



Rizzetta & Company

Madeira Community Development District

**Board of Supervisors' Meeting
April 28, 2026**

**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 Michael Guida Gary Brownell Orville Dothage, III Laurie Collier	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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

April 21, 2026

FINAL AGENDA

The **regular** meeting of the Board of Supervisors of Madeira Community Development District will be held on **April 28, 2026, 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 the Community Workshop Meeting held on February 21, 2026 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 24, 2026..... Tab 2
 - C. Consideration of the Budget Workshop Meeting held on March 24, 2026..... Tab 3
 - D. Ratification of Operation & Maintenance Expenditures for February 2026..... Tab 4
4. **STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape Manager – Yellowstone Report..... Tab 5
5. **BUSINESS ITEMS**
 - A. Consideration of Bluewater Proposal for Aquatic Maintenance Tab 6
 1. Ponds 14 & 15
 2. Pond 16 & Drainage Ditch
 - B. Consideration of Yellowstone Landscape Enhancement and Expanded Area Proposal(s) Tab 7
 - C. Consideration of Lighting Proposals Tab 8
 - D. Consideration of Pressure Washing Proposal(s) – *Under Separate Cover*
 - E. Consideration of Gate House Improvement Proposal Tab 9
 - F. Consideration of Right of Way Improvement Request - 24 Pintoresco Tab 10
 - G. Consideration of Rizzetta & Company RFID Management and Administration Proposal – *Under Separate Cover*
 - H. Ratification of Road Striping Proposal Tab 11
 - I. Consideration of Resolution 2026-04; Redesignating Assistant Treasurer Tab 12
 - J. Presentation of Fiscal Year 2026-2027 Proposed Budget..... Tab 13
 1. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting a Public Hearing
 - K. Consideration of Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure..... Tab 14
6. **STAFF REPORTS – PART B**
 - A. District Counsel
 - B. District Manager

7. SUPERVISOR REQUESTS & AUDIENCE COMMENTS

8. 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,

Lesley Gallagher

District Manager

Tab 1

1 **MINUTES OF MEETING**

2
3 *Each person who decides to appeal any decision made by the Board with respect to any*
4 *matter considered at the meeting is advised that the person may need to ensure that a*
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*
6 *which such appeal is to be based.*
7

8 **MADEIRA**
9 **COMMUNITY DEVELOPMENT DISTRICT**

10
11 The **workshop** meeting of the Board of Supervisors of Madeira Community
12 Development District was held on **February 21, 2026, at 10:00 a.m.** at the St. Augustine -
13 St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.
14

15 Attendance:

16
17 Brian Riddle **Board Supervisor, Chairman**
18 Michael Guida **Board Supervisor, Vice Chairman**
19 Laurie Collier **Board Supervisor, Assistant Secretary**
20

21
22 Audience present.

23
24 On Saturday, February 21, 2026, at approximately 11:00 a.m. at the Amenity Center, Maria
25 Guida, joined by one resident, remained on site to direct residents to our location and stayed
26 until the CDD walk was complete.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

CDD WALK ON 02.21.26

POWER WASHING AREAS – DISCUSS SCOPE

From Route 1 on **both sides** of Maralinda, up to the intersection at Pasarela and Maralinda (Marshes of Madeira signage), power wash **all sidewalks, gutters and curbing**.

Power wash all **roadway pavers** in the main entrance area, to include from the Tower to the guard shack/entrance and exit gates on **both** sides of Maralinda.

Power wash and paint/stain front **Tower**, to include doorways, eaves and wooden “windows”. Check **Guard Shack** for the same (doors, eaves, etc).

See photographs of both structures.

At the intersection of Maralinda and up Portada, power wash the **sidewalk, gutters and curbing**, stopping just past the water treatment facility driveway on the west side, and stopping at the end of the CDD bed plantings on the east side of Portada.

See photographs, both east and west sides.

Power wash small sidewalk where bench is located on Pond #3 on Maralinda.

See photograph.

At the intersection of Maralinda and up Pintoresco, power wash the **sidewalk, gutters and curbing**, stopping at the driveway located at 25 Pintoresco Drive on the west side, and stopping at the end of the CDD planting beds before the property line at 24 Pintoresco on the east side.

See photographs, both east and west sides.

Power wash the **sidewalks and gutters** at the **CDD property on Portada Drive**.

Power wash the **ADA pad slope** located on the **left-hand side of the cul-de-sac** on Paranza Trace where algae tends to coagulate frequently.

Power wash the **sidewalk and gutters** at the **CDD property on Salida Way**.

Power wash the **sidewalk, gutters and curbing** at the **CDD property on Pescado Drive**.

LIGHTING ISSUES – MAIN ENTRANCE, ETC.

Discuss making sure that all current ornamental lights are in working order. Are they on a timer or an eye? Are they working properly? A drive through at night to ascertain is necessary.

Discuss exposed wiring which needs protection, whether with a waterproof sleeve, conduit or some other appropriate method.

See photograph.

Discuss plugs needing appropriate covers. At Christmas, there are often problems with water getting into the plugs and affecting lighting.

See photograph.

ALL need to be checked, whether by the Tower or the Guard Shack, not just the one in the photo.

Inquire as to the age of the ornamental light fixtures at the main entrance. Have they reached their life cycle?

See photographs (a sampling only– not all).

Inquire where additional ornamental light fixtures are located and their ages. (intersection of Maralinda & Pintoresco, walls at The Marshes of Madeira and at the walls near the Pantano overlook).

Discuss Christmas lighting (see under Christmas Lighting and Décor).

FOUR WAY – STOP SIGNAGE

Discuss the four-way stop at the intersection of Maralinda and Pintoresco which is consistently being ignored by residents, visitors and contractors. Discuss options for this situation whether it is a flashing Stop Sign, in addition to crosswalks being painted across the street. **NOTE:** This is an important intersection close by the Amenity Center, where children and others cross to go to the gym, pool, etc.

See photograph.

LANDSCAPING

Discuss plantings damaged during the freeze – what to replace and what will survive. Discuss what type of plants to consider if replacement is required. Ornamental grasses and dwarf bottle brush suggested.

Discuss enlarging and/or adding some flowers to the existing planting bed at Lamego near the sidewalk to the Amenity Center. **See additional comment under Benches.**

BENCHES

Discuss adding a bench at Lamego, close to the sidewalk heading toward the Amenity Center, perhaps at the existing planting bed edge to avoid installation of a concrete pad or pavers. Bed may need some enlargement.

Discuss adding concrete pad or pavers.

Discuss adding benches to other CDD areas in Madeira, such as on Paranza Trace (two areas), Lamego Lane (near sidewalk to Amenity Center), and other CDD areas, as needed. Discuss having at least one additional bench on hand, one additional trash receptacle, and a couple of additional rain bonnets.

DOG STATIONS

Discuss when to add a dog station near Pantano Park.

Discuss adding concrete or paver walkways to each dog station location.

PAVER REPAIR – BUDGET

Discuss minor repair of sinking pavers at front entrance near resident entrance gate/exit. Estimates previously provided – may need more current estimates. **See photographs.**

CAMERAS AT ENTRANCE GATES

Inquire as to who owns the cameras. Do they need updating? Are they capturing things well enough, quality of pictures, etc. More information needed as to camera and surveillance.

CAUTION SIGNAGE AND STRIPING – TAIL GAITING ISSUES AT GATE

Discuss caution signage – discuss need to move the sign or add an additional sign, flashing or otherwise. Discuss adding a stripe on the roadway. **See photographs.**

ADA PADS

Discuss all ADA pads in front of the main entrance and throughout the balance of Phase 1, which are not scheduled to be repaired on the current Needs Action Report (considered in upcoming budget discussions).

Discuss budget for Matthews' assessment of ADA warning pads for the balance of Phase 1 regarding Pescado, Salida Way, Pajaro Way.

PAINTING OF ROADWAY STRIPES, TURN ARROWS, ETC., IN PHASE 1

Discuss adding to the scope of the bid:

All roadway striping and arrows on sections of the roadway between Route 1 and the entrance of Madeira. Add painted crosswalks at **all** ADA ramp areas in Phase 1.

Other areas?

See photographs.

All roadway striping at all intersections in Phase 1, in which there are cross-overs at **all ADA ramp areas**, up to and including the intersection at the Marshes at Madeira where ADA work is currently scheduled to be done on the ADA Needs Action Report. **This should include all such areas where there is currently no striping in crosswalks and ones that need to be repainted.**

Striping at the roundabout at Pintero Drive and Pescado Drive.

SIGNIFICANT GUTTER/CURBING ISSUES

Discuss the entire cul-de-sac at the end of Portada beginning at 407 Portada.

428 Portada (the most pressing and on schedule for repair)

149 Paranza Trace

47 Gabacho Court (homeowner attended CDD Board meeting to inquire)

35 Gabacho Court (noted during our walk on 02.21.26)

26 Tesoro Terrace (near location of necessary underdrain repair)

Photographs previously provided. Available on request.

Sidewalk and curbing damage – 115 Pajaro Way (pool install)

There are many others, but less pressing/significant. Most significant issues seem to occur within cul-de-sacs.

UNDERDRAIN REPAIRS

Discuss budget for future underdrain repairs at the following intersections (and possibly others):

Pintoresco/Maralinda

Paranza Trace/Pintoresco

Pescado/Tesoro Terrace (one of these two is the worst) **and** will include a driveway at 26 Tesoro Terrace

***Photographs were provided in recent sidewalk review of Pescado, Salida, Gabacho, Pajaro Way, etc. Available on request.

CHRISTMAS DÉCOR AND LIGHTING

Discuss adding permanent LED lighting.

Discuss purchase of Balsam Hill décor (or other vendor) and storage of same versus what we have been doing year after year.

(Miscellaneous continued on next page)

MISCELLANEOUS CONCERNS

Discuss issues concerning damage at pool or well installs or other homeowner construction with HOA. Formulate a method to address.

Discuss concerns regarding certification on ADA pads in all areas now owned by the CDD, especially those recently turned over to the CDD, to cover all areas outside of Phase 1.

This concern is highlighted by current issues with ADA pads that are already out of slope at the intersection of Pasarela and Maralinda.

Need some type of certification from the Developer as road certifications do not cover this issue.

Discuss and inquire whether the Developer will cover the costs for Matthews to check all ADA slopes in Phase 2 and other newly transferred areas and to be responsible for the correction of any that are out of compliance.

Inquire how the cracked sidewalk occurred in front of the Marshes to Madeira signage, west side.

Discuss concerns as to the paver roadway in front of the marsh landing on Pantano regarding numerous broken pavers (discussed previously). Can be done after construction by the Developer.

Discuss sewer cap location on Pantano Drive just past the intersection where Pantano meets Pantano. Curb already cracking.

See photograph.

Discuss secondary knuckle off of Pantano Drive, where fill dirt is located, potential damage to curb line which cannot be seen at this point as it is covered in dirt; potential damage to storm drains in that area, especially in light the fill dirt, heavy rains, hurricane activity, northeasters, etc.

See photographs.

In general, cul-de-sacs and knuckle areas seem to be more problematic with regard to gutters, curbing and roadways.


Inquire as to rain bonnets for two trash receptacles at Pantano Park.

Inquire as to lights on during daytime hours at the Fision office on-site. Who is responsible for the electric bill in that location?

