105	



TGS

The Gate Store, Inc.
1230 N US Highway 1, Unit 11
Ormond Beach, FL 32174
thegatestoreinc@gmail.com
386-333-9375
www.tgsgates.com
LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7023-B

NAME / ADDRESS
Madeira CDD c/o Rizzetta & Company, 3434 Colwell Ave Suite 200 Tampa. FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ITEM	DESCRIPTION	QTY	COST	Total
	PROPOSAL FOR BUDGETING PURPOSES TO REPLACE THE SWING GATES WITH DECORATIVE GATES, NEW OPERATORS, AND SAFETY FEATURES (NO BARRIER ARMS)			
Labor	To remove the existing gates, laser level the existing hinges, remove the existing gate operators, and prep for the new installation. Move the existing exit lighting to the new gate.	32	100.00	3,200.00
Manufacturing	Aluminum swing gates for the driveways. Double gates for the visitors and exit. Single leaf for the residents lane. Gates to be arched to approx 7' tall in the center. Heavy duty frames with 1" pickets, large spears, and ball caps. Powder coated	5	5,000.00	25,000.00
Manufacturing	Aluminum gate posts, 6x6 with 1/4" wall. (IF WE DO NOT USE THE EXISTING POSTS) (SOME CONSTRUCTION WORK MAY BE REQUIRED DUE TO SHORTENED SPACE - PRICE MAY CHANGE) REMOVED ON 4/16/25 CDD WILL PAINT THE EXISTING POSTS AND USE THE EXISTING HINGES	0	1,500.00	0.00
CSW24UL-MC	LM Commercial swing gate operator w/BBU (\$5,457.16)	5	4,800.00	24,000.00
LOOPDETLM	LiftMaster plug-in loop detector for CSW24v	7	246.52	1,725.64
Manufacturing	Aluminum clamp assemblies for the operator/gate arm attachment	5	210.00	1,050.00
misc	Stainless steel hardware, conduits, and installation supplies. New concrete pads (WHERE APPLIED), conduits to the new swings (AS REQUIRED), and safety photo cells.	1	3,120.00	3,120.00
UPS	Freight or shipping in	1	434.36	434.36
Manufacturer...	AS OF APRIL 14TH, 2025. Please be aware that a tariff surcharge may be added to any approved orders, based on supplier tariff surcharges. Ranging from 5% to 110%.		0.00	0.00
		Subtotal		
		Sales Tax (6.5%)		
		Total		

Acceptance of Proposal

Signature:



TGS

The Gate Store, Inc.
1230 N US Highway 1, Unit 11
Ormond Beach, FL 32174
thegatestoreinc@gmail.com
386-333-9375
www.tgsgates.com
LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7023-B

NAME / ADDRESS

Madeira CDD
c/o Rizzetta & Company,
3434 Colwell Ave
Suite 200
Tampa, FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

ITEM	DESCRIPTION	QTY	COST	Total
	<p>PRICE DOES NOT INCLUDE:</p> <p>1. Any removal or alterations to the existing gate columns, existing gate posts, mobile welding, or replacement of the existing hinges.</p> <p>2. Any access control, key pads, cameras, emergency services devices, replacement road loops, or additional road loops.</p> <p>3. New concrete pads (for the swing ops), replacement wire, or repairs to any of the listed items.</p> <p>4. Electricians fee to run wiring for the new arm operators (electrician may be required, this service may be added expense)</p> <p>5. Conduit or wiring that may be required for the new swing gate operators that may be required after the proposal is approved and a closer inspection is completed. (Price may be adjusted for this)</p> <p>6. Additional lighting for the entrance gates (SEE SEPARATE QUOTE)</p> <p>TERMS:</p> <p>1. A 50% deposit is required to begin. The remaining balance is due upon completion.</p> <p>2. Price is good for 15 days from the date printed above.</p> <p>IF TARIFFS TAKE EFFECT THERE COULD BE A ADDED SURCHARGE - PLEASE BUDGET HIGHER THAN THE PRICE PRINTED ON THIS PAGE AS PRICE IS SUBJECT TO CHANGE</p>			
<div>Acceptance of Proposal</div> <div>Signature:</div>		Subtotal		
		\$58,530.00		
		Sales Tax (6.5%)		
		\$0.00		
		Total		
		\$58,530.00		



TGS

The Gate Store, Inc.
1230 N US Highway 1, Unit 11
Ormond Beach, FL 32174
thegatestoreinc@gmail.com
386-333-9375
www.tgsgates.com
LIC# ES12002412

Proposal

DATE	Proposal No.
8/7/2025	7022-B

NAME / ADDRESS

Madeira CDD
c/o Rizzetta & Company,
3434 Colwell Ave
Suite 200
Tampa. FL 33614

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from spec's below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

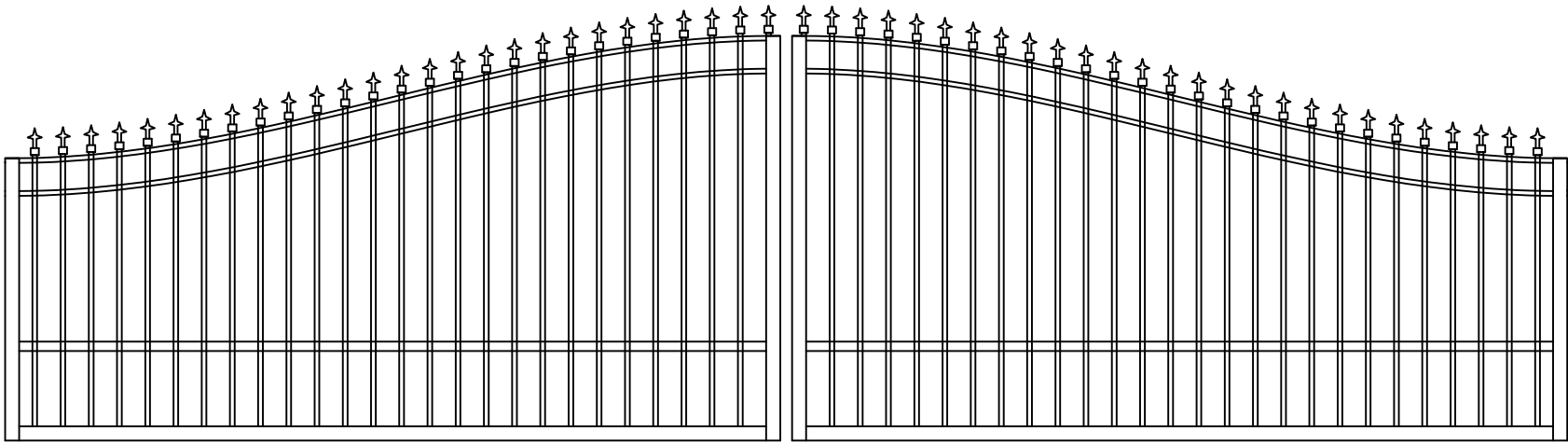
ITEM	DESCRIPTION	QTY	COST	Total
	10' RED AND GREEN LED STRIPS FOR THE HINGE POST AND ALONG THE TOP OF THE THREE ENTRY GATES. MOVE AND REINSTALL THE EXISTING EXIT LIGHTS TO THE NEW GATES/POSTS.			
Labor	To install LED strips for three entry hinge posts and gates. Set parameters, testing and adjusting.	1	750.00	750.00
Equipment	Dual 10' LED track with controller kit for one leaf swing gate. SWINGGATEKIT10DBL	3	1,100.00	3,300.00
misc	Mounting hardware, connectors, low voltage cables, junctions, conduits, Misc. service supplies, etc.	1	200.00	200.00
Shipping		1	110.00	110.00
	NOTES			
	QUOTE DOES NOT INCLUDE			
	1. Repairs to current gates, fence or structures.			
	2. High voltage wiring. Must be done by a licensed electrician.			
	TERMS AND CONDITIONS			
	1. Price is good 60 days from above date.			
		Subtotal \$4,360.00		
		Sales Tax (6.5%) \$0.00		
		Total \$4,360.00		

