



Mediterranea
Community Development District

www.mediterraneacdd.com

Michael Gyamfi, Chairman

Arian Taylor, Vice Chair

John Boehm, Assistant Secretary

Rina Dalal, Assistant Secretary

March 3, 2026



Mediterranea

Community Development District

Agenda

Tuesday
March 3, 2026
11:30 a.m.

4054 Woods Edge Cir. Riviera Beach, Florida 33410
(4600 on building)

Mediterranea Maintenance Association

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Meeting ID: 234 577 309 030 and Passcode: UG3zy3NP
1 872-240-4685 and Phone Conference ID: 597 657 376#

Seat 4: Michael Gyamfi – (C.)	
Seat 2: Arian Taylor – (V.C.)	
Seat 3: John Boehm – (A.S.)	
Seat 5: Rina Dala – (A.S.)	
Seat 1: Open Seat	

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #1 (11/2028)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 4**
 - C. Electing Officer(s)
3. Approval of the Minutes of the August 19, 2025 Meeting – **Page 6**
4. Consideration of **Resolution 2026-01** Approving the Proposed Fiscal Year 2027 Budget and the Setting Public Hearing – **Page 27**
5. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 39**
6. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 44**
7. Discussion of
 - A. Procedures for the General Election – **Page 80**
 - B. Resident Payment Reminder Regarding Work Done on Property – **Page 81**
 - C. Possible Actions – Utility Acceptance by The City of Riviera Beach – **Page 83**
8. Staff Reports
 - A. Attorney Memorandum – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 92**
 - B. Engineer
 - C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 94**
9. Financial Reports
 - A. Approval of Check Run Summary – **Page 99**

10. Supervisors Requests and Audience Comments

11. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.mediterraneacdd.com>

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Mediterranea Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the _____ **Community Development District**, _____ **County, Florida**.

Signature _____

Home Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires _____

Personally known _____ or produced identification _____

Type of identification _____

**MINUTES OF MEETING
MEDITERRANEA
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Mediterranean Community Development District was held on Tuesday, August 19, 2025, at 11:30 a.m. at 4054 Woods Edge Circle, Riviera Beach, Florida.

Present and constituting a quorum were:

Michael Gyamfi	Chairman
Arian Taylor	Vice Chairman
John Boehm	Assistant Secretary
Rina Dalal	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Michael Pawelczyk	District Counsel
Bill Sundstrom	Sundstrom & Mindlin, LLP

FIRST ORDER OF BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and called roll.

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office - Seat #1 (11/2028) and Seat #5 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Consideration of Electing Officer(s)

Ms. Hinz Philippi: The next item would be organizational matters, consideration of appointment of Supervisor to the unexpired term of office for seat #1 and seat #5, and I guess we can wait on this item for now.

Mr. Pawelczyk: I think there was a request to move that to the end of the meeting.

Ms. Hinz Philippi: Yes, ok.

Mr. Gyamfi: Do I need to, or do we need to make a motion to move it?

Ms. Hinz Philippi: No, we can just move it to the end.

Mr. Gyamfi: Ok.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 13, 2025 Meeting

Ms. Hinz Philippi: So, the next item would be approval of the minutes of the June 13, 2025 meeting. If you have any changes, please let me know, and if not a motion to approve would be in order.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, the Minutes of the June 13, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: The next item would be public hearing to adopt the fiscal year 2026 budget, I need a motion to open the public hearing.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi: So, we did present this budget before in June, and we did discuss it, so if you guys have any other comments or questions I can take those, and if not, I will move to public comments.

Mr. Gyamfi: It's pretty flat, right?

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: Rina, do you have any questions?

Ms. Dalal: No.

Ms. Hinz Philippi: So, did you have any comments on the budget? Did you see it on the website?

Ms. Dalal: No.

Ms. Hinz Philippi: Ok, well there is no increase so it's the same as last year.

Ms. Dalal: Ok.

Ms. Hinz Philippi: Alright, so no public comment at this time.