Exhibit B



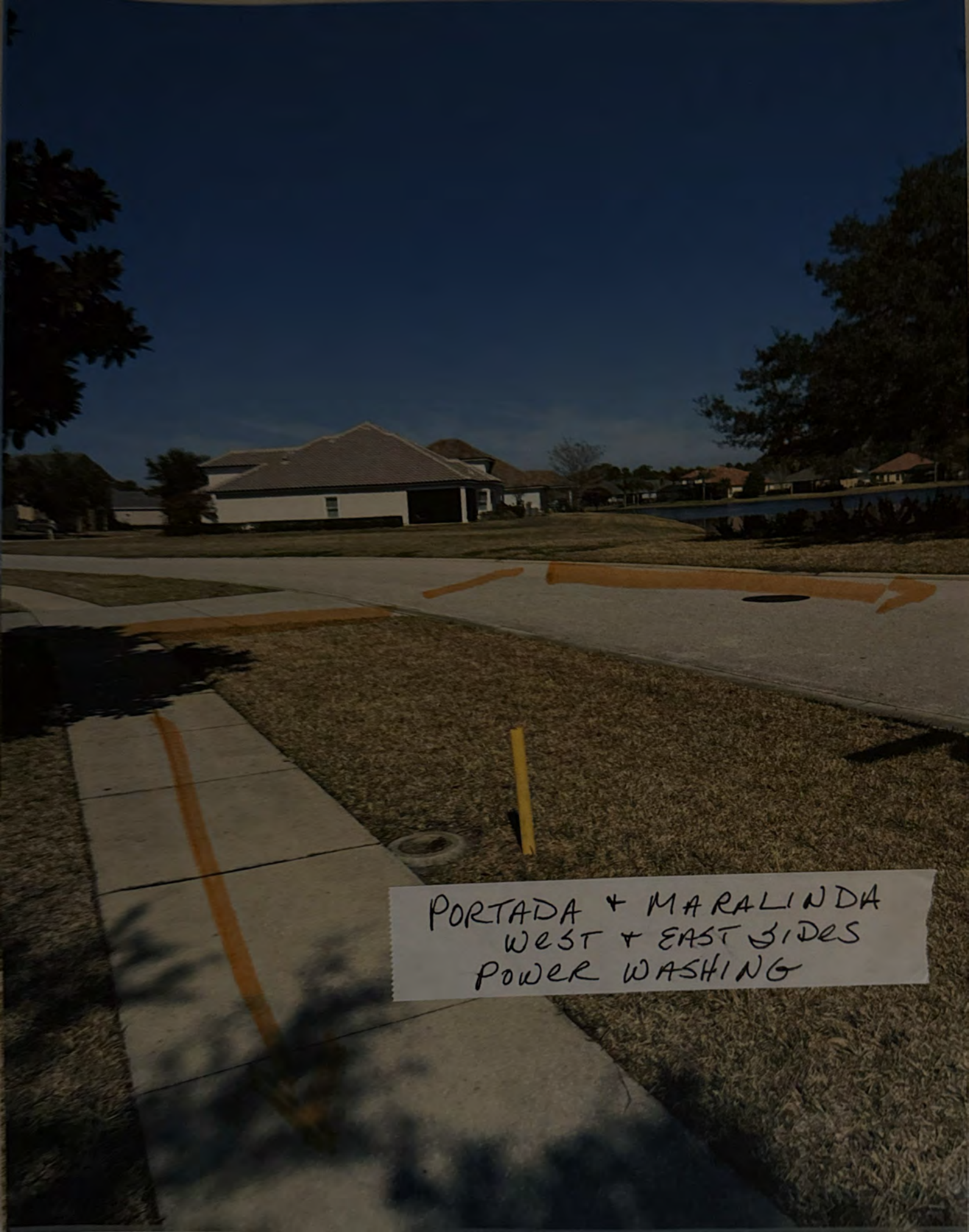
TOWER - DOOR, WINDOWS, EAVES
Power Wash, PAINT / STAIN

A photograph of a building's eaves, showing a series of dark, horizontal wooden beams or moldings. The image is partially obscured by a collage of torn paper in shades of white, light blue, and tan. A small, rectangular piece of white paper with a serrated edge is placed over the lower right portion of the image, containing the handwritten text "TOWER - EAVES".

TOWER - EAVES



GUARD SHACK
DOORS/EAVES



PORTADA + MARALINDA
WEST + EAST SIDES
POWER WASHING



SMALL SIDE WALK
MARALINDA @ POND #3

Maralinda


PICTORESCO + MARALINDA
WEST SIDE
POWER WASHING




PINTOESCO + MARALINDA
EAST SIDE
POWER WASHING



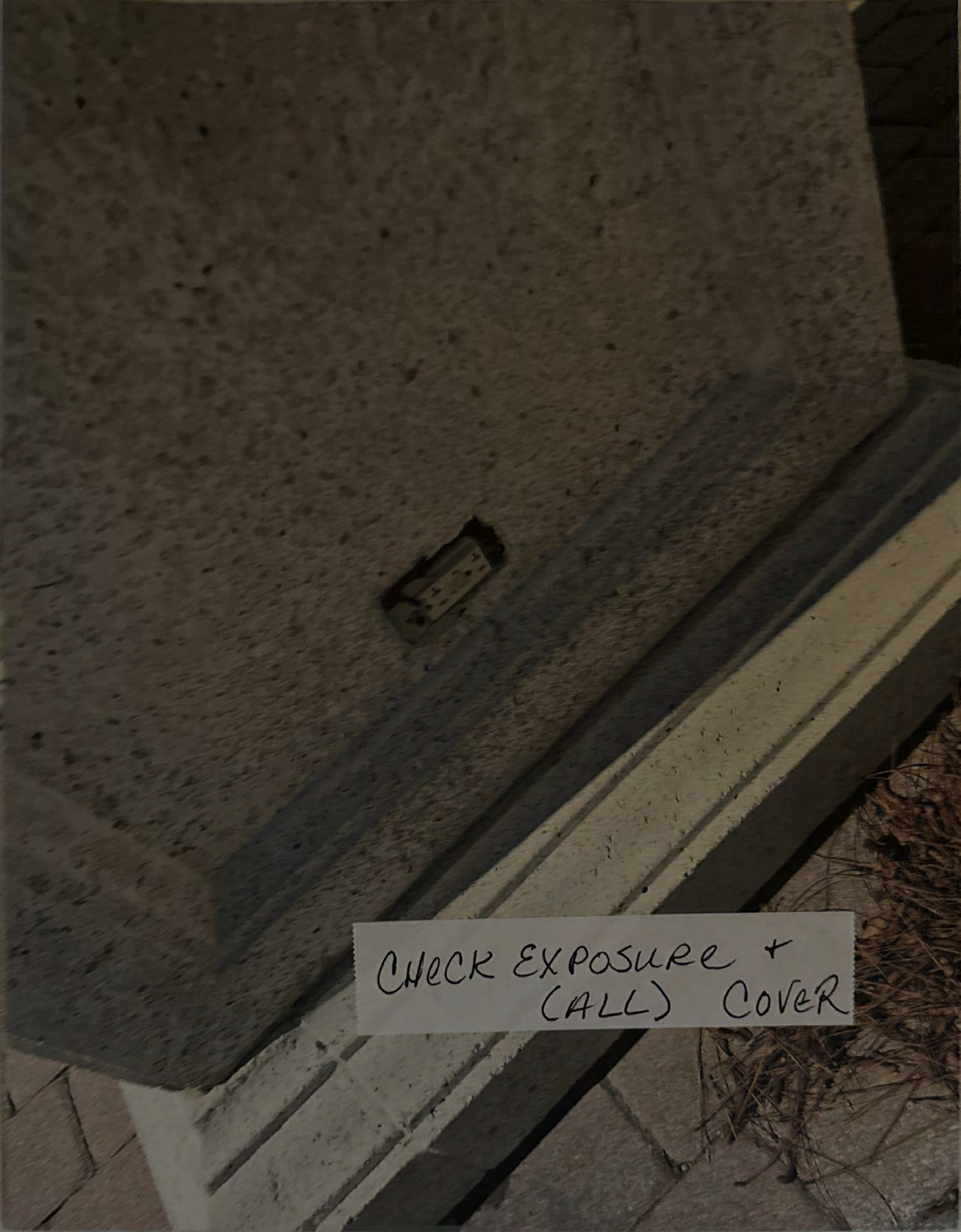
MAIN ENTRANCE
ORNAMENTAL LIGHTS




MAIN ENTRANCE
ORNAMENTAL LIGHTS (CON'T)

A photograph showing an outdoor electrical installation. In the foreground, a white sign with handwritten text is placed on a bed of dry pine needles. To the left of the sign is a small, clear plastic container with a black cap. To the right is a metal electrical box mounted on a black metal post. The background consists of dense green bushes and trees. A portion of a stone wall is visible on the far left.

EXPOSED WIRING

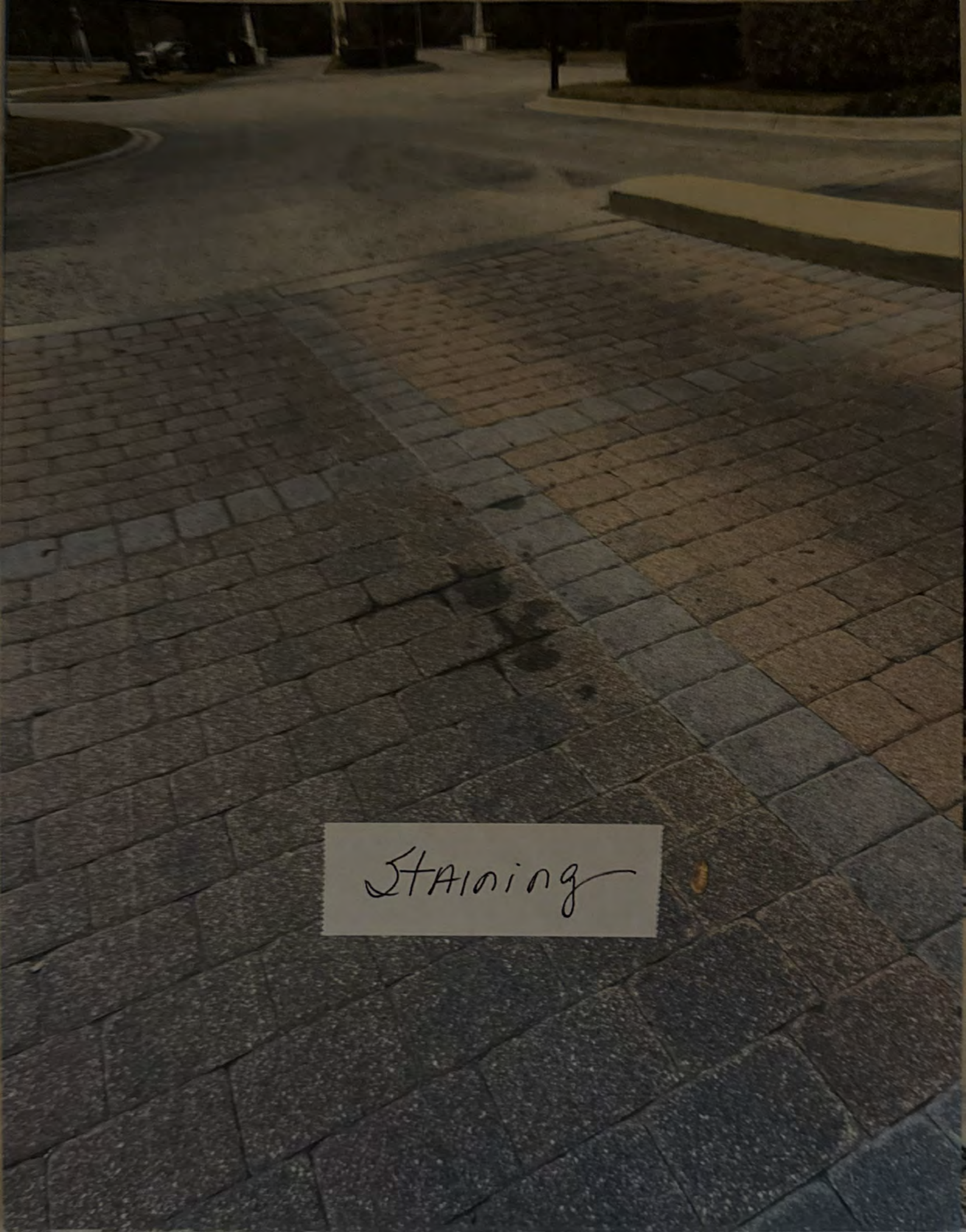


CHECK EXPOSURE +
(ALL) COVER

A photograph of a 4-way stop intersection. The scene is captured from a low angle on a paved road. In the foreground, a concrete curb separates the road from a mulched area. A handwritten label is placed on the road surface. In the background, a stop sign is visible on the right side of the road. The intersection is surrounded by trees and a clear blue sky. The overall lighting suggests a bright, sunny day.

4-WAY STOP
MARALINDA + PINTO RESCO
(* CROSSWALKS)

SUNKEN PARKS

A photograph of a paved area, likely a driveway or walkway, showing a dark, irregular stain on the pavement. The pavement is composed of interlocking pavers in shades of grey and brown. A concrete curb is visible in the background. A small, rectangular piece of white paper with the word "Staining" written in cursive is placed on the pavement, pointing towards the stain.