Acceptance of Proposal	Signature:
------------------------	------------

Acceptance of Proposal

Signature:

DESIGN AS PROPOSED



ALL WELDED, T6 ALUMINUM, HEAVY DUTY GATE FRAME. ALL $\frac{1}{8}$ " WALL THICKNESS ON ALL TUBING. 3X3 FRAME, 1X2 TOP RAILS, 2X2 MID RAIL, AND 1" PICKETS. LARGE IMPERIAL SPEARS ALL WELDED. POWDER COATED DURABLE BLACK

CSW24UL SWING GATE OPERATOR

SECTION 32 31 00



KEY FEATURES

BATTERY BACKUP	Up to 24 days of standby power or 146 cycles when the power is down
REMOTE CONTROL ACCESS	Security+ 2.0® 3-channel receiver will handle up to 50 remote controls (unlimited remotes with 811LM/813LM)
INTERNET CONNECTIVITY	MyQ® technology monitors and controls the operator through the MyQ app
MONITORED SAFETY INPUTS	6 inputs (main and expansion board)
SOLAR-POWER CAPABILITIES	Yes. Reference detailed solar chart on product page at LiftMaster.com
DIAGNOSTIC DISPLAY	LED diagnostic display
WIRELESS DUAL-GATE COMMUNICATION	Eliminates expensive conduit costs and unsightly driveway scars
FIRE DEPARTMENT COMPLIANT	Allows gate to auto open upon loss of AC power or battery depletion
LIMIT SETTING	Electronic
DUAL GATE CONTROL	Bi-part delay or synchronized close
PROGRAMMABLE AUXILIARY RELAYS	Easily add additional features, such as warning lights/alarms
UNAUTHORIZED ACCESS PREVENTION	Can be programmed with anti-tailgate or quick close capabilities
HOMELINK® COMPATIBLE	Version 4 and higher

SPECIFICATIONS

OPERATOR SPEED	90-degree opening in 15 seconds
POWER	120V/230VAC single phase
ACCESSORY POWER	24VDC, 500mA output; switched and unswitched power
OPERATOR WEIGHT	206 lbs.
WARRANTY	5 years commercial, 7 years residential
TEMPERATURE SPECIFICATIONS	Without heater: -4°F (-20°C) to 140°F (60°C); with optional heater: -40°F (-40°C) to 140°F (60°C)
UL USAGE CLASSIFICATION	UL 325 & UL 991 listed – class I, II, III and IV

CONSTRUCTION

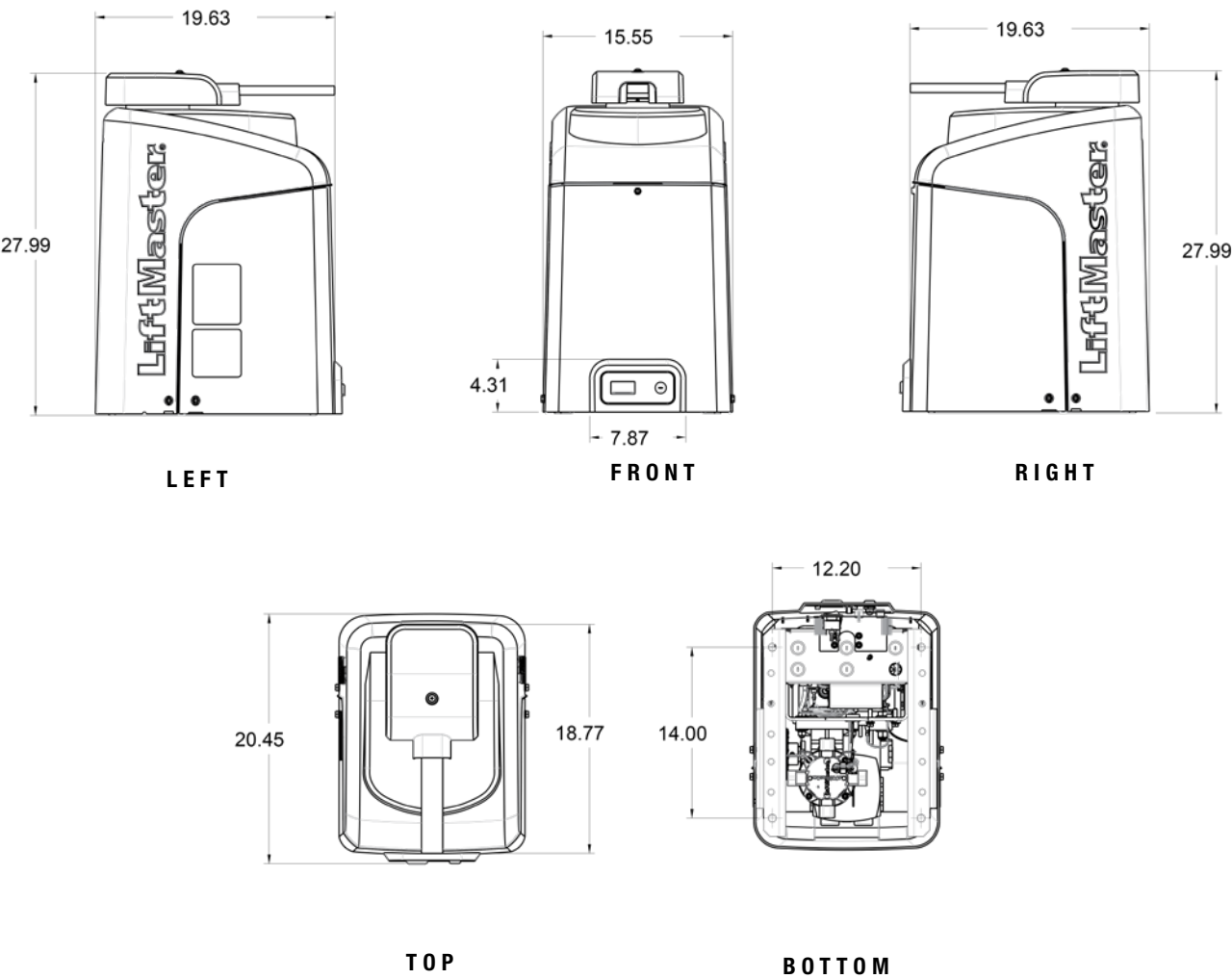
MOTOR	24VDC motor with soft start/stop
OPERATOR DUTY RATING	Continuous duty
CHASSIS/FRAME	Constructed with 1/4 in. gold zinc-plated steel for rust prevention
GEAR REDUCTION	900:1 worm gear reducer in synthetic oil bath
COVER	High-density, UV-resistant polycarbonate 2-piece cover for excellent heat and corrosion resistance
RECOMMENDED CAPACITIES	Rated for gates up to 18 ft. in length or weighing up to 1,600 lbs.