C. Consideration of Resolution #2025-05 Annual Appropriation Resolution

Ms. Hinz Philippi: So, we can move to consideration of resolution #2025-05 annual appropriation resolution. This is a resolution for the Mediterranea Community Development District for the appropriation and adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026. I need a motion to approve.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, Resolution #2025-05 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-06 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi: The next item would be resolution #2025-06 and this resolution levies the Non Ad Valorem Maintenance Assessments for the general fund and adopts the assessment roll for the Mediterranea Community Development District. This is the O&M basically, the \$151,144.50, and this is one that we have an agreement with the Tax Collector who collects for us, and puts it on the tax roll, I just need a motion to approve.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, Resolution #2025-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi: I will need a motion to close the public hearing.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Hinz Philippi: The next item would be staff reports, attorney, Michael do you have anything for us today?

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk: Well, the only thing on the agenda is the legislative memorandum. We prepare this every year annually for all of our Districts, and since we haven't met that's why you haven't seen this, we haven't met since June and this does come out at the end of June, beginning of July every year. There's really not much to report, I will briefly touch on it just because I know we don't want to spend a whole lot of time on it but, if you have any questions, take it home and look at it, just let us know we can get you copies of the legislation if you're interested in it or I can further explain it if you need me to. So, the first one creates a new public records exemption, and as you know there is already an exemption that exists for like police officers, fire fighters, judges, that kind of stuff where they can exempt their personal information, where they live, home address, phone number for them and their families. This expands that exemption to members of Congress, their families, certain individuals in the Governor's office, Attorney General's office, that kind of stuff. It doesn't impact you, as Special District Board officers, your information is not exempt unless you fit one of those categories, so it's just an additional public records exemption that's not going to have any impact on us going forward. Number two deals with investments by local governments that basically says, local governments cannot impose stricter bond rating requirements in their investment policies than that which are allowed by state law. So, this is to me, the reason this legislation came out is there were local governments investing in Israel bonds which are unrated, so certain local governments imposed stricter requirements and said, well we're not allowed, which you're allowed to invest in those at state level. We do not as CDDs invest in that kind of stuff because we just don't have enough money to go through those investment practices but, the reason this legislation was enacted was because of that, people saying, oh no, we can't invest in those Israel unrated bonds because of the conflicts between Israel and Palestine so it's a political reason that they did it, and the State of Florida came back and said, no you can't do that, if the state allows it, you have to allow it but, there's no reason, we just

don't have that issue at a CDD level, of all the Districts we represent this is not an issue. It's in there, just to kind of point out to you as Board members that this kind of crazy stuff happens in state government. The third one deals with timelines and notice requirements if we were to adopt and enact rules, rules of procedure or rules governing the use of District property. Again, not much of an issue in Mediterranea, it could be if the CDD owned a clubhouse, and we had clubhouse rules, we would be doing that more often, it just imposes additional notice requirements, so that's not going to impact this District but, does impact some of our other ones. Number four is the stolen valor provision, and this if you're running for election as a CDD Board member or even a city commissioner, and you falsely claim you are a veteran, you're dressing up like a veteran, that kind of stuff and making these false statements, now the Commission on Ethics can find you in violation of the ethics laws, and pursue you that way and fine you accordingly, which kind of makes sense because that person would be basically lying, falsely claiming false items. The fifth item deals with plat approval, and again, this isn't going to impact you at all, just for those of you who are involved in watching what the City of Riveria Beach does in terms of plats, now plats no longer have to be approved by the city, they can be approved by the Planning and Zoning Board. The reason is by the time the plat gets to the city commission, the project has already been approved, all the other permitting approvals have already gone through, now the city commission can't hold up plat approval just because they want to. So, that was just legislation there, and if the city has already approved the project, you need to approve the plat, that's kind of the state's way of saying it. The last one deals with public construction, and the only impact here, there's two items that deal with this legislation, the first one has nothing to do with the CDD but, you as residents, and this would depend on if your covenants permit this for your HOA, the City of Riviera Beach, and other cities, can't impose stricter requirements for the installation of synthetic turf, which are already at the state level because the state is trying to promote using less water for irrigation but, that would depend on if your covenants allow synthetic turf, but if they did allow it, the City of Riviera Beach can't impose stricter requirements than which are already at the state level. The second item which could pertain to the CDD deals with change orders, and change orders that are presented to local government by contractors. Let's say we