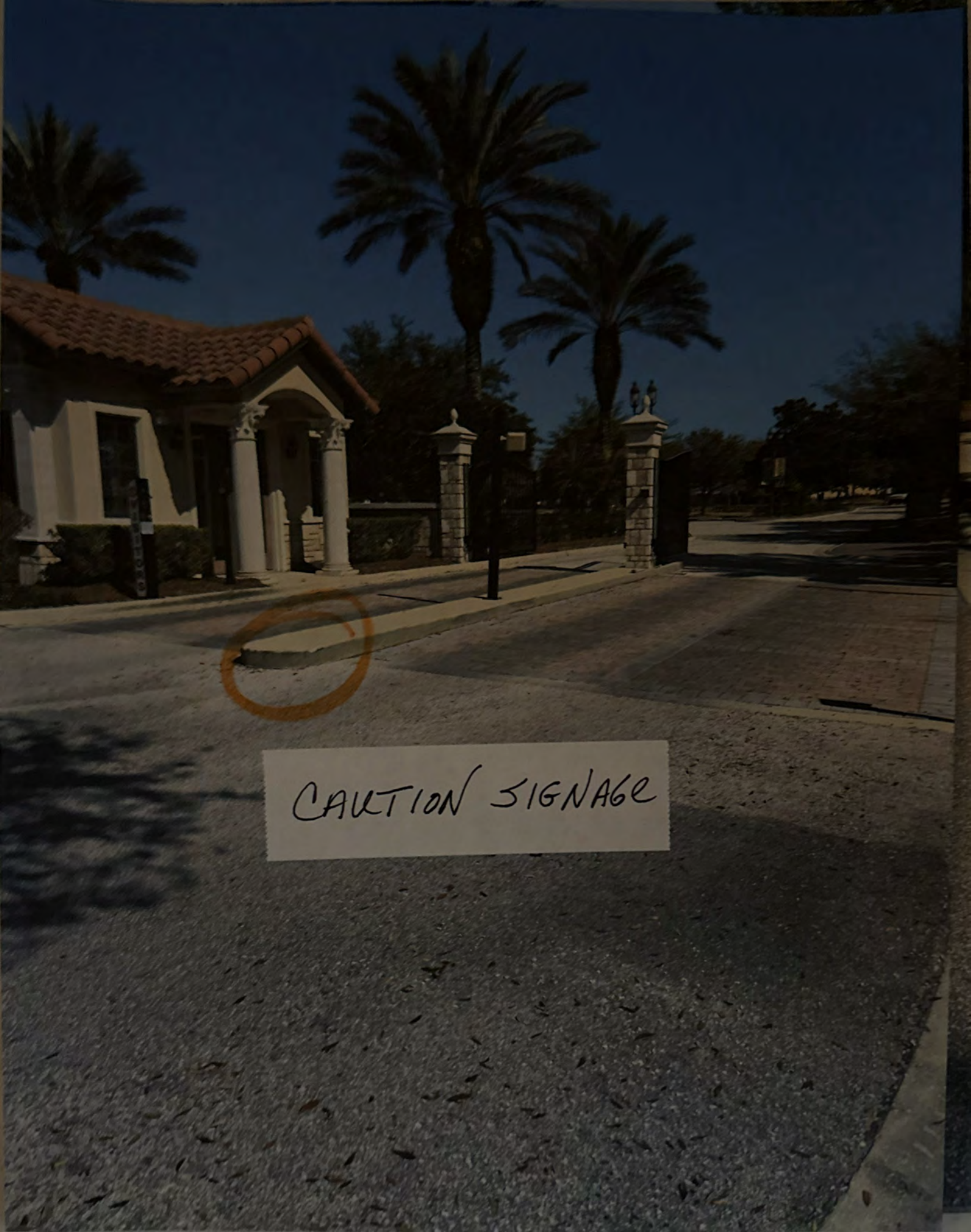
Staining

CAUTION

**ONLY ONE VEHICLE
AT A TIME**

**MANAGEMENT NOT
RESPONSIBLE FOR
DAMAGES TO VEHICLE**

CURRENT
CAUTION
SIGNAGE




CAUTION SIGNAGE



STRIPING




Striping + ARROWS



PANTANO - 2nd Knuckle
(173)



(2 of 3)



(3 of 3)

Tab 2

1 **MINUTES OF MEETING**

2
3 *Each person who decides to appeal any decision made by the Board with respect to any matter*
4 *considered at the meeting is advised that the person may need to ensure that a verbatim record of*
5 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
6 *based.*

7
8 **MADEIRA**
9 **COMMUNITY DEVELOPMENT DISTRICT**

10
11 The **regular** meeting of the Board of Supervisors of Madeira Community Development District
12 was held on **February 24, 2026, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport
13 Authority, 4730 Casa Cola Way, St. Augustine, FL 32095.

14
15 Attendance:

16
17 Brian Riddle **Board Supervisor, Chairman**
18 Michael Guida **Board Supervisor, Vice Chairman**
19 Gary Brownell **Board Supervisor, Assistant Secretary**
20 Laurie Collier **Board Supervisor, Assistant Secretary**
21 Orville Dothage **Board Supervisor, Assistant Secretary**

22
23 Also present:

24
25 Lesley Gallagher **District Manager, Rizzetta & Company, Inc.**
26 Wes Haber **District Counsel, Kutak Rock, LLP**
27 Mike Silverstein **District Engineer, Matthews Design**
28 Steve Stershic **Branch Manager, Yellowstone Landscape**
29 Bill Lanius **Arendale Holdings**
30 Doug Maier **Arendale Holdings**
31 John Pastore **President, Bluewater Environmental**

32
33 Audience present.

34
35 **FIRST ORDER OF BUSINESS**

CALL TO ORDER/ROLL CALL

36
37 Mr. Riddle called the meeting to order at 10:00 a.m. and conducted a roll call.

38
39 **SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

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42 Comments were received regarding the minutes from January 20, 2026 and January 27, 2026,
43 as well as the Yellowstone proposals.
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47 **THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE
WORKSHOP MEETING HELD
ON JANUARY 20, 2026**

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On a motion by Mr. Guida, seconded by Ms. Collier, with all in favor, the Board approved the Minutes of the Board of Supervisors' Workshop Meeting held January 20, 2026, as amended to incorporate changes requested by the audience, for Madeira Community Development District.

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53 **FOURTH ORDER OF BUSINESS**

**CONSIDERATION OF MINUTES OF THE
BOARD OF SUPERVISORS' MEETING
HELD JANUARY 27, 2026**

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On a motion by Mr. Guida, seconded by Ms. Dothage, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held January 27, 2026, as amended to incorporate changes requested by the audience, for Madeira Community Development District.

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60 **FIFTH ORDER OF BUSINESS**

**RATIFICATION OF OPERATION &
MAINTENANCE EXPENDITURES FOR
DECEMBER 2025 AND JANUARY 2026**

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On a motion by Mr. Guida, seconded by Mr. Dothage, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2025 and January 2026 in the amount of \$45,692.07 and \$66,672.82, for Madeira Community Development District.

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66 **SIXTH ORDER OF BUSINESS**

RATIFICATION OF CR2 S2025 AA2

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On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board ratified the CR2 S2025 AA2, for Madeira Community Development District.

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70 **SEVENTH ORDER OF BUSINESS**

RATIFICATION OF CR3 S2025 AA2

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On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board ratified the CR3 S2025 AA2, for Madeira Community Development District.

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EIGHTH ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

1. Consideration of Public Facilities Report Proposal

On a motion by Mr. Dothage, seconded by Mr. Guida, with all in favor, the Board approved DCCM proposal for Public Facilities Report in the amount of \$4500.00 , for Madeira Community Development District.

**The board then moved to agenda item 5A - Consideration of Sidewalk/ADA Pad/ Curb Repair Proposals*

NINETH ORDER OF BUSINESS

CONSIDERATION OF SIDEWALK/ADA PAD/ CURB REPAIR PROPOSALS

Mr. Silverstein then explained that he had sent his action items report for sidewalk repairs to 5 concrete companies and received one proposal back from Curb Systems which only provided unit pricing. Mr. Silverstein explained that he had reached out to ask the contractor to make revisions but has not received a response. All Weather had provided a proposal over the weekend that also needed revisions. Mr. Silverstein will forward comments to Ms. Gallagher to request a revised proposal. Discussion occurred on requesting a proposal from JUM since they have done work in the community in the past.

On a motion by Mr. Guida, seconded by Mr. Dothage, with all in favor, the Board approved not to exceed amount of \$32,000.00 based on the revised scope provided by the District Engineer authorizing Ms. Collier to review a second proposal and make the final approval, for Madeira Community Development District.

Mr. Silverstein then noted that there were some punch list items from the pond inspection and a turn down orifice that he was having his inspector turn to vertical not horizontal.

TENTH ORDER OF BUSINESS

STAFF REPORTS – PART A

B. Landscape Manager - Yellowstone Report

Mr. Nelson noted that the pre-emergent fertilizer from January was pushed to February and that freeze damage trimming would occur in March. He also noted that he believes most of the frozen damaged plants will come back.

115 **1. Consideration of Irrigation Repair Proposal(s)**
116

On a motion by Mr. Riddle, seconded by Mr. Dothage, with all in favor, the Board approved the Irrigation Repair Proposals in the amount of \$1600.00, for Madeira Community Development District.

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119 **2. Consideration of Landscape Enhancement Proposal(s)**
120

121
122 The board then reviewed 4 enhancement proposals.

- 123
124 1.) Seasonal flower installation – Spring \$1549.80 – no objections to move forward.
125
126 2.) Freeze Damaged Plant Replacement in the amount of \$3688.10. The board tabled this
127 proposal and asked Yellowstone to bring back an updated proposal in April following the
128 cutbacks in March and include more hardy plant material and nothing tropical. The board
129 requested options with renderings.
130
131 3.) Podocarpus removal and turf installation in the amount of \$506.25. Brandon noted that
132 Yellowstone would remove the dead plant material and install sod at no cost to the
133 district.
134
135 4.) Installation of 6 palms on the sidewalk between the amenity center and Lamego in the
136 amount of \$3540.00 – this was tabled indefinitely.
137

138 It was also requested that Yellowstone provide a proposal to replace the plants in plants.
139
140

141 **C. Pond Report**
142

143 Mr. Silverstein confirmed that the sod was complete in the area where the SOX repair took
144 place.
145

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147 **ELEVENTH ORDER OF BUSINESS**

**SIDEWALK REVIEW OF PESCADO,
TESORO TERRACE, PAJARO WAY
AND SALIDA WAY – PRESENTED BY
SUPERVISOR COLLIER – UNDER
SEPARATE COVER**

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153 No Comments.
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TWELFTH ORDER OF BUSINESS

DISCUSSION REGARDING PRESSURE WASHING SCOPE

The board authorized Mr. Guida to finalize the scope for pressure washing targeting the April meeting to review proposals. It was requested that a proposal be obtained from Oceantime.

THIRTEENTH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2026-03; REGARDING GENERAL ELECTION

Mr. Haber reviewed res. 2026-03 noting two seats up in the general election. The qualification period of noon June 8th through noon June 12th with the St. Johns County Supervisor of Elections office was also noted.

On a motion by Mr. Riddle, seconded by Mr. Dothage, with all in favor, the Board adopted Resolution 2026-03; Regarding General Election, for Madeira Community Development District.

FOURTEENTH ORDER OF BUSINESS

CONSIDERATION OF WATEROUT PATH LIGHTING PROPOSAL

It was noted that this item was requested at the last meeting. The board tabled this item for discussion at the budget workshop.

On a motion by Mr. Taylor, seconded by Ms. Collier, with all in favor, the Board approved not to exceed the amount of \$1000.00 to have WaterOut clean existing lighting on posts at entry, replace and lenses required and provide two plug covers, for Madeira Community Development District.

FIFTEENTH ORDER OF BUSINESS

CONSIDERATION OF PHASE 1 ROAD STRIPING PROPOSAL(S)

On a motion by Mr. Dothage, seconded by Mr. Taylor with all in favor, the Board approved not to exceed amount of \$6,000.00 for road striping with JUM to include the areas outlined in their existing proposal as well as the crosswalks at Maralinda and Pinteroesco and Maralinda and Portada, for Madeira Community Development District.

192 **SIXTEENTH ORDER OF BUSINESS**

**UPDATE ON GATE PROJECT STATUS
AND LIGHTING**

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195 Hoping to have completed this week.
196

197
198 **SEVENTEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING FIELD
SERVICES**

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201 Ms. Gallagher to attempt to obtain costs for a form of field services for further discussion at the
202 budget workshop.
203

204
205 **EIGHTEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING SIDEWALK
DAMAGE**

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207
208 Mr. Lanius noted that they are happy to assist on the HOA side regarding damage by including
209 something in the documents regarding responsibility to reimburse the CDD for damage to
210 common property and sidewalks caused by residents as well as responsibility for sidewalk
211 maintenance. It was also discussed that this could be something included as part of the ARB
212 process when improvements are made. Mr. Riddle inquired about a form of administrative
213 agreement between the HOA and CDD as well to clarify. Mr. Haber confirmed the CDD cannot
214 enforce the HOA covenants but if CDD property is damaged and CDD does not consent to use of
215 its property the CDD can send a demand for reimbursement of damages. Mr. Haber noted that
216 he is also happy to work with the HOA on the best course of action regarding damage and
217 demand.
218

219
220 **NINETEENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING ADDITIONAL DOG
WASTE STATIONS AND TRASH REMOVAL**

221
222
223 To be further discussed at the budget workshop. It was also requested that a separate line of
224 item be added for this service for the fiscal year 2026/27 budget.
225

226 Ms. Gallagher updated the board that the additional bonnets were ordered that the developer
227 will provide reimbursement for as requested at the previous meeting.
228

229
230 **TWENTIETH ORDER OF BUSINESS**

STAFF REPORT – PART B

231
232 **A. District Counsel**

233
234 No report but was available to answer questions.
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B. District Manager

Ms. Gallagher reviewed her report which provided an update on the exit gate strike the occurred 1/31/25.