CSW24UL SWING GATE OPERATOR

SECTION 32 31 00

DIMENSIONS

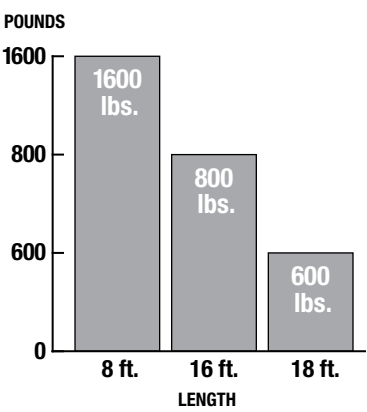


CAPACITY

BATTERY BACKUP OPERATION

BATTERY	CYCLES	STANDBY TIME
(2) 7Ah	146	24 Days
(2) 33Ah	876	105 Days

RECOMMENDED CAPACITY



Tab 6



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
 904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

RECIPIENT:

Madeira CDD, Ben Pfuhl, District Manager

38 Maralinda Drive
 St. Augustine, Florida 32095

Quote #924

Sent on Jul 10, 2025

Total \$4,622.86

Product/Service	Description	Qty.	Unit Price	Total
SEASONAL QUOTE	QUOTE ONLY - Holiday 2025	1	\$0.00	\$0.00*
Scope of work	<p>Design and install holiday lighting to customer preference</p> <p>*Madeira tower uplit with 2 (one red, one green) par lights</p> <p>*60" wreath (pre-lit 5mm warm white lights) with red bow suspended from top of the tower</p> <p>*Lower level shelf wrapped in garland (pre-lit 5mm warm white lights)</p> <p>*Warm white lights on 2 palms at L and R of entrance</p> <p>*2 obelisks at L and R of tower adorned with 24" wreaths (pre-lit 5mm warm white lights) and red bows</p> <p>*Madeira monument in front of tower outlined in warm white C9 lights, 24" wreaths (pre-lit 5mm warm white lights) and red bows on both sides of the monument bookending the "Madeira" letters</p> <p>*5mm warm white lights on every other palm (total of 3) in the median behind the tower</p> <p>*Gate house 3 sides (front, entrance and exit sides) outlined in warm what C9 lights.</p> <p>*Gate house front window adorned with 36" wreath (pre-lit 5mm warm white lights) and red bow.</p> <p>Installation, takedown and storage</p>	1	\$1,200.00	\$1,200.00
60" Mixed Noble wreath, warm white lights, and red nylon bow with gold trim - 24"	<p>Tower, top</p> <p>60" wreath - LED warm white lights</p>	1	\$450.00	\$450.00
25 LED Wall Washer Round	<p>Uplighting the tower</p> <p>One green, one red</p> <p>25 LED Round Wall Washer - RGBWW</p>	2	\$200.00	\$400.00
Mixed Noble Garland, 9' x 14" - Warm White LED lights	<p>Tower, lower level round</p> <p>Mixed Noble Garland, 9' x 14" - Warm White LED lights</p>	6	\$120.00	\$720.00



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
 904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

Product/Service	Description	Qty.	Unit Price	Total
5mm LED minis - warm white	2 palms at L and R of entrance, 20' height (9 strands/tree) 6" spacing, green cord, 25 ft. strand	18	\$26.00	\$468.00
5mm LED minis - warm white	Center median behind tower, 3 palms (every other tree), 20' height (9 strands/tree) 6" spacing, green cord, 25 ft. strand	27	\$26.00	\$702.00
C9 warm white	Entrance monument (lights on both sides) Faceted LED warm white bulb, clip, 15" cord	46	\$4.25	\$195.50
24" Mixed Noble wreath package - warm white lights	Entrance monument, 2 per side 24" mixed pine wreath includes 50 warm white lights and 10" red velvet bow with tails	4	\$85.00	\$340.00
24" Mixed Noble wreath package - warm white lights	Obelisks (L and R) at entrance Includes 50 warm white lights and 10" red velvet bow with tails	2	\$85.00	\$170.00
C9 warm white	Gate house, 3 sides (front, entrance and exit sides) Faceted LED warm white bulb, clip, 15" cord	84	\$4.25	\$357.00
36" Mixed Noble wreath, warm white lights, and 18" red nylon bow	Gate house, front window 36" wreath with LED warm white lights	1	\$145.75	\$145.75
Single Outlet Extension Green Cord - 25'	Single Outlet Extension Green Cord - 25'	3	\$20.00	\$60.00
Outdoor Photocell Timer	Outdoor Photocell Timer - 15 amp - 2 outlets	3	\$15.00	\$45.00

* Non-taxable

A deposit of \$2,311.43 will be required to begin.

Subtotal	\$5,253.25
Discount (12.0%)	- \$630.39
Total	\$4,622.86



JoyLights

830 A1A North A1A North | Suite 278 | Ponte Vedra Beach, Florida 32082
904-474-1768 | joylights@webringthejoy.com |
<https://www.webringthejoy.com/>

This quote is valid for the next 30 days, after which values may be subject to change. All SEASONAL lights and supplies are the property of JoyLights. PERMANENT GEMSTONE lights are property of the customer after installation. 50% deposit is due at time of scheduling. Remaining 50% will be due at time of install. The full amount for materials (lighting and accessories) installation and removal must be paid in full upon completion of the installation. JoyLights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, damage resulting from landscaping, or acts of god and will make efforts to replace any damaged product for an additional charge. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. JoyLights will replace any malfunctioning product but does not guarantee that each individual bulb will light for the entire installation period. By signing this contract, the customer acknowledges that JoyLights fills their schedule well in advance, and all cancellations will be charged 50% of the labor charge. All bids are made under the assumption that adequate power supplies and receptacles are available. Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights. This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Saint Johns County before a single arbitrator. Any judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs. By signing below, I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances. Gemstone lights carry a 5-year parts warranty and a 2-year labor (service) warranty.