have a drainage project we're working on here, the contractor comes in and submits a change order that necessitated due to a change of conditions, and no one knew about it at the time the contract was signed, like they have to move a pipe or something that they didn't know was there. Well the CDD, or the cities, or whoever, have to respond to that change order within 35 days, so they impose a requirement to keep the project moving, not leave the contractor out there hanging on a particular item and also helps eliminate delay anything the contractor would have for delay by the local government in not considering the change order. Again, that's not going to happen here but, it could, so basically if there's a change order, we only meet 4 times a year, it's a change order the Board needs to consider, we might have to hold a special meeting for you all to consider that change order to pay that contractor an extra \$25,000 to move the pipe for instance. So, I think that's good legislation it just keeps any infrastructure projects moving along, that's all I have, and sorry I took as long as I did but, if you have any questions, let me know.

Ms. Hinz Philippi: Thank you Michael.

B. Engineer

Ms. Hinz Philippi: Alright, we have Bill now with us on the phone, so Bill, we're going to go to your item in a little bit, ok?

Mr. Sundstrom: Sure.

Ms. Hinz Philippi: So, nothing under the engineer to report.

C. Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Ms. Hinz Philippi: Under manager, we have consideration of the proposed fiscal year 2026 meeting schedule. Again, we just do one advertisement so it's cheaper for us, and then we have the dates so whenever we need it, we have the dates already for the next fiscal year, and if you guys see any dates that are not good for you, let me know, and if not, a motion to approve would be in order.

Ms. Taylor: I won't be here January 6th.

Ms. Hinz Philippi: Ok, and we usually only meet in March or April to propose the budget, so I don't think we're going to have a problem with that.

Ms. Taylor: Ok.

Mr. Pawelczyk: You could remove it if you wanted to.

Ms. Hinz Philippi: Yes, we can just take it off.

Mr. Pawelczyk: And not meet in January, I mean it is kind of close to the New Year but, it's up to you.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: So, you can either move to approve the schedule as-is or move to approve the schedule removing January 6th as the meeting date, unless there's anything else you want to do.

Mr. Gyamfi: And the 4th is not an election day, right, November 4th?

Mr. Pawelczyk: I think it's November 11th, it's the second Tuesday of the month.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: Actually, I have it, it is election day, the first Tuesday of the month because the 11th is Veterans Day.

Mr. Gyamfi: So the 4th is election day, so we may have to remove that one, remove it or cancel it.

Ms. Hinz Philippi: Ok, so we could, because when we approve the proposed budget, we need to have 60 days.

Mr. Pawelczyk: I think you can remove it.

Ms. Hinz Philippi: Yes, so probably we can just remove November and January and leave the other dates just in case if we need them.

Mr. Pawelczyk: If you happen to need another meeting, you would just authorize a special meeting, and it's a little bit of an extra expense but, the likely of needed another meeting is very slim.

Mr. Gyamfi: Ok, so I make a motion to approve the meeting schedule with the changes to remove November 4th and January 6th.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule as amended removing the dates of November 4th and January 6th was approved.

2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Hinz Philippi: The next item would be consideration of the 2025 performance measures and standards as required by Florida Statute 189.0694. This one is the gold standard and it's measures that we already do, like advertising the meetings, publication of the meetings, agendas, everything that we already do, and we put it in to go to make it easier for us to review when we have to review and then we say yes we met those measures or no we did meet those measures. So, like notice of the meetings, and so forth.

Mr. Pawelczyk: And obviously you want to set goals you can achieve, so since there's not much that this District is involved in, I think this is a, and correct me if I'm wrong