It also noted that the DR 504 application had been submitted as required annually and that the qualification period for the general election is noon June 8 - noon June 12, 2026 through the St. Johns County Supervisor of Elections office and that she will update the property insurance policy for the new lighting upon completion.

TWENTY-FIRST ORDER OF BUSINESS

SUPERVISOR REQUESTS & AUDIENCE COMMENTS

Supervisor Requests:

Ms. Collier noted that the CDD will need an estimate of the cost for the Engineer to review the next three streets in phase 1 for ADA compliance for the proposed budget.

Audience Comments:

It was requested that call in information be provided for the budget workshop be posted. The board directed the district manager to post call in information for this workshop only and not regular meetings.

Ms. Collier inquired with Mr. Lanius about ADA pads Pasarela and Maralinda slope concerns. Mr. Lanius noted that he will follow through on any areas that need to be corrected.

Ms. Gallagher updated the board that her office had received a concern from the property owner of 138 Pajaro about his neighbor outside of the community clearing property. There is potentially CDD property or property under a conservation easement that may also be impacted. Mr. Silverstein has indicated that a survey would be required to confirm if CDD property was involved and there would be an additional expense to the CDD. Mr. Lanius noted that he did not believe that there was CDD property involved and that this would be more of a private property or HOA matter, but Mr. Lanius would ask Mr. Maier to review following the meeting. Ms. Gallagher will also forward the survey to Mr. Lanius I that the property owner provided.

**The board took a brief recess at 11:48 am prior to moving into the closed session of the meeting.*

**The board moved into the closed security session of the meeting at 11:55 a.m.*

TWENTY-SECOND ORDER OF BUSINESS **BUSINESS ITEMS – PART B**

A. Discussion Regarding District Security
1.) Gate
2.) Envera Agreement

Discussion occurred regarding gate access RFID stickers and hours for gate closures.

**The board closed the security session of the meeting and moved back into the regular meeting at 12:14 p.m.*

Ms. Collier provided an update that Mr. Lanius confirmed that if the three ADA ramps at Pasarella and Maralinda require work to the slopes that this would either be a construction or design problem that the developer will pay for and with that information they could possibly be removed from the scope that Mr. Silverstein will circulate back for repair proposals.

TWENTY-THIRD ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Mr. Riddle, seconded by Mr. Guida, with all in favor, the Board adjourned the meeting at 12:17 p.m., for Madeira Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 3

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3 **MINUTES OF MEETING**

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

8
9 **MADEIRA**
10 **COMMUNITY DEVELOPMENT DISTRICT**

11 The **budget workshop** meeting of the Madeira Community Development District
12 was held on **March 24, 2026, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport
13 Authority 4730 Casa Cola Way St. Augustine, FL 32095

14
15 Attendance:

16		
17	Brian Riddle	Board Supervisor, Chairman
18	Michael Guida	Board Supervisor, Vice Chairman
19	Gary Brownell	Board Supervisor, Assistant Secretary
20	Laurie Collier	Board Supervisor, Assistant Secretary
21	Orville Dothage	Board Supervisor, Assistant Secretary
22		

23 Also present were:

24		
25	Lesley Gallagher	District Manager, Rizzetta & Company
26	Danielle Wasilewski	District Manager, Rizzetta & Company
27		

28
29
30 A member of the public was on the phone and provided comments to the board.

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32 The board reviewed a draft proposed budget for fiscal year 2026/2027 and discussed
33 potential capital expenditures.

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35 The budget workshop meeting adjourned at 12:24 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

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

February 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$81,816.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of St. Augustine	300220	1767801	Water Services 01/26	\$ 1.92
City of St. Augustine	300220	1767803	Water Services 01/26	\$ 70.35
City of St. Augustine	300220	1771727	Water Services 01/26	\$ 153.89
COMCAST	20260213-1	84957431013189 70-012026 ACH	Internet Services 02/26	\$ 116.85
Doody Daddy, LLC	300216	2602-M	Dog Waste Station Supplies & Maintenance 02/26	\$ 710.00
Envera Systems	300221	763953	Security Monitoring & Maintenance 02/26	\$ 2,538.00
Envera Systems	300221	764790	Security Monitoring & Maintenance 02/26	\$ 32.00
Florida Power & Light Company	20260224-1	0442977146- 021126 ACH	Electric Services 01/26	\$ 32.99
Florida Power & Light Company	20260203-1	1702726132- 012126 ACH	Electric Services 01/26	\$ 32.59
Florida Power & Light Company	20260224-1	1773097140- 021126 ACH	Electric Services 01/26	\$ 35.19

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260224-1	2802315446-021126 ACH	Electric Services 01/26	\$ 33.50
Florida Power & Light Company	20260224-1	5746344448-021126 ACH	Electric Services 01/26	\$ 130.82
Florida Power & Light Company	20260224-1	6205433060-021126 ACH	Electric Services 01/26	\$ 182.94
Florida Power & Light Company	20260224-1	8134119497-021126 ACH	Electric Services 01/26	\$ 2,603.28
Florida Power & Light Company	20260224-1	8172672506-021126 ACH	Electric Services 01/26	\$ 32.74
Florida Power & Light Company	20260224-1	8539487143-021126 ACH	Electric Services 01/26	\$ 32.59
Florida Power & Light Company	20260218-1	9814072501-020626 ACH	Electric Services 01/26	\$ 143.04
Gary J. Brownell	300206	GB012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Ground Control of Florida, LLC	300211	232-01	Miscellaneous Expense 12/25	\$ 34,725.00
John Pastore	300217	29659	Aquatic Maintenance 01/26	\$ 1,540.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Laurean J. Collier	300207	LC012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Matthews Design Group, Inc.	300222	194370	Engineering Services 11/25	\$ 1,965.10
Michael P. Guida	300208	MG012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Orville Lynne Dothage, II	300209	OD012726-381	Board of Supervisors Meeting 01/27/26	\$ 200.00
Rizzetta & Company, Inc.	300210	INV0000106646	District Management Fees 02/26	\$ 5,014.00
St. Johns County Airport Authority	300219	381-022426 BOS	BOS Meeting Room Fee 02/26	\$ 100.00
The Gate Store, Inc.	300215	32949	Gate Maintenance & Repair 01/26	\$ 350.00
The Gate Store, Inc.	300218	33104	Gate Maintenance & Repair 01/26	\$ 255.00
The Gate Store, Inc.	300218	33145	Gate Replacement Project 02/26	\$ 1,980.00
The Gate Store, Inc.	300218	33148	Final Payment Gate Replacement 02/26	\$ 27,750.00

Madeira Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
USA TODAY Media Corp	300214	0007550319	Legal Advertising 01/26	\$ 254.88
Waterout of Northeast Florida, Inc	300223	06-0524-945	Guard & Gate Maintenance & Repair 02/26	\$ <u>200.00</u>
Report Total				\$ <u>81,816.67</u>

Tab 5



YELLOWSTONE
LANDSCAPE

Property

Madeira CDD

February

Mowing Services

Mowing St Augustine	2-Apr	9-Apr	16-Apr															
Mowing Bahia	2-Apr	9-Apr	16-Apr															
Edging	H	S	H															
Blowing	2-Apr	9-Apr	16-Apr															
Weeding	2-Apr																	

s= soft edge H=hard edge N= non selective P=pulling

Detail Services

Trimming	2-Apr		16-Apr															
Weeding																		

Agronomic Services

Fertilization	17-Apr																	
Insecticide																		
Fungicide																		
Herbicide	17-Apr																	

T T T=Turf S=Shrub

Irrigation Service

Inspection Date	8-May																	

Irrigation Repairs were completed on 4/13/26

20-0-15 Turf Fert and Herbicide scheduled 4/17/26

Tesoro Park cleanup was 4/2

Tab 6



100 Aquatic Drive
St. Augustine, FL 32084
Phone 904-880-1817
Fax – 904-880-1339
info@bluewaterjax.com

Aquatic Vegetation and Algae Management
Nutrient Reduction Proposal
Pond # 14 and Pond #15

Prepared for
Madeira Community Development District

Leslie Gallagher / District Manager

Rizzetta and Company

904-436-6270

April 1, 2026

Stormwater System Description:

Two (2) additional waterways located within the Madeira Community. (*See site map*)

Aquatic Vegetation Management Operations – Monthly Maintenance

Our Aquatic Management Plan is custom designed for the client. Each stormwater system exhibits a unique profile of topography, chemistry, and biological aspects which may vary widely through a single property. Sediment types, subsurface water movement, depth, water chemistry, and excessive nutrient runoff will dictate the appropriate Best Management Practices for vegetation / algae management and water quality.

- **Bioremediation - Pollutant Reduction / Removal / Control**
- **Filamentous and Blue–Green, and Planktonic Algae Control**
- **Emergent Aquatic Weed and Grass Control**
- **Submerged Aquatic Weed Control**
- **Trash Removal within and along the waterway shoreline**
- **Control Structure Monitoring to ensure proper drainage**
- **Call-Back service for resistant plant species**

• **Target Aquatic Vegetation Species:**

Grasses: Torpedo Grass, Southern Water Grass, Invasive terrestrial Grasses

Submerged Weeds:: Spike rush, Southern Naiad, Chara, and Nitella.

Shoreline Vegetation: Alligator weed, emergent Spikerush, Pennywort, and brush species.

• **Target Algae Species:**

Includes: filamentous species, blue-green species, planktonic species, and cyanobacteria species.

• **Control Structure Monitoring:** The out-fall, or control structure, leading from the waterway(s) to the down-stream stormwater collection system will be monitored monthly for proper drainage. Blockages will be removed upon visitation.

• **Service Frequency:**

Account requires one (1) visitation per month for maintenance and monitoring under normal environmental conditions. Additional treatment, if required, are inclusive.

• **Reporting:** Service Reports to be delivered the day of service or as requested by client.

Bluewater Bioremediation – Nutrient / Pollutant Reduction Program

Denitrification: Denitrification is the conversion of nitrate (NO_3^-) to nitrogen gas (N_2) or other nitrogen oxides (N_2O and NO), thereby removing excess nitrates from the water column. Archaea, particularly those known as anaerobic ammonia-oxidizing (Anammox) archaea, are proficient in this process. Anammox archaea are capable of using nitrite as an electron acceptor to oxidize ammonia under anoxic conditions, producing molecular nitrogen (N_2) as a byproduct. This mechanism effectively reduces the nitrate levels in the water, contributing to the restoration of a balanced nitrogen cycle in lake ecosystems. By harnessing the denitrification capabilities of archaea, it becomes possible to mitigate nitrogen pollution in lakes and improve water quality.

Organic Matter Consumption: Many types of archaea are involved in the decomposition of organic matter. They break down complex organic compounds into simpler molecules through processes like fermentation, thereby releasing nutrients and energy. Some archaea, known as methanogens, consume organic matter and produce methane as a byproduct. This decomposition of organic matter is essential for nutrient recycling and the regulation of carbon and energy flow in ecosystems.

Inorganic Matter Consumption: Archaea are also involved in the consumption and transformation of inorganic matter. For example, certain types of archaea play a role in nitrification, the oxidation of ammonia to nitrite and nitrate, or in denitrification, the reduction of nitrate to nitrite and nitrogen gas. These processes are vital for the conversion of essential nutrients in the environment, such as nitrogen and sulfur compounds. By consuming both organic and inorganic matter, archaea contribute to the biogeochemical cycling of nutrients, the breakdown of complex compounds, and the release of energy in various ecosystems.

Petroleum Remediation: The metabolic activities of hydrocarbonoclastic archaea result in the breakdown of petroleum products into simpler compounds. During storm events, petroleum products are washed from driveways and streets into the collective stormwater systems. This natural process of petroleum consumption by archaea offers a sustainable approach to mitigating the environmental impact of petroleum pollution. Archaea, known as hydrocarbonoclastic archaea, possess enzymes capable of degrading hydrocarbons present in petroleum products. These hydrocarbon-degrading archaea use hydrocarbons as a source of carbon and energy through a process known as aerobic or anaerobic oxidation. During aerobic oxidation, archaea use oxygen to break down hydrocarbons, while anaerobic archaea can carry out the degradation process in the absence of oxygen. This capability allows them to thrive in diverse environments, including oil-contaminated soil, sediments, and water bodies.