Tab 7



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 17, 2025

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

\$45,000,000
Madeira Community Development District
Special Assessment Revenue Bonds,
Series 2007A and Series 2007B ("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the final period ended March 28, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of March 28, 2025.

Also, as a portion of the Bonds were refunded, and the remaining balance was cancelled on March 28, 2025, no further arbitrage calculations will be necessary.

If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Madeira Community Development District

*\$45,000,000 Madeira Community Development District
Special Assessment Revenue Bonds, Series 2007A and
Series 2007B*

For the period ended March 28, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

July 17, 2025

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

Re: \$45,000,000 Madeira Community Development District Special Assessment Revenue Bonds, Series 2007A and Series 2007B ("Bonds")

Madeira Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 28, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(12,420,984.86) at March 28, 2025. As such, no amount must be on deposit in the Rebate Fund. Also, as a portion of the Bonds were refunded, and the remaining balance was cancelled on March 28, 2025, no further arbitrage calculations will be necessary.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.4011%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 16, 2007.
2. The end of the first Bond Year for the Bonds is April 30, 2008.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Requirement Liability as of April 30, 2011.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Madeira Community Development District

July 17, 2025

\$45,000,000 Special Assessment Revenue Bonds, Series 2007A and Series 2007B

For the period ended March 28, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$45,000,000 MADEIRA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007A AND SERIES 2007B

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 16 / 2007 ISSUE DATE
5 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
3 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4011%	ALLOWABLE EARNINGS
5 / 1 / 2022	BEGINNING BALANCE		0.00	53,924.43	62,965.19	9,040.76
5 / 2 / 2022	ACQUISITION & CONSTRUCTION FUND		0.44	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		0.46	0.00	0.00	0.00
7 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		11.08	0.00	0.00	0.00
8 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		27.94	0.00	0.00	0.00
9 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		47.21	0.00	0.00	0.00
10 / 3 / 2022	ACQUISITION & CONSTRUCTION FUND		76.80	0.00	0.00	0.00
11 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		88.92	0.00	0.00	0.00
12 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		114.43	0.00	0.00	0.00
1 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		147.54	0.00	0.00	0.00
2 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		163.05	0.00	0.00	0.00
3 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		162.92	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		194.41	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		191.28	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		209.38	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		213.40	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		223.52	0.00	0.00	0.00
9 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		224.63	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION & CONSTRUCTION FUND		228.38	0.00	0.00	0.00
11 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		237.85	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		231.18	0.00	0.00	0.00
1 / 2 / 2024	ACQUISITION & CONSTRUCTION FUND		240.38	0.00	0.00	0.00
2 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		240.67	0.00	0.00	0.00
3 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		225.71	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		241.25	0.00	0.00	0.00
5 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		234.45	0.00	0.00	0.00
6 / 3 / 2024	ACQUISITION & CONSTRUCTION FUND		242.27	0.00	0.00	0.00
6 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.00	(58,143.98)	(60,667.61)	(2,523.63)
7 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		78.41	0.00	0.00	0.00
8 / 1 / 2024	ACQUISITION & CONSTRUCTION FUND		0.33	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION & CONSTRUCTION FUND		0.33	0.00	0.00	0.00
9 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.11	0.00	0.00	0.00
9 / 11 / 2024	ACQUISITION & CONSTRUCTION FUND		0.00	(79.18)	(81.52)	(2.34)
		0.00	4,298.73	(4,298.73)	2,216.06	6,514.79
6 / 11 / 2024	INITIAL DEPOSIT		0.00	58,143.98	60,667.61	2,523.63
7 / 1 / 2024	RESERVE FUND A		156.96	0.00	0.00	0.00

\$45,000,000 MADEIRA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007A AND SERIES 2007B

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 16 / 2007 ISSUE DATE
5 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
3 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.4011%	ALLOWABLE EARNINGS
8 / 1 / 2024	RESERVE FUND A		244.43	0.00	0.00	0.00
9 / 3 / 2024	RESERVE FUND A		245.95	0.00	0.00	0.00
10 / 1 / 2024	RESERVE FUND A		238.95	0.00	0.00	0.00
11 / 1 / 2024	RESERVE FUND A		242.49	0.00	0.00	0.00
12 / 2 / 2024	RESERVE FUND A		219.60	0.00	0.00	0.00
1 / 2 / 2025	RESERVE FUND A		218.47	0.00	0.00	0.00
2 / 3 / 2025	RESERVE FUND A		213.18	0.00	0.00	0.00
3 / 3 / 2025	RESERVE FUND A		185.34	0.00	0.00	0.00
3 / 28 / 2025	RESERVE FUND A		0.00	(48,675.00)	(48,675.00)	0.00
3 / 28 / 2025	RESERVE FUND A		0.00	(11,434.35)	(11,434.35)	0.00
		0.00	1,965.37	(1,965.37)	558.26	2,523.63
		0.00	6,264.10	(6,264.10)	2,774.32	9,038.42
ACTUAL EARNINGS			6,264.10			
ALLOWABLE EARNINGS			9,038.42			
REBATE REQUIREMENT			(2,774.32)			
FUTURE VALUE OF 4/30/2022 CUMULATIVE REBATE REQUIREMENT			(12,411,747.40)			
FUTURE VALUE OF 4/30/2023 COMPUTATION DATE CREDIT			(2,170.15)			
FUTURE VALUE OF 4/30/2024 COMPUTATION DATE CREDIT			(2,172.99)			
COMPUTATION DATE CREDIT			(2,120.00)			
CUMULATIVE REBATE REQUIREMENT			(12,420,984.86)			

Tab 8



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 15, 2025

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Madeira Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,875,000 Madeira Community Development District Capital Improvement Refunding Revenue Bonds (Assessment Area 1), Series 2025

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning March 28, 2025, through the period ending September 30, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Madeira Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 15, 2025

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Madeira Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$9,625,000 Madeira Community Development District Capital Improvement Revenue Bonds (Assessment Area 2), Series 2025

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning March 28, 2025, through the period ending September 30, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Madeira Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 9



Rizzetta & Company

Madeira Community Development District

www.madeiracdd.org

**Approved
Proposed
Budget for
Fiscal
Year
2025-2026**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2025-2026	1
Reserve Fund Budget for Fiscal Year 2025-2026	4
Debt Service Fund Budget for Fiscal Year 2025-2026	5
Assessments Charts for Fiscal Year 2025-2026	6
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15

Proposed Budget
Madeira Community Development District
General Fund
Fiscal Year 2025/2026

Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 286,319	\$ 286,319	\$ 316,357	\$ (30,038)	\$ 463,950	\$ 147,593
6	Off Roll*	\$ 340,507	\$ 340,507	\$ 309,086	\$ 31,421	\$ 182,606	\$ (126,480)
7							
8	Assessment Revenue Subtotal	\$ 626,826	\$ 626,826	\$ 625,443	\$ 1,383	\$ 646,556	\$ 21,113
9							
10	OTHER REVENUES						
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 626,826	\$ 626,826	\$ 625,443	\$ 1,383	\$ 646,556	\$ 21,113
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 5,400	\$ 6,400	\$ 6,000	\$ (400)	\$ 7,000	\$ 1,000
23	Financial & Administrative						
24	Accounting Services	\$ 17,209	\$ 20,651	\$ 20,651	\$ -	\$ 20,651	\$ -
25	Administrative Services	\$ 4,518	\$ 5,421	\$ 5,421	\$ -	\$ 5,421	\$ -
26	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -
27	Assessment Roll	\$ 6,024	\$ 6,024	\$ 6,024	\$ -	\$ 6,024	\$ -
28	Auditing Services	\$ 4,185	\$ 4,185	\$ 4,095	\$ (90)	\$ 4,185	\$ 90
29	Disclosure Report	\$ 2,500	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
30	District Engineer	\$ 7,500	\$ 8,000	\$ 1,500	\$ (6,500)	\$ 1,500	\$ -
31	District Management	\$ 19,893	\$ 23,872	\$ 23,872	\$ -	\$ 23,872	\$ -
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 5,020	\$ 6,024	\$ 6,024	\$ -	\$ 6,024	\$ -
34	Legal Advertising	\$ 5,220	\$ 6,000	\$ 2,000	\$ (4,000)	\$ 2,000	\$ -
35	Miscellaneous Fees	\$ 3,785	\$ 4,542	\$ 2,299	\$ (2,243)	\$ 2,299	\$ -
36	Public Officials Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 3,785	\$ 327
37	Trustees Fees	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
38	Website Hosting, Maintenance, Backup	\$ 2,538	\$ 2,800	\$ 2,800	\$ -	\$ 2,800	\$ -
39	Legal Counsel						
40	District Counsel	\$ 18,546	\$ 19,000	\$ 17,500	\$ (1,500)	\$ 17,500	\$ -
41							
42	Administrative Subtotal	\$ 106,377	\$ 127,458	\$ 112,819	\$ (14,639)	\$ 114,236	\$ 1,417
43							
44	EXPENDITURES - FIELD OPERATIONS						
45							
46	Security Operations						
47	Guard & Gate Facility Maintenance & Repairs	\$ 7,748	\$ 9,298	\$ 5,000	\$ (4,298)	\$ 10,000	\$ 5,000
48	Guard & Gate Security Cameras/Access Monitoring	\$ 22,372	\$ 26,846	\$ 34,000	\$ 7,154	\$ 34,000	\$ -
49	Electric Utility Services						
50	Utility - Street Lights	\$ 19,490	\$ 23,388	\$ 25,000	\$ 1,612	\$ 26,250	\$ 1,250
51	Utility Services	\$ 4,977	\$ 5,972	\$ 5,000	\$ (972)	\$ 5,250	\$ 250
52	Water-Sewer Combination Services						
53	Utility Services	\$ 1,398	\$ 1,678	\$ 5,000	\$ 3,322	\$ 5,000	\$ -
54	Stormwater Control						
55	Aquatic Maintenance	\$ 12,796	\$ 17,000	\$ 20,000	\$ 3,000	\$ 20,000	\$ -
56	Miscellaneous Expense	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 10,000	\$ 7,500
57	Other Physical Environment						
58	General Liability & Property Insurance	\$ 12,179	\$ 12,179	\$ 13,124	\$ 945	\$ 13,820	\$ 696
59	Irrigation Repairs	\$ 2,245	\$ 2,694	\$ 5,000	\$ 2,306	\$ 5,000	\$ -
60	Landscape & Irrigation Maintenance Contract	\$ 86,468	\$ 130,879	\$ 175,000	\$ 44,121	\$ 175,000	\$ -
61	Landscape Replacement Plants, Shrubs, Trees	\$ 26,630	\$ 31,956	\$ 15,000	\$ (16,956)	\$ 15,000	\$ -
62	Miscellaneous Expense	\$ 22,222	\$ 26,666	\$ 12,500	\$ (14,166)	\$ 12,500	\$ -
63	Specialty Palm Tree Trimming	\$ 2,895	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -
64	Road & Street Facilities						
65	Entry & Walls Maintenance & Repairs	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -

1

Comments

Reflects 6 Meetings + Budget Workshop

No rate increase from '25

No rate increase from '25

Reflects Agreement

No rate increase from '25

Reflects BTEG&F agreement.

No rate increase from '25

Estimation Based on Rate Sh

No rate increase from '25

ct State Fee - Florida Department

No rate increase from '25

Required Meeting Public Notice

Mortization Schedule, Mailed N

Reflects EGIS Estimate

Bond Trustees Fee

Existing and Required ADA Comp

[illegible]

Estimation Based on Rate Sh

Preventative Maintenance, Termites

Security Monitoring Services at C

[illegible]

Estimated Increase
Estimated Increase

Estimated Increase

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

Contracts New Agreement + Addition

Based on Needs (Fish Stocking)

reflects ECIS Estimate (± 500 C)

Estimated Based on Needs (Irrigation)

| Plant | Mulch | Annuals | Estimate |
|-------|-------|---------|----------|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 |
| 33 | 34 | 35 | 36 |
| 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 |
| 45 | 46 | 47 | 48 |
| 49 | 50 | 51 | 52 |
| 53 | 54 | 55 | 56 |
| 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 |
| 65 | 66 | 67 | 68 |
| 69 | 70 | 71 | 72 |
| 73 | 74 | 75 | 76 |
| 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 |
| 85 | 86 | 87 | 88 |
| 89 | 90 | 91 | 92 |
| 93 | 94 | 95 | 96 |
| 97 | 98 | 99 | 100 |

Costs (Additional Trees/Plants)

Needs (Additional Trees/Plants, Waste Dog Waste Stations and)

Projects Dog Waste Stations and V

| Proposed Budget
Madeira Community Development District
General Fund
Fiscal Year 2025/2026 | | | | | | | | 2