Phosphate Remediation:

- 1)- **Cellular Absorption:** Archaea assimilate inorganic phosphate (Pi) from the stormwater through specific transport proteins in their cell membranes. This phosphate is then utilized in metabolic pathways, such as energy production and the synthesis of nucleic acids and cellular structures.
- 2)- **Energy Storage:** Polyphosphate Accumulation: Archaea have the ability to convert inorganic phosphate into polyphosphate (long chains of phosphate groups). This process acts as a storage mechanism, allowing archaea to sequester excess phosphate when available and release it during periods of scarcity. Polyphosphate can serve as an energy source during cellular metabolism.
- 3)- **Microbial Metabolism:** In stormwater environments rich in organic matter, archaea can metabolize organic substrates. In doing so, they can utilize phosphate in the formation of ATP (adenosine triphosphate) through processes like oxidative phosphorylation or substrate-level phosphorylation, thus indirectly linking phosphate metabolism to energy generation.
- 4)- **Co-metabolism:** Archaea can synergistically interact with bacteria and other microorganisms in stormwater systems. For instance, bacteria may release phosphate as a byproduct of their metabolic processes, which archaea can then utilize. This cooperative interaction can enhance overall nutrient cycling.

Controlling the overall water quality is essential for any aquatic management program because nuisance algae and invasive vegetation thrive on excessive nutrients. Natural water chemistry can play a role with mineral and iron content, which will determine the effectiveness of conventional herbicides and algicides. Utilizing best management practices (BMP's) which include biological control measures as an equal means to chemical control aids the overall health of the waterway while reducing pesticide usage to maintain aesthetics.

Annual Water Quality Testing Parameters:

- Nitrate
- Nitrite
- Ammonia
- Total Kjeldahl Nitrogen (TKN)
- Orthophosphate
- E Coli

Aquatic Management Pricing and Billing Method

1] : Aquatic/Stormwater Management Program \$5,100.00 / Year

2] : Water Quality Testing / Fish Removal \$ Inclusive

TOTAL SERVICES- - - - - - - - - - -> **\$5,100.00 / Year**

Aquatic vegetation and algae species will be chemically controlled monthly with the use of E.P.A. approved aquatic herbicides for the State of Florida. MSDS and Label information available for review. Bioremediation to reduce pollutants and excess nutrients via proprietary, non-pathogenic microbial formulations.

Payment Schedule:

Aquatic/ Stormwater Management Program:Additional Ponds 14 & 15 -> \$5,100.00
(\$425.00 billed monthly for 12 months)

This proposal is valid for thirty days from origination. Negotiations past the thirty day period may require reevaluation of the project that may affect the originally quoted pricing.

Blue Water Environmental of FLA., Inc. Representative: _____

Printed Name: John Pastore / Owner

Date: April 1, 2026

Acceptance of Proposal

The specifications and prices of the Aquatic Program (s) listed above are hereby accepted and agreed upon. You are authorized to commence the work as specified. Payments will be made as outlined.

Signature: _____

Name: _____

Date: _____

The authorizing agent above is in full representation of;

Madeira Community Development District
St. Augustine, FL 32084



100 Aquatic Drive
St. Augustine, FL 32084
Phone 904-880-1817
Fax – 904-880-1339
info@bluewaterjax.com

Aquatic Vegetation and Algae Management
Nutrient Reduction Proposal
Pond # 16 and Drainage Ditch System

Prepared for
Madeira Community Development District

Leslie Gallagher / District Manager

Rizzetta and Company

904-436-6270

April 8, 2026

Stormwater System Description:

One (1) additional waterway and Drainage Ditch system located within the Madeira Community. (See site map)

Aquatic Vegetation Management Operations – Monthly Maintenance

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Petroleum Remediation: The metabolic activities of hydrocarbonoclastic archaea result in the breakdown of petroleum products into simpler compounds. During storm events, petroleum products are washed from driveways and streets into the collective stormwater systems. This natural process of petroleum consumption by archaea offers a sustainable approach to mitigating the environmental impact of petroleum pollution. Archaea, known as hydrocarbonoclastic archaea, possess enzymes capable of degrading hydrocarbons present in petroleum products. These hydrocarbon-degrading archaea use hydrocarbons as a source of carbon and energy through a process known as aerobic or anaerobic oxidation. During aerobic oxidation, archaea use oxygen to break down hydrocarbons, while anaerobic archaea can carry out the degradation process in the absence of oxygen. This capability allows them to thrive in diverse environments, including oil-contaminated soil, sediments, and water bodies.

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Annual Water Quality Testing Parameters:

- Nitrate
- Nitrite
- Ammonia
- Total Kjeldahl Nitrogen (TKN)
- Orthophosphate
- E Coli



Figure No. 1 - Aerial location map of Proposed Pond 16 and drainage ditch system.



Figure No. 2 - Ditch termination point located at the intersection of Sixth Ave. and Ocean Blvd.



Figure No. 3 - Current ditch condition exhibiting excess aquatic vegetation, Pond #8 is to the Right and Proposed Pond #16 is to the Left in the photo.



Figure No. 4 - Ditch easement area needing maintenance to provide access to the ditch system.



Figure No. 5 - Current condition of proposed Pond #16 with excess aquatic vegetation.



Figure No. 6 - Proposed Pond #16 conditions showing control structure blocked with vegetation.



Figure No. 7 - Pond #16 control structure blocked by aquatic vegetation.



Figure No. 8 - Overall condition of the Drainage ditch needing maintenance with woody stem vegetation leaning over the system from the South bank.

Tab 7



Proposal #: 663767

Date: 4/21/2026

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

Front Entrance Upgrades 2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor for Plant Removal and Replacement	46	\$75.00	\$3,450.00
Jack Frost Ligustrum	100	\$20.00	\$2,000.00
Asiatic Jasmine	60	\$6.50	\$390.00
Foxtail Fern	55	\$21.00	\$1,155.00
Society Garlic	50	\$7.50	\$375.00
Blue Daze	45	\$7.25	\$326.25
Dwarf Bottle Brush	100	\$33.00	\$3,300.00

The Installation of plant material and removal of previous freeze damaged material.

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	\$10,996.25
Sales Tax	\$0.00
Proposal Total	\$10,996.25

THIS IS NOT AN INVOICE



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

MADEIRA

ST. AUGUSTINE, FL



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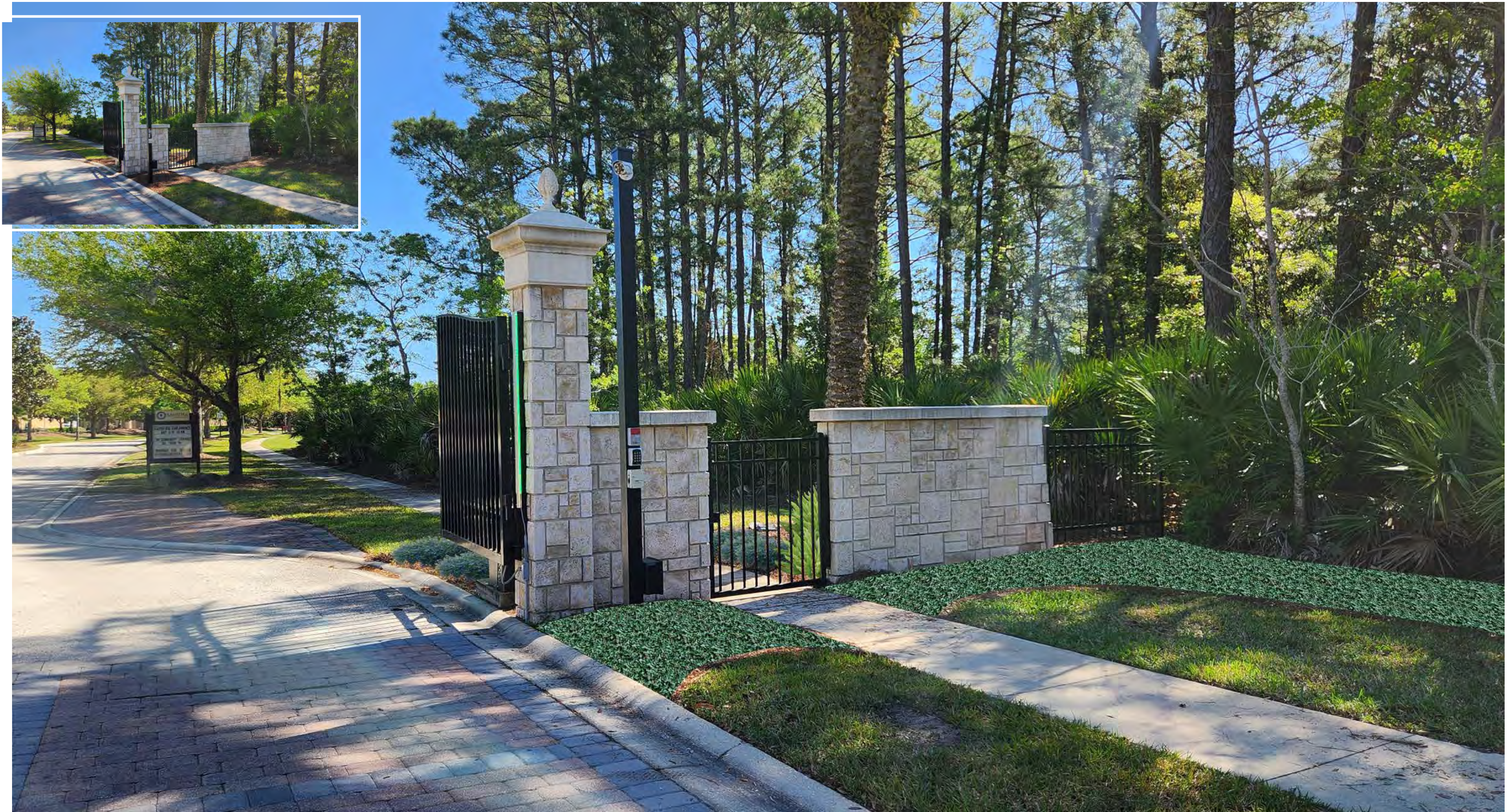
MADEIRA