Comments |
|--|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|--|-------------------|
| Chart of Accounts Classification | Actual YTD through
07/31/25 | Projected Annual
Totals 2024/2025 | Annual Budget for
2024/2025 | Projected Budget
variance for
2024/2025 | Budget for
2025/2026 | Budget Increase
(Decrease) vs
2024/2025 | | |
| 66 Ornamental Lighting & Maintenance | \$ - | \$ 8,000 | \$ 8,000 | \$ - | \$ 8,000 | \$ - | | |
| 67 Pressure Washing | \$ - | \$ - | \$ - | \$ - | \$ 5,000 | \$ 5,000 | | |
| 68 Parks & Recreation | | | | | | | | |
| 69 Arbor & Fence Maintenance & Repairs | \$ - | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - | | |
| 70 Special Events | | | | | | | | |
| 71 Holiday Decorations | \$ 2,443 | \$ 2,932 | \$ 7,500 | \$ 4,568 | \$ 7,500 | \$ - | | |
| 72 Contingency | | | | | | | | |
| 73 Capital Outlay | \$ - | \$ 30,000 | \$ 115,000 | \$ 85,000 | \$ 115,000 | \$ - | | |
| 74 Miscellaneous Contingency | \$ 43,988 | \$ 50,000 | \$ 50,000 | \$ - | \$ 50,000 | \$ - | | |
| 75 | | | | | | | | |
| 76 Field Operations Subtotal | \$ 267,851 | \$ 383,488 | \$ 512,624 | \$ 129,136 | \$ 532,320 | \$ 19,696 | | |
| 77 | | | | | | | | |
| 78 TOTAL EXPENDITURES | \$ 374,228 | \$ 510,946 | \$ 625,443 | \$ 114,497 | \$ 646,556 | \$ 21,113 | | |
| 79 | | | | | | | | |
| 80 EXCESS OF REVENUES OVER EXPENDITURES | \$ 252,598 | \$ 115,880 | \$ - | \$ 115,880 | \$ - | \$ - | | |
| 81 | | | | | | | | |

Proposed Budget
Madeira Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

| Chart of Accounts Classification | | Actual YTD through
07/31/25 | Projected Annual
Totals 2024/2025 | Annual Budget for
2024/2025 | Projected Budget
variance for
2024/2025 | Budget for
2025/2026 | Budget Increase
(Decrease) vs
2024/2025 |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|
| 1 | | | | | | | |
| 2 | ASSESSMENT REVENUES | | | | | | |
| 3 | | | | | | | |
| 4 | Special Assessments | | | | | | |
| 5 | Tax Roll* | \$ - | \$ - | \$ 43,916 | \$ (43,916) | \$ 63,718 | \$ 19,801 |
| 6 | Off Roll* | \$ - | \$ - | \$ 42,907 | \$ (42,907) | \$ 25,078 | \$ (17,828) |
| 7 | | | | | | | |
| 8 | Assessment Revenue Subtotal | \$ - | \$ - | \$ 86,823 | \$ (86,823) | \$ 88,796 | \$ 1,973 |
| 9 | | | | | | | |
| 10 | OTHER REVENUES | | | | | | |
| 11 | | | | | | | |
| 12 | Balance Forward from Prior Year | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 13 | | | | | | | |
| 14 | Other Revenue Subtotal | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 15 | | | | | | | |
| 16 | TOTAL REVENUES | \$ - | \$ - | \$ 86,823 | \$ (86,823) | \$ 88,796 | \$ 1,973 |
| 17 | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. | | | | | | |
| 18 | | | | | | | |
| 19 | EXPENDITURES | | | | | | |
| 20 | | | | | | | |
| 21 | Contingency | | | | | | |
| 22 | Capital Reserves | \$ - | \$ - | \$ 86,823 | \$ 86,823 | \$ 88,796 | \$ 1,973 |
| 23 | | | | | | | |
| 24 | TOTAL EXPENDITURES | \$ - | \$ - | \$ 86,823 | \$ 86,823 | \$ 88,796 | \$ 1,973 |
| 25 | | | | | | | |
| 26 | EXCESS OF REVENUES OVER EXPENDITURES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 27 | | | | | | | |

3

Comments

[illegible]

| |
|------------------------------------|
| Reflects 2025 Reserve Study Amount |
| |
| |
| |
| |

Madeira Community Development District

4

Debt Service

Fiscal Year 2025/2026

| Chart of Accounts Classification | Series 2025A-1
Debt Service | Series 2025A-2
Debt Service | Budget for 2025/2026 |
|--------------------------------------|--------------------------------|--------------------------------|----------------------|
| | | | |
| REVENUES | | | |
| Special Assessments | | | |
| Net Special Assessments | \$477,956.71 | \$667,460.00 | \$1,145,416.71 |
| | | | |
| TOTAL REVENUES | \$477,956.71 | \$667,460.00 | \$1,145,416.71 |
| | | | |
| | | | |
| EXPENDITURES | | | |
| Administrative | | | |
| Debt Service Obligation | \$477,956.71 | \$667,460.00 | \$1,145,416.71 |
| Administrative Subtotal | \$477,956.71 | \$667,460.00 | \$1,145,416.71 |
| | | | |
| TOTAL EXPENDITURES | \$477,956.71 | \$667,460.00 | \$1,145,416.71 |
| | | | |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 |

County Collection Costs (2%) and Early payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,218,528.41

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments See Assessment Table.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|--------------------------|----|---------------------|-----------------------|--------------------|
| 2025/2026 O&M Budget: | | \$735,352.00 | 2024/2025 O&M Budget: | \$712,266.00 |
| Collection Costs: | 2% | \$15,645.79 | 2025/2026 O&M Budget: | \$735,352.00 |
| Early Payment Discounts: | 4% | \$31,291.57 | | |
| 2025/2026 Total: | | \$782,289.36 | Total Difference: | \$23,086.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|---------------------|-----------------------------|---------------------------------------|------------|------------------------------|--------|
| | | 2024/2025 | 2025/2026 | \$ | % |
| ASSESSMENT AREA 1 | | | | | |
| Single Family 50' | Series 2025A-1 Debt Service | \$1,465.32 | \$1,379.84 | -\$85.48 | -5.83% |
| | Operations/Maintenance | \$629.24 | \$649.63 | \$20.39 | 3.24% |
| | Total | \$2,094.56 | \$2,029.47 | -\$65.09 | -3.11% |
| Single Family 50'-D | Series 2025A-1 Debt Service | \$1,531.48 | \$1,442.14 | -\$89.34 | -5.83% |
| | Operations/Maintenance | \$629.24 | \$649.63 | \$20.39 | 3.24% |
| | Total | \$2,160.72 | \$2,091.77 | -\$68.95 | -3.19% |
| Single Family 55' | Series 2025A-1 Debt Service | \$1,665.96 | \$1,568.78 | -\$97.18 | -5.83% |
| | Operations/Maintenance | \$692.16 | \$714.60 | \$22.44 | 3.24% |
| | Total | \$2,358.12 | \$2,283.38 | -\$74.74 | -3.17% |
| Single Family 65' | Series 2025A-1 Debt Service | \$1,805.32 | \$1,700.01 | -\$105.31 | -5.83% |
| | Operations/Maintenance | \$818.01 | \$844.52 | \$26.51 | 3.24% |
| | Total | \$2,623.33 | \$2,544.53 | -\$78.80 | -3.00% |
| Single Family 65'-D | Series 2025A-1 Debt Service | \$1,990.92 | \$1,874.78 | -\$116.14 | -5.83% |
| | Operations/Maintenance | \$818.01 | \$844.52 | \$26.51 | 3.24% |
| | Total | \$2,808.93 | \$2,719.30 | -\$89.63 | -3.19% |
| Single Family 70'-D | Series 2025A-1 Debt Service | \$2,144.07 | \$2,018.99 | -\$125.08 | -5.83% |
| | Operations/Maintenance | \$880.93 | \$909.49 | \$28.56 | 3.24% |
| | Total | \$3,025.00 | \$2,928.48 | -\$96.52 | -3.19% |
| Single Family 75' | Series 2025A-1 Debt Service | \$1,943.62 | \$1,830.24 | -\$113.38 | -5.83% |
| | Operations/Maintenance | \$943.86 | \$974.45 | \$30.59 | 3.24% |
| | Total | \$2,887.48 | \$2,804.69 | -\$82.79 | -2.87% |
| Single Family 75'-D | Series 2025A-1 Debt Service | \$2,297.22 | \$2,163.21 | -\$134.01 | -5.83% |
| | Operations/Maintenance | \$943.86 | \$974.45 | \$30.59 | 3.24% |
| | Total | \$3,241.08 | \$3,137.66 | -\$103.42 | -3.19% |
| Single Family 85' | Series 2025A-1 Debt Service | \$2,082.98 | \$1,961.47 | -\$121.51 | -5.83% |
| | Operations/Maintenance | \$1,069.71 | \$1,104.38 | \$34.67 | 3.24% |
| | Total | \$3,152.69 | \$3,065.85 | -\$86.84 | -2.75% |
| Single Family 80'-D | Series 2025A-1 Debt Service | \$2,450.37 | \$2,307.43 | -\$142.94 | -5.83% |
| | Operations/Maintenance | \$1,006.78 | \$1,039.41 | \$32.63 | 3.24% |
| | Total | \$3,457.15 | \$3,346.84 | -\$110.31 | -3.19% |
| Commercial | Series 2025A-1 Debt Service | \$154.58 | \$145.56 | -\$9.02 | -5.84% |
| | Operations/Maintenance | \$943.86 | \$974.45 | \$30.59 | 3.24% |
| | Total | \$1,098.44 | \$1,120.01 | \$21.57 | 1.96% |

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|--------------------------|----|---------------------|-----------------------|--------------------|
| 2025/2026 O&M Budget: | | \$735,352.00 | 2024/2025 O&M Budget: | \$712,266.00 |
| Collection Costs: | 2% | \$15,645.79 | 2025/2026 O&M Budget: | \$735,352.00 |
| Early Payment Discounts: | 4% | \$31,291.57 | | |
| 2025/2026 Total: | | \$782,289.36 | Total Difference: | \$23,086.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|-------------------|-----------------------------|---------------------------------------|------------|------------------------------|--------|
| | | 2024/2025 | 2025/2026 | \$ | % |
| ASSESSMENT AREA 2 | | | | | |
| Single Family 50' | Series 2025A-2 Debt Service | \$1,531.48 | \$1,531.30 | -\$0.18 | -0.01% |
| | Operations/Maintenance | \$629.24 | \$649.63 | \$20.39 | 3.24% |
| | Total | \$2,160.72 | \$2,180.93 | \$20.21 | 0.94% |
| Single Family 65' | Series 2025A-2 Debt Service | \$1,990.92 | \$1,990.69 | -\$0.23 | -0.01% |
| | Operations/Maintenance | \$818.01 | \$844.52 | \$26.51 | 3.24% |
| | Total | \$2,808.93 | \$2,835.21 | \$26.28 | 0.94% |
| Single Family 70' | Series 2025A-2 Debt Service | \$2,144.07 | \$2,143.82 | -\$0.25 | -0.01% |
| | Operations/Maintenance | \$880.93 | \$909.49 | \$28.56 | 3.24% |
| | Total | \$3,025.00 | \$3,053.31 | \$28.31 | 0.94% |
| Single Family 75' | Series 2025A-2 Debt Service | \$2,297.22 | \$2,296.95 | -\$0.27 | -0.01% |
| | Operations/Maintenance | \$943.86 | \$974.45 | \$30.59 | 3.24% |
| | Total | \$3,241.08 | \$3,271.40 | \$30.32 | 0.94% |
| Single Family 80' | Series 2025A-2 Debt Service | \$2,450.37 | \$2,450.08 | -\$0.29 | -0.01% |
| | Operations/Maintenance | \$1,006.78 | \$1,039.41 | \$32.63 | 3.24% |
| | Total | \$3,457.15 | \$3,489.49 | \$32.34 | 0.94% |
| Attached | Series 2025A-2 Debt Service | \$1,531.48 | \$1,531.30 | -\$0.18 | -0.01% |
| | Operations/Maintenance | \$629.24 | \$649.63 | \$20.39 | 3.24% |
| | Total | \$2,160.72 | \$2,180.93 | \$20.21 | 0.94% |

NOTE: The District's Series 2007AB Bonds were refunded and defeased with the Series 2025A-1 and 2025A-2 Bonds in March 2025.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

7

| | | |
|--------------------------|----|---------------------|
| TOTAL O&M BUDGET | | \$735,352.00 |
| COLLECTION COSTS @ | 2% | \$15,645.79 |
| EARLY PAYMENT DISCOUNT @ | 4% | \$31,291.57 |
| TOTAL O&M ASSESSMENT | | <u>\$782,289.36</u> |