ST. AUGUSTINE, FL



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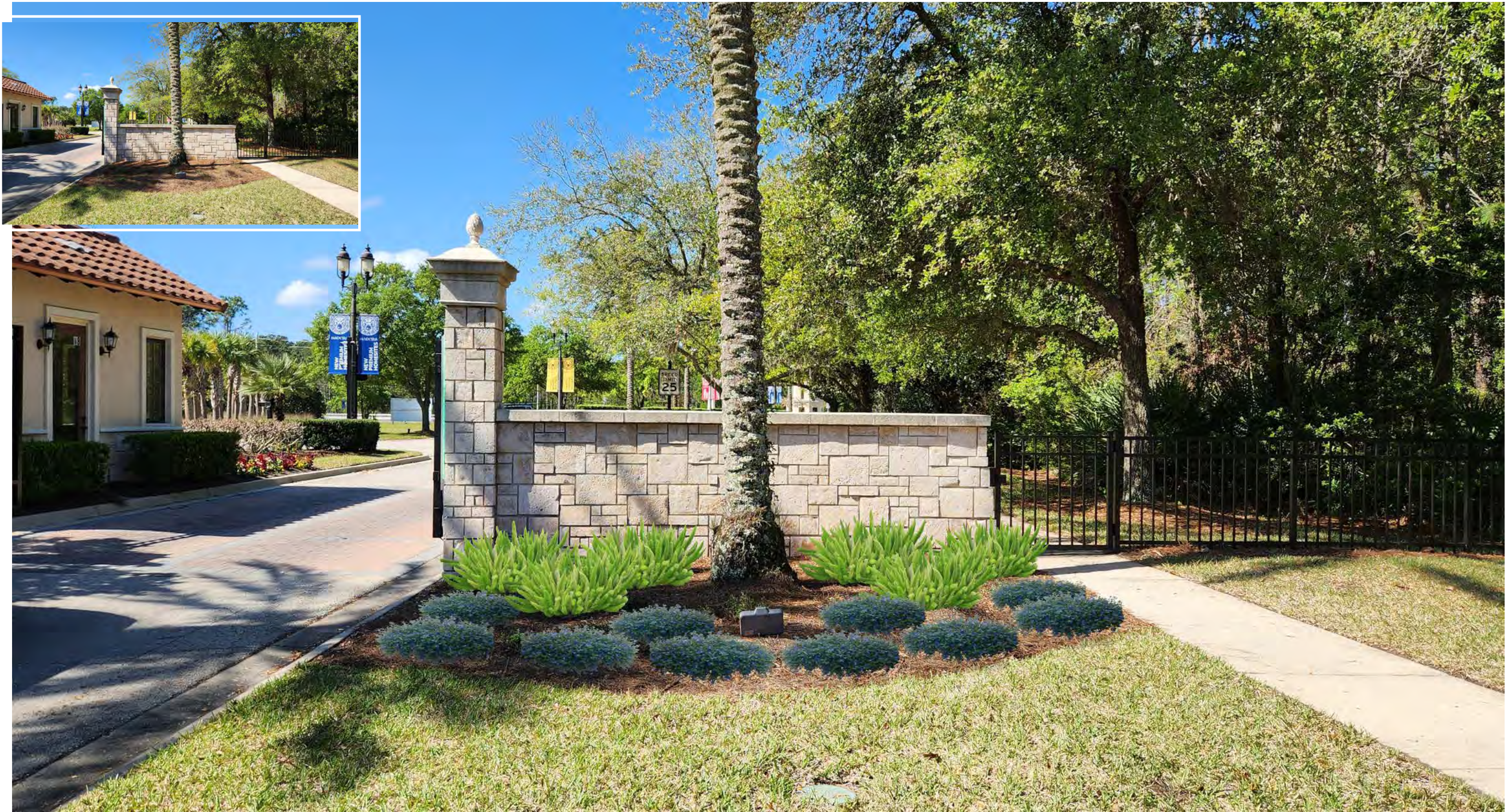
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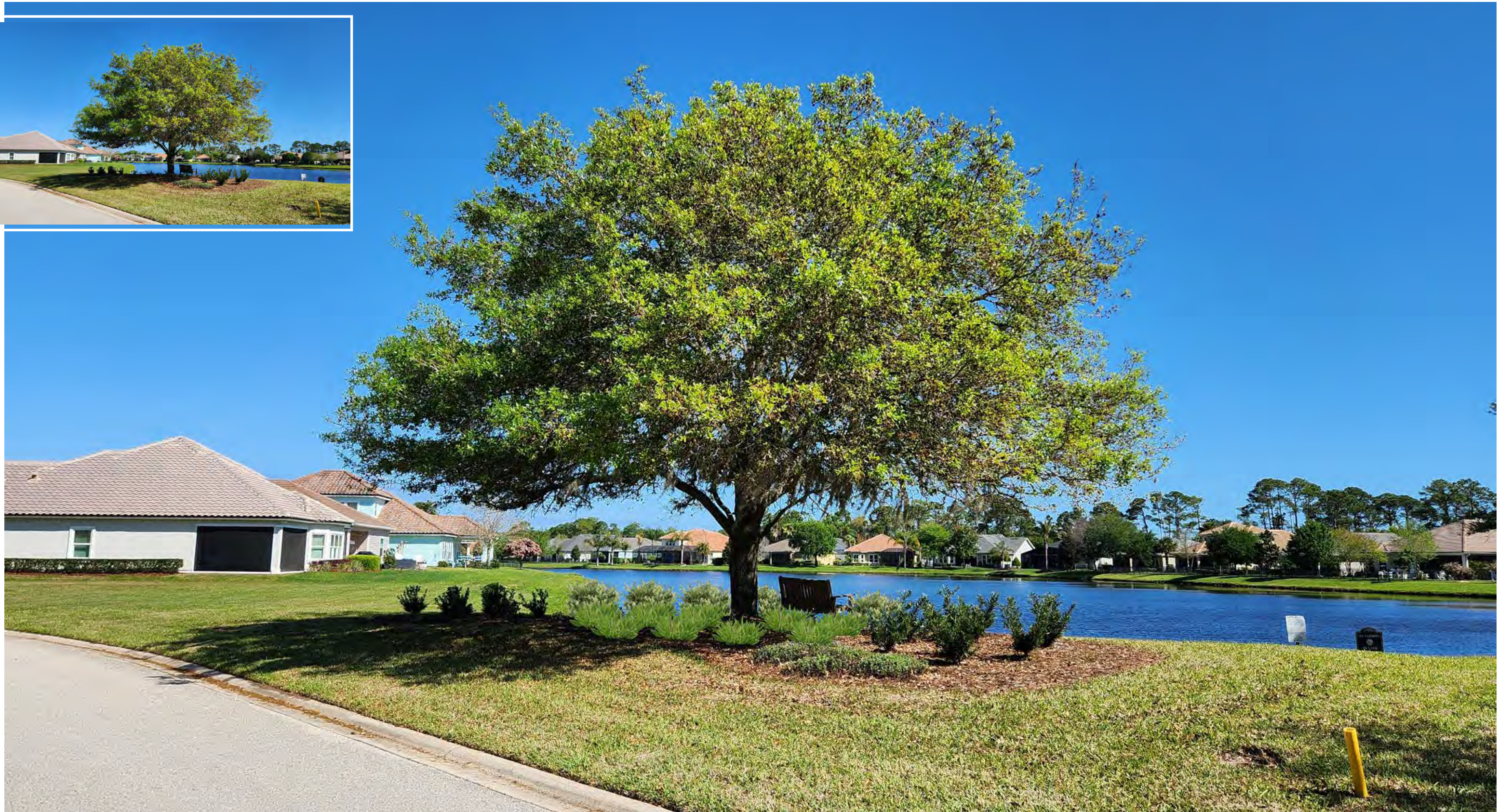
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Ligustrum 'Jack Frost'



Pygmy Date Palm



Blue Daze



Loropetalum 'Plum Delight'



Mulch



Pine Straw



Bulbine



Oleander



Bottlebrush



Asian Jasmine



Foxtail Fern

Tab 8

WATEROUT OF NORTHEAST FLORIDA

6933 Lillian Road Unit #7
Jacksonville, FL 32211 USA
+8389786
waterout@comcast.net
www.wateroutjax.com



ADDRESS

Leslie Gallager
Maderia Community Development
District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

SHIP TO

Leslie Gallager
Maderia Community Development
District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Estimate 1114

DATE 04/03/2026

ACTIVITY	QTY	RATE	AMOUNT
Waterout Service Item Maderia CDD C/O Rizzetta and Company 3434 Colwell Ave. Suite 200 Tampa, Florida 33614 MADERIA St. Augustine SIDEWALK LANDSCAPE LIGHTING Installation of 15 Each Sidewalk surface mount LED WAC 12 V Lighting system 250 Lin Ft Run each side of the sidewalk 1- 150 Watt 12 V Transformer 2 - Small Tree LED 3 Watt LED Lights 1 Astronomical Timer for ON/OFF Control Total Invoice \$6450.00	1	6,450.00	6,450.00

TOTAL \$6,450.00

Accepted By

Accepted Date

WATEROUT OF NORTHEAST FLORIDA

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Suite 200
Tampa, FL 33614

Estimate 1115

DATE 04/03/2026

ACTIVITY	QTY	RATE	AMOUNT
Waterout Service Item Maderia CDD C/O Rizzetta and Company 3434 Colwell Ave. Suite 200 Tampa, Florida 33614	1	3,000.00	3,000.00
Misc. Landscape Lighting for Maralinda Bridge			
Disassemble, wipe down and clean - Existing Maralinda Entry Lantern Lens's Subtotal \$250.00			
Install 2 Each Duplex outlet weatherproof covers over existing outlets on Maralinda Bridge Subtotal \$250.00			
Remove and Replace Existing Maralinda Bride Lantern Lens's Subtotal \$2,500.00			
Total \$3000.00			

TOTAL \$3,000.00

Accepted By

Accepted Date

Tab 9

Received from Call the Handyman

Hi Lesley, thank you for reaching out to me. The cost for replacing two standard lock sets should be between 230.00 - 270.00.

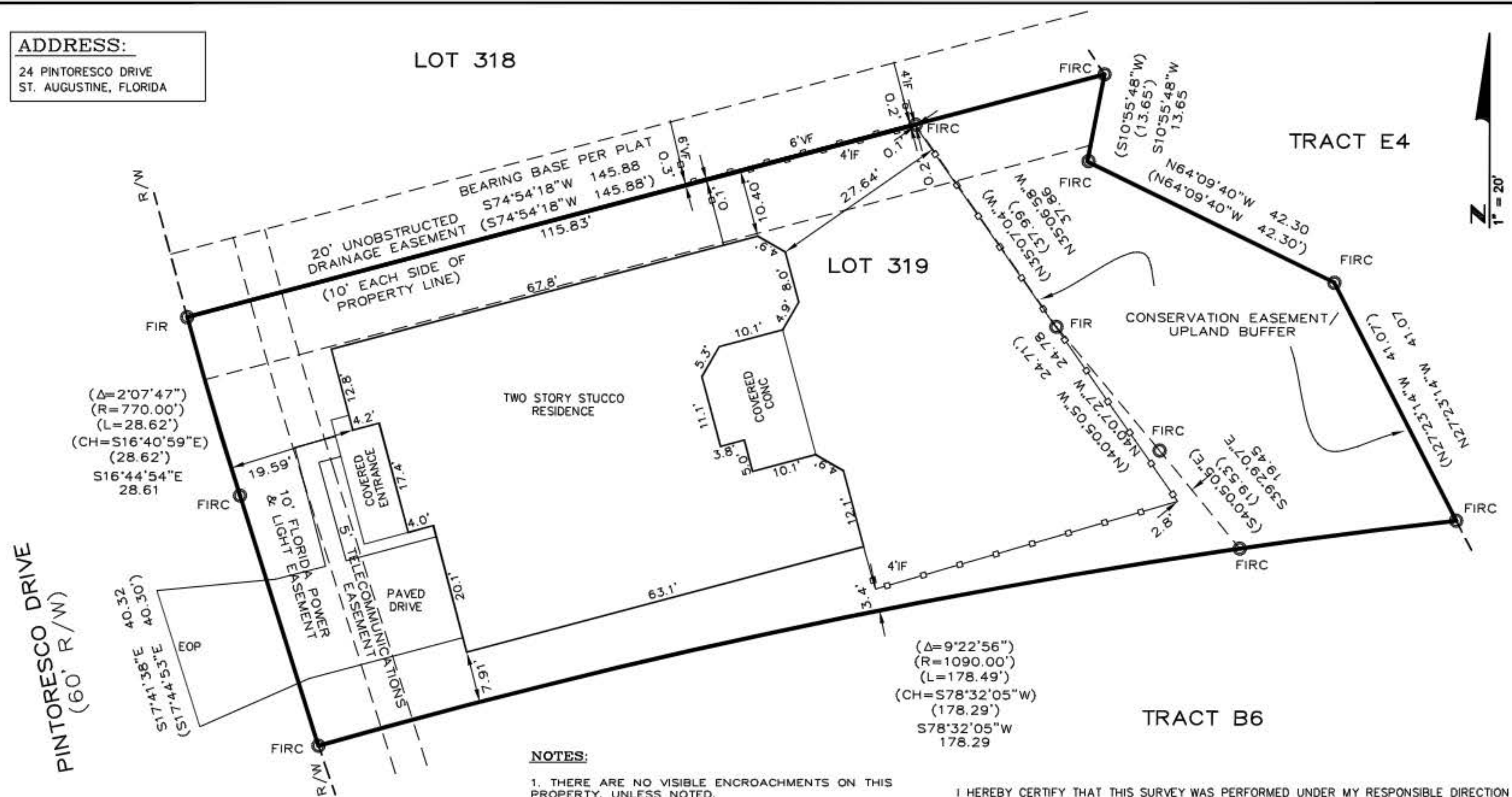
Installation per door 75.00 x 2

Hardware typically per door 40.00 - 60.00 x 2

Tab 10

ADDRESS:
 24 PINTORESCO DRIVE
 ST. AUGUSTINE, FLORIDA

LOT 318



CERTIFIED TO:
 BRYON DOUGLAS MEAD TRUST
 HICKORY PLACE, INC.
 MEADE CONSTRUCTION, INC.
 SOUTHERN CAPITAL TITLE
 FIDELITY NATIONAL TITLE INSURANCE
 COMPANY

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 3712 CARRINGTON PLACE, TALLAHASSEE, FL 32303
 PHONE: (850) 385-1036 FAX: (850) 385-1108
 LICENSED BUSINESS No. 6590

BOUNDARY SURVEY OF:
 LOT 319
 MADEIRA AT ST. AUGUSTINE
 PHASE 1A
 PLAT BOOK 63, PAGE 24-31
 ST. JOHNS COUNTY FLORIDA

DRAWING:
 20418-BS
 PROJECT:
 20418

SYMBOLS & ABBREVIATIONS

- | | |
|---|-----------------------------------|
| Δ - CENTRAL ANGLE | IF - IRON FENCE |
| AC - ACRES ± | L - ARC LENGTH |
| CH - CHORD | P.O.C. - POINT OF COMMENCEMENT |
| CLF - CHAIN LINK FENCE | P.O.B. - POINT OF BEGINNING |
| O.R. - OFFICIAL RECORD BOOK | R - RADIUS OR RANGE |
| D.B. - DEED BOOK PG. - PAGE | R/W - RIGHT OF WAY |
| EOP - EDGE OF PAVEMENT | SEC. - SECTION |
| FCM - FOUND CONCRETE MONUMENT | SIR - SET 5/8" IRON ROD/CAP #6590 |
| FIR - FOUND IRON ROD (5/8" UNLESS NOTED.) | SNC - SET NAIL AND CAP #6590 |
| FIRC - FOUND IRON ROD AND CAP | UNREC. - UNRECORDED |
| F.I.R.M. - FLOOD INSURANCE RATE MAP | LB. - LICENSED BUSINESS |
| FIP - FOUND IRON PIPE | T - TOWNSHIP OR TANGENT |
| FPIP - FOUND PINCHED IRON PIPE | VF - VINYL FENCE |
| FNC - FOUND NAIL AND CAP | WBF - WOOD BOARD FENCE |

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL No. 12109C0304J, DATED 12/07/2018.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED

(Δ=9°22'56")
 (R=1090.00')
 (L=178.49')
 (CH=S78°32'05"W)
 (178.29')
 S78°32'05"W
 178.29

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.S.M. 11/051/052).