| UNITS ASSESSED | | | | ALLOCATION OF O&M ASSESSMENT | | | | PER LOT ANNUAL ASSESSMENT | | | |
|--|------------|---|---|------------------------------|----------------|------------------|---------------------|---------------------------|---|---|----------------------|
| LOT SIZE | O&M | SERIES 2025A-1
DEBT SERVICE ⁽¹⁾ | SERIES 2025A-2
DEBT SERVICE ⁽¹⁾ | EAU FACTOR | TOTAL
EAU's | % TOTAL
EAU's | TOTAL
O&M BUDGET | O&M | SERIES 2025A-1
DEBT SERVICE ⁽²⁾ | SERIES 2025A-2
DEBT SERVICE ⁽²⁾ | TOTAL ⁽³⁾ |
| Assessment Area 1 | | | | | | | | | | | |
| Single Family 50' | 61 | 60 | 0 | 0.50 | 30.50 | 5.07% | \$39,627.68 | \$649.63 | \$1,379.84 | \$0.00 | \$2,029.47 |
| Single Family 50'-D | 15 | 15 | 0 | 0.50 | 7.50 | 1.25% | \$9,744.51 | \$649.63 | \$1,442.14 | \$0.00 | \$2,091.77 |
| Single Family 55' | 71 | 57 | 0 | 0.55 | 39.05 | 6.49% | \$50,736.42 | \$714.60 | \$1,568.78 | \$0.00 | \$2,283.38 |
| Single Family 65' | 83 | 48 | 0 | 0.65 | 53.95 | 8.96% | \$70,095.52 | \$844.52 | \$1,700.01 | \$0.00 | \$2,544.53 |
| Single Family 65'-D | 4 | 4 | 0 | 0.65 | 2.60 | 0.43% | \$3,378.10 | \$844.52 | \$1,874.78 | \$0.00 | \$2,719.30 |
| Single Family 70'-D | 12 | 12 | 0 | 0.70 | 8.40 | 1.40% | \$10,913.85 | \$909.49 | \$2,018.99 | \$0.00 | \$2,928.48 |
| Single Family 75' | 71 | 42 | 0 | 0.75 | 53.25 | 8.84% | \$69,186.03 | \$974.45 | \$1,830.24 | \$0.00 | \$2,804.69 |
| Single Family 75' | 1 | 1 | 0 | 0.75 | 0.75 | 0.12% | \$974.45 | \$974.45 | \$3,239.07 | \$0.00 | \$4,213.52 |
| Single Family 75' | 1 | 1 | 0 | 0.75 | 0.75 | 0.12% | \$974.45 | \$974.45 | \$2,755.21 | \$0.00 | \$3,729.66 |
| Single Family 75' - Partial | 1 | 1 | 0 | 0.75 | 0.75 | 0.12% | \$974.45 | \$974.45 | \$924.97 | \$0.00 | \$1,899.42 |
| Single Family 75'-D | 28 | 28 | 0 | 0.75 | 21.00 | 3.49% | \$27,284.63 | \$974.45 | \$2,163.21 | \$0.00 | \$3,137.66 |
| Single Family 85' | 21 | 7 | 0 | 0.85 | 17.85 | 2.96% | \$23,191.94 | \$1,104.38 | \$1,961.47 | \$0.00 | \$3,065.85 |
| Single Family 80'-D | 8 | 8 | 0 | 0.80 | 6.40 | 1.06% | \$8,315.32 | \$1,039.41 | \$2,307.43 | \$0.00 | \$3,346.84 |
| Commercial | 170 | 170 | 0 | 0.75 | 127.50 | 21.18% | \$165,656.69 | \$974.45 | \$145.56 | \$0.00 | \$1,120.01 |
| Total Assessment Area 1 | 547 | 454 | 0 | | 370.25 | 61.49% | \$481,054.04 | | | | |
| Assessment Area 2 - Platted | | | | | | | | | | | |
| Single Family 50' | 55 | 0 | 55 | 0.50 | 27.50 | 4.57% | \$35,729.87 | \$649.63 | \$0.00 | \$1,531.30 | \$2,180.93 |
| Single Family 65' | 2 | 0 | 2 | 0.65 | 1.30 | 0.22% | \$1,689.05 | \$844.52 | \$0.00 | \$1,990.69 | \$2,835.21 |
| Single Family 70' | 6 | 0 | 6 | 0.70 | 4.20 | 0.70% | \$5,456.93 | \$909.49 | \$0.00 | \$2,143.82 | \$3,053.31 |
| Single Family 75' | 32 | 0 | 32 | 0.75 | 24.00 | 3.99% | \$31,182.44 | \$974.45 | \$0.00 | \$2,296.95 | \$3,271.40 |
| Single Family 80' | 6 | 0 | 6 | 0.80 | 4.80 | 0.80% | \$6,236.49 | \$1,039.41 | \$0.00 | \$2,450.08 | \$3,489.49 |
| Total Assessment Area 2 - Platted | 101 | 0 | 101 | | 61.80 | 10.26% | \$80,294.77 | | | | |
| Assessment Area 2 - Unplatted | | | | | | | | | | | |
| Single Family 65' | 5 | 0 | 5 | 0.65 | 3.25 | 0.54% | \$4,222.62 | \$844.52 | \$0.00 | \$1,990.69 | \$2,835.21 |
| Single Family 70' | 12 | 0 | 12 | 0.70 | 8.40 | 1.40% | \$10,913.85 | \$909.49 | \$0.00 | \$2,143.82 | \$3,053.31 |
| Single Family 75' | 44 | 0 | 44 | 0.75 | 33.00 | 5.48% | \$42,875.85 | \$974.45 | \$0.00 | \$2,296.95 | \$3,271.40 |
| Single Family 80' | 68 | 0 | 68 | 0.80 | 54.40 | 9.04% | \$70,680.19 | \$1,039.41 | \$0.00 | \$2,450.08 | \$3,489.49 |
| Attached | 142 | 0 | 142 | 0.50 | 71.00 | 11.79% | \$92,248.04 | \$649.63 | \$0.00 | \$1,531.30 | \$2,180.93 |
| Total Assessment Area 2 - Unplatted | 271 | 0 | 271 | | 170.05 | 28.24% | \$220,940.55 | | | | |
| Total Community | 919 | 454 | 372 | | 602.10 | 100.00% | \$782,289.36 | | | | |

LESS: St. Johns County Collection Costs (2%) and Early Payment Discount Costs (4%):

(\$46,937.36)

Net Revenue to be Collected:

\$735,352.00

⁽¹⁾ Reflects the number of total lots with Series 2025A-1 and 2025A-2 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2025A-1 and 2025A-2 bond issues. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 St. Johns County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These 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, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: 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.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



Rizzetta & Company

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



Rizzetta & Company

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



Rizzetta & Company

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



Rizzetta & Company

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

RESOLUTION 2025-13
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Madeira Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Madeira Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2025.

ATTEST:

**MADEIRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

Tab 10

RESOLUTION 2025-14
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due November 1, 2025, 25% due February 1, 2026, 25% due May 1, 2026, and 25% due August 1, 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided,

however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025 and 50% due no later than April 1, 2026.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**MADEIRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

The adopted Fiscal Year 2025/2026 Budget will be attached

Exhibit B

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

Tab 11

RESOLUTION 2025-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MADEIRA
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with St. Johns County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2025.

ATTEST:

**MADEIRA COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN / VICE CHAIRMAN

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 28, 2025

December 16, 2025

February 3, 2026

March 24, 2026

May 19, 2026

July 21, 2026

August 25, 2026

All meetings will convene at **10:00 a.m.**
at the St. Augustine - St. Johns County Airport Authority
4730 Casa Cola Way
St. Augustine FL 32095