Alan D. Platt

ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED No. 4664

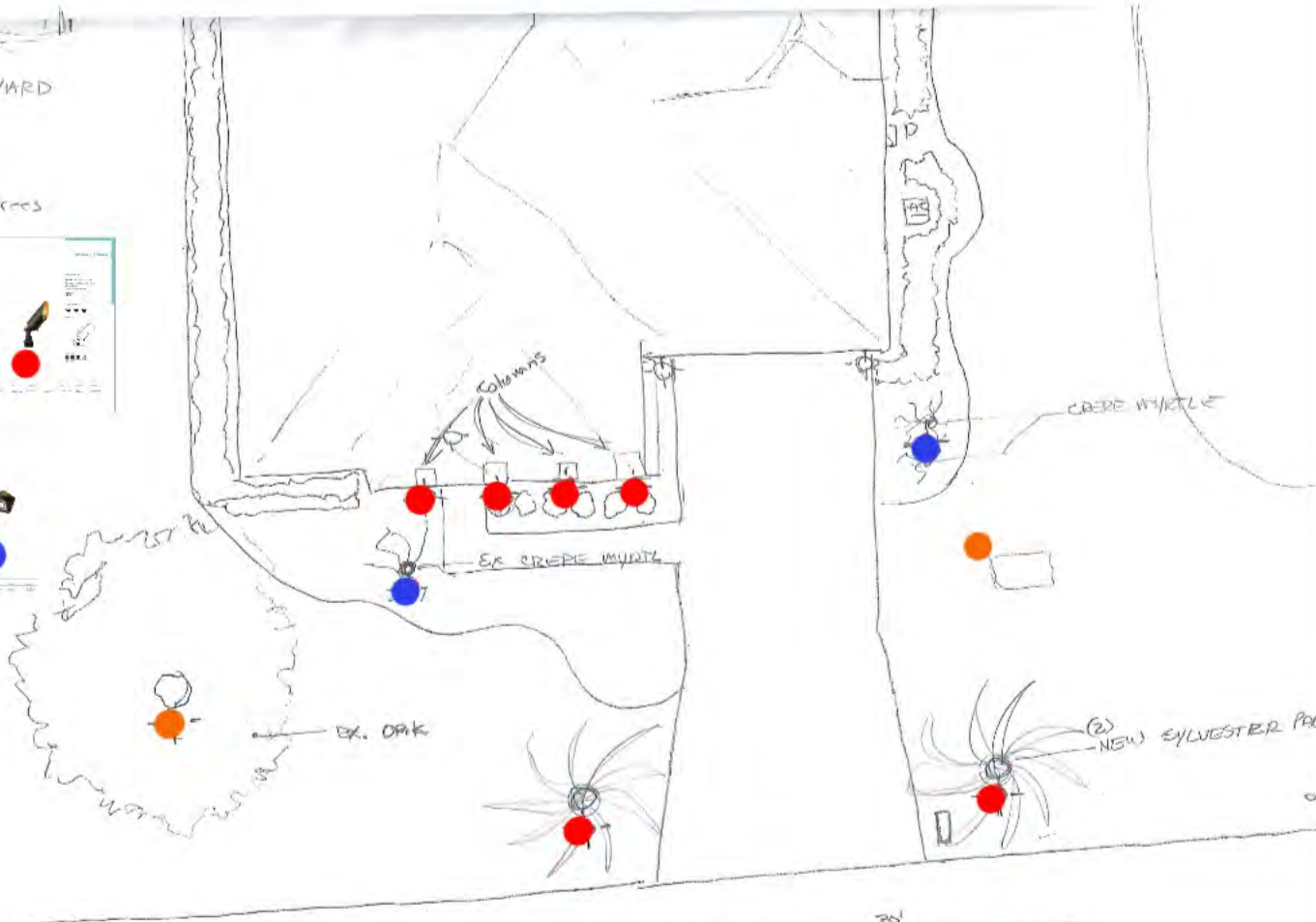


9/05/2023
 DATE SIGNED
 8/31/2023
 DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PLUS BACKYARD

- OAK
- Mayushai
- banana trees



24 PINTO RED LIGHTING



Tab 11

Exhibit A



JAX UTILITIES MANAGEMENT INC.

WATER AND WASTEWATER UTILITIES

- CONSULTATION
- CONSTRUCTION

- OPERATION
- MAINTENANCE

- ADMINISTRATION
- REGULATORY

Date: APRIL 6, 2026

BID PROPOSAL

MADEIRA COMMUNITY DEVELOPMENT DISTR C/O MS. LESLIE GALLAGHER RIZZETTA & COMPANY	PROJECT NAME: MADEIRA RE-STRIPE AVAILABLE PLANS: YES ___ NO <u>XX</u>
---	---

We hereby propose to furnish labor, materials, and equipment to complete the subject work as specified in accordance with the designs and specifications of the plans and as described below:

ANY ADDITIONAL WORK NOT SPECIFIED WILL BE SUBJECT TO ADDITIONAL CHARGES:

IN ACCORDANCE WITH THE EMAIL CORRESPONDENCE BETWEEN MS. GALLAGHER AND RICK JOHNS REGARDING THE PROPOSED WORK AND THE ATTACHED:

Payments made payable to: Jax Utilities Mgmt, Inc. 5465 Verna Blvd. Jax, Fl. 32205 (904) 779-5353	Total Project Cost: \$ 7,350.00
--	---------------------------------

Terms and Conditions: Due upon completion of work, or at the option of Jax Utilities Mgmt., Inc. 30 days after invoice for completed job or interim progress billing. It is understood and agreed by the parties that Jax Utilities Mgmt. Inc. is entitled to received payment for all work, labor, materials and equipment furnished and performed hereunder when invoiced to customer. In the event any payment is not paid when due, Jax Utilities Mgmt., Inc. reserves the right to terminate this agreement and shall be entitled to recover all charges for which payment is sought. Customer hereby authorizes any Attorney at Law for Jax Utilities Mgmt., Inc. in an action on this agreement in any court of law in the county where contractor resides for the recovery of any amount due hereunder together with interest at the rate of 1 1/2 % per month plus attorney fees and court costs.

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE SPECIFIED ABOVE

ACCEPTANCE OF PROPOSAL

Owner/Authorized Agent

Of

Date

Rick Johns

Jax Utilities Management, Inc.
CUCO# 507273

DATE April 6, 2026

Tab 12

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MADEIRA COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, 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 Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-04; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

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

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026.

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

TAB 13



Rizzetta & Company

Madeira Community Development District

www.madeiracdd.org

Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

Proposed Budget
Madeira Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 01/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 274,539	\$ 327,028	\$ 327,028	\$ -	\$ 607,471	\$ 280,443
6	Off Roll*	\$ 140,940	\$ 319,528	\$ 319,528	\$ -	\$ 81,210	\$ (238,318)
7							
8	Assessment Revenue Subtotal	\$ 415,479	\$ 646,556	\$ 646,556	\$ -	\$ 688,681	\$ 42,125
9							
10	OTHER REVENUES						
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 415,479	\$ 646,556	\$ 646,556	\$ -	\$ 688,681	\$ 42,125
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	<i>Legislative</i>						
22	Supervisor Fees	\$ 2,200	\$ 7,200	\$ 7,000	\$ (200)	\$ 9,000	\$ 2,000
23	<i>Financial & Administrative</i>						
24	Accounting Services	\$ 6,883	\$ 20,649	\$ 20,651	\$ 2	\$ 21,684	\$ 1,033
25	Administrative Services	\$ 1,807	\$ 5,421	\$ 5,421	\$ -	\$ 5,692	\$ 271
26	Arbitrage Rebate Calculation	\$ -	\$ 1,000	\$ 500	\$ (500)	\$ 1,000	\$ 500
27	Assessment Roll	\$ 6,024	\$ 6,024	\$ 6,024	\$ -	\$ 6,325	\$ 301
28	Auditing Services	\$ -	\$ 4,185	\$ 4,185	\$ -	\$ 4,185	\$ -
29	Disclosure Report	\$ 1,000	\$ 4,000	\$ 3,000	\$ (1,000)	\$ 4,000	\$ 1,000
30	District Engineer	\$ 24,424	\$ 43,500	\$ 1,500	\$ (42,000)	\$ 40,000	\$ 38,500
31	District Management	\$ 7,957	\$ 23,872	\$ 23,872	\$ -	\$ 25,066	\$ 1,194
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 2,008	\$ 6,024	\$ 6,024	\$ -	\$ 7,224	\$ 1,200
34	Legal Advertising	\$ 541	\$ 1,623	\$ 2,000	\$ 377	\$ 2,000	\$ -
35	Miscellaneous Fees	\$ 417	\$ 4,107	\$ 2,299	\$ (1,808)	\$ 4,500	\$ 2,201
36	Public Officials Liability Insurance	\$ 3,566	\$ 3,566	\$ 3,785	\$ 219	\$ 3,923	\$ 138
37	Trustees Fees	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
38	Website Hosting, Maintenance, Backup	\$ 1,937	\$ 2,787	\$ 2,800	\$ 13	\$ 2,907	\$ 107
39	<i>Legal Counsel</i>						
40	District Counsel	\$ 8,527	\$ 25,581	\$ 17,500	\$ (8,081)	\$ 22,500	\$ 5,000
41							
42	Administrative Subtotal	\$ 67,466	\$ 167,214	\$ 114,236	\$ (52,978)	\$ 167,681	\$ 53,445
43							
44	EXPENDITURES - FIELD OPERATIONS						
45							

Projected reflects 3 workshops also. Proposed for 6 Meetings + 3 Workshops or Special Meetings

Reflects Estimated 5% Increase

Reflects Estimated 5% Increase

Estimated for Series 2025A1 & Series 2025A2 Bonds

Reflects Estimated 5% Increase

Reflects Current BTEG&F Agreement. Audit RFP Needed in FY 26/27.

Series 2025A1 & Series 2025A2 Bonds & DTS Licensing Agreement

Projected Also Includes Drainage Inspection, SJRWMD Pond Inspection, Sidewalk ADA Inspection, Public Facilities Report. FY 26/27 Will Required Stormwater Analysis Report. Proposed Estimated Amount .

Reflects Estimated 5% Increase

Special District State Fee - Florida Department of Commerce

Required Meeting & Workshop Notices. FY 26/27 Audit RFP.

Amortization Schedule, Mailed Notices, Meeting Space Fees

Based on Updated Estimate

Bond Trustees Fee

Website Hosting and Required ADA Compliance and Audit

Estimated Amount

Proposed Budget Madeira Community Development District General Fund Fiscal Year 2026/2027						
Chart of Accounts Classification	Actual YTD through 01/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
46	Security Operations					
47	Guard & Gate Facility Maintenance & Repairs	\$ 2,355	\$ 7,765	\$ 10,000	\$ 2,235	\$ 10,000 \$ -
48	Guard & Gate Security Cameras/Access Monitoring	\$ 10,543	\$ 36,843	\$ 34,000	\$ (2,843)	\$ 80,000 \$ 46,000
49	Electric Utility Services					
50	Utility - Street Lights	\$ 10,179	\$ 30,537	\$ 26,250	\$ (4,287)	\$ 35,000 \$ 8,750
51	Utility Services	\$ 2,409	\$ 7,227	\$ 5,250	\$ (1,977)	\$ 15,000 \$ 9,750
52	Water-Sewer Combination Services					
53	Utility Services	\$ 1,835	\$ 5,505	\$ 5,000	\$ (505)	\$ 7,500 \$ 2,500
54	Stormwater Control					
55	Aquatic Maintenance	\$ 6,160	\$ 21,730	\$ 20,000	\$ (1,730)	\$ 30,000 \$ 10,000
56	Miscellaneous Expense	\$ 2,576	\$ 7,728	\$ 10,000	\$ 2,272	\$ 10,000 \$ -
57	Other Physical Environment					
58	General Liability & Property Insurance	\$ 12,855	\$ 12,855	\$ 13,820	\$ 965	\$ 20,000 \$ 6,180
59	Irrigation Repairs	\$ 10,774	\$ 17,500	\$ 5,000	\$ (12,500)	\$ 10,000 \$ 5,000
60	Landscape & Irrigation Maintenance Contract	\$ 40,384	\$ 131,152	\$ 175,000	\$ 43,848	\$ 150,000 \$ (25,000)
61	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000 \$ -
62	Miscellaneous Expense	\$ 3,215	\$ 9,645	\$ 12,500	\$ 2,855	\$ 20,000 \$ 7,500
63	Specialty Palm Tree Trimming	\$ 6,120	\$ 6,120	\$ 4,000	\$ (2,120)	\$ 12,000 \$ 8,000
64	Road & Street Facilities					
65	Entry & Walls Maintenance & Repairs	\$ -	\$ 8,000	\$ 6,000	\$ (2,000)	\$ 6,000 \$ -
66	Ornamental Lighting & Maintenance	\$ -	\$ 10,000	\$ 8,000	\$ (2,000)	\$ 8,000 \$ -
67	Pressure Washing	\$ -	\$ 7,500	\$ 5,000	\$ (2,500)	\$ 15,000 \$ 10,000
68	Parks & Recreation					
69	Fence Maintenance & Repairs	\$ -	\$ 1,000	\$ 5,000	\$ 4,000	\$ 5,000 \$ -
70	Dog Waste Station Supplies & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000 \$ 15,000
71	Special Events					
72	Holiday Decorations	\$ 4,622	\$ 4,622	\$ 7,500	\$ 2,878	\$ 7,500 \$ -
73	Contingency					
74	Capital Outlay	\$ 27,750	\$ 61,070	\$ 115,000	\$ 53,930	\$ (115,000)
75	Miscellaneous Contingency	\$ 80,628	\$ 140,750	\$ 50,000	\$ (90,750)	\$ 50,000 \$ -
76						
77	Field Operations Subtotal	\$ 222,405	\$ 542,549	\$ 532,320	\$ (10,229)	\$ 521,000 \$ (11,320)
78						
79	TOTAL EXPENDITURES	\$ 289,871	\$ 709,763	\$ 646,556	\$ (63,207)	\$ 688,681 \$ 42,125
80						
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 125,608	\$ (63,207)	\$ -	\$ (63,207)	\$ - \$ -
82						

Comments
Gate Repairs, A/C Maintenance, Termite Bond, Lighting
Projected Reflects 12 Hours of Security Monitoring Services at Gate and Internet Service. Proposed Reflects 24 Hours of Security Monitoring at Two Entrances . Also Includes Flock Contract & Proposed to Include Flock at Second Entrance.
Estimated Increase
FY 2026/27 to To Include New Landscape Areas and Meters, Second Entry Gate and Lighting
Projected and Proposed to Include New Ponds & Ditch
Estimated Based on Needs . FY 25/26 Included SOX Project
Estimated Amount to Inluded New Property FY 26/27
Estimated Based on Needs (Irrigation/Well Repairs). Proposed FY 26/27 Includes New Areas of Irrigation
Projected Reflects Agreement + Pine Straw + Annuals. Proposed FY 26/27 Includes Estimate for Additional Areas
Estimated Based on Needs (Additional Trees/Plants, Removal of Trees/Plants)
Reflects Dog Waste Stations and Well PM
Proposed for FY 26/27 to Include Palms in New Areas
Painting at Entry & Gate House?
Path Lighting, Lense Replacements?
Proposed To Include Areas Not Completed Previously
Removed "Arbor" from Description for FY 26/27
New Line for FY 2026/2027
This Line Was Removed for Fiscal Year 2026/27 and \$115,000 Moved from Capital Outlay to Reserve Budget
FY 25/26 Projections Include Completed Underdrain Repairs, Driveway Repair, Lighting Project, Benches and Trash Cans, Sidewalk Repairs, Road Striping

Madeira Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2025A-1 Debt Service	Series 2025A-2 Debt Service	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments	\$463,241.35	\$660,262.87	\$1,123,504.22
TOTAL REVENUES	\$463,241.35	\$660,262.87	\$1,123,504.22
EXPENDITURES			
Administrative			
Debt Service Obligation	\$463,241.35	\$660,262.87	\$1,123,504.22
Administrative Subtotal	\$463,241.35	\$660,262.87	\$1,123,504.22
TOTAL EXPENDITURES	\$463,241.35	\$660,262.87	\$1,123,504.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,195,217.26

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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$958,681.00	2025/2026 O&M Budget:	\$735,352.00
Collection Costs:	2%	\$20,397.47	2026/2027 O&M Budget:	\$958,681.00
Early Payment Discounts:	4%	\$40,794.94		
2026/2027 Total:		\$1,019,873.40	Total Difference:	\$223,329.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
ASSESSMENT AREA 1					
<i>Single Family 50'</i>	Series 2025A-1 Debt Service	\$1,379.84	\$1,379.84	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,029.47	\$2,226.77	\$197.30	9.72%
<i>Single Family 50'-D</i>	Series 2025A-1 Debt Service	\$1,442.14	\$1,442.14	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,091.77	\$2,289.07	\$197.30	9.43%
<i>Single Family 55'</i>	Series 2025A-1 Debt Service	\$1,568.78	\$1,568.78	\$0.00	0.00%
	Operations/Maintenance	\$714.60	\$931.62	\$217.02	30.37%
	Total	\$2,283.38	\$2,500.40	\$217.02	9.50%
<i>Single Family 65'</i>	Series 2025A-1 Debt Service	\$1,700.01	\$1,700.01	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,544.53	\$2,801.02	\$256.49	10.08%
<i>Single Family 65'-D</i>	Series 2025A-1 Debt Service	\$1,874.78	\$1,874.78	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,719.30	\$2,975.79	\$256.49	9.43%
<i>Single Family 70'-D</i>	Series 2025A-1 Debt Service	\$2,018.99	\$2,018.99	\$0.00	0.00%
	Operations/Maintenance	\$909.49	\$1,185.70	\$276.21	30.37%
	Total	\$2,928.48	\$3,204.69	\$276.21	9.43%
<i>Single Family 75'</i>	Series 2025A-1 Debt Service	\$1,830.24	\$1,830.24	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$2,804.69	\$3,100.64	\$295.95	10.55%
<i>Single Family 75'-D</i>	Series 2025A-1 Debt Service	\$2,163.21	\$2,163.21	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$3,137.66	\$3,433.61	\$295.95	9.43%
<i>Single Family 85'</i>	Series 2025A-1 Debt Service	\$1,961.47	\$1,961.47	\$0.00	0.00%
	Operations/Maintenance	\$1,104.38	\$1,439.78	\$335.40	30.37%
	Total	\$3,065.85	\$3,401.25	\$335.40	10.94%
<i>Single Family 80'-D</i>	Series 2025A-1 Debt Service	\$2,307.43	\$2,307.43	\$0.00	0.00%
	Operations/Maintenance	\$1,039.41	\$1,355.09	\$315.68	30.37%
	Total	\$3,346.84	\$3,662.52	\$315.68	9.43%
<i>Commercial</i>	Series 2025A-1 Debt Service	\$145.56	\$145.56	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$1,120.01	\$1,415.96	\$295.95	26.42%
ASSESSMENT AREA 2					
<i>Single Family 50'</i>	Series 2025A-2 Debt Service	\$1,531.30	\$1,531.30	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,180.93	\$2,378.23	\$197.30	9.05%
<i>Single Family 65'</i>	Series 2025A-2 Debt Service	\$1,990.69	\$1,990.69	\$0.00	0.00%
	Operations/Maintenance	\$844.52	\$1,101.01	\$256.49	30.37%
	Total	\$2,835.21	\$3,091.70	\$256.49	9.05%
<i>Single Family 70'</i>	Series 2025A-2 Debt Service	\$2,143.82	\$2,143.82	\$0.00	0.00%
	Operations/Maintenance	\$909.49	\$1,185.70	\$276.21	30.37%

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$958,681.00	2025/2026 O&M Budget:	\$735,352.00
Collection Costs:	2%	\$20,397.47	2026/2027 O&M Budget:	\$958,681.00
Early Payment Discounts:	4%	\$40,794.94		
2026/2027 Total:		\$1,019,873.40	Total Difference:	\$223,329.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
	Total	\$3,053.31	\$3,329.52	\$276.21	9.05%
<i>Single Family 75'</i>	Series 2025A-2 Debt Service	\$2,296.95	\$2,296.95	\$0.00	0.00%
	Operations/Maintenance	\$974.45	\$1,270.40	\$295.95	30.37%
	Total	\$3,271.40	\$3,567.35	\$295.95	9.05%
<i>Single Family 80'</i>	Series 2025A-2 Debt Service	\$2,450.08	\$2,450.08	\$0.00	0.00%
	Operations/Maintenance	\$1,039.41	\$1,355.09	\$315.68	30.37%
	Total	\$3,489.49	\$3,805.17	\$315.68	9.05%
<i>Attached</i>	Series 2025A-2 Debt Service	\$1,531.30	\$1,531.30	\$0.00	0.00%
	Operations/Maintenance	\$649.63	\$846.93	\$197.30	30.37%
	Total	\$2,180.93	\$2,378.23	\$197.30	9.05%

MADEIRA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$958,681.00
COLLECTION COSTS @ 2%	\$20,397.47
EARLY PAYMENT DISCOUNT @ 4%	\$40,794.94
TOTAL O&M ASSESSMENT	\$1,019,873.40

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	59	0	0.50	30.50	5.07%	\$51,662.75	\$846.93	\$1,379.84	\$0.00	\$2,226.77
Single Family 50'-D	15	15	0	0.50	7.50	1.25%	\$12,703.95	\$846.93	\$1,442.14	\$0.00	\$2,289.07
Single Family 55'	71	57	0	0.55	39.05	6.49%	\$66,145.25	\$931.62	\$1,568.78	\$0.00	\$2,500.40
Single Family 65'	83	48	0	0.65	53.95	8.96%	\$91,383.77	\$1,101.01	\$1,700.01	\$0.00	\$2,801.02
Single Family 65'-D	4	4	0	0.65	2.60	0.43%	\$4,404.04	\$1,101.01	\$1,874.78	\$0.00	\$2,975.79
Single Family 70'-D	12	11	0	0.70	8.40	1.40%	\$14,228.43	\$1,185.70	\$2,018.99	\$0.00	\$3,204.69
Single Family 75'	71	40	0	0.75	53.25	8.84%	\$90,198.07	\$1,270.40	\$1,830.24	\$0.00	\$3,100.64
Single Family 75'	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$3,239.07	\$0.00	\$4,509.47
Single Family 75'	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$2,755.21	\$0.00	\$4,025.61
Single Family 75' - Partial	1	1	0	0.75	0.75	0.12%	\$1,270.40	\$1,270.40	\$924.97	\$0.00	\$2,195.37
Single Family 75'-D	28	26	0	0.75	21.00	3.49%	\$35,571.07	\$1,270.40	\$2,163.21	\$0.00	\$3,433.61
Single Family 85'	21	6	0	0.85	17.85	2.96%	\$30,235.41	\$1,439.78	\$1,961.47	\$0.00	\$3,401.25
Single Family 80'-D	8	7	0	0.80	6.40	1.06%	\$10,840.71	\$1,355.09	\$2,307.43	\$0.00	\$3,662.52
Commercial	170	170	0	0.75	127.50	21.18%	\$215,967.21	\$1,270.40	\$145.56	\$0.00	\$1,415.96
Total Assessment Area 1	547	446	0		370.25	61.49%	\$627,151.85				
Assessment Area 2 - Platted											
Single Family 50'	55	0	53	0.50	27.50	4.57%	\$46,581.16	\$846.93	\$0.00	\$1,531.30	\$2,378.23
Single Family 65'	7	0	7	0.65	4.55	0.76%	\$7,707.07	\$1,101.01	\$0.00	\$1,990.69	\$3,091.70
Single Family 70'	18	0	18	0.70	12.60	2.09%	\$21,342.64	\$1,185.70	\$0.00	\$2,143.82	\$3,329.52
Single Family 75'	76	0	74	0.75	57.00	9.47%	\$96,550.05	\$1,270.40	\$0.00	\$2,296.95	\$3,567.35
Single Family 80'	74	0	74	0.80	59.20	9.83%	\$100,276.54	\$1,355.09	\$0.00	\$2,450.08	\$3,805.17
Total Assessment Area 2 - Platted	230	0	226		160.85	26.71%	\$272,457.46				
Assessment Area 2 - Unplatted											
Attached	142	0	142	0.50	71.00	11.79%	\$120,264.10	\$846.93	\$0.00	\$1,531.30	\$2,378.23
Total Assessment Area 2 - Unplatted	142	0	142		71.00	11.79%	\$120,264.10				
Total Community	919	446	368		602.10	100.00%	\$1,019,873.40				

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

(\$61,192.40)

Net Revenue to be Collected:

\$958,681.00

⁽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 2026 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. The second way is by Off Roll collection.

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 services 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/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), 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 maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also 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, 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.

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 fees 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.

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

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.

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.

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.

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. The second way is by Off Roll collection.

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.

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.

RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Madeira Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE:
TIME:
LOCATION:

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

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

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026.

ATTEST:

**MADEIRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

TAB 14

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Madeira Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on _____, 2026, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST:

MADEIRA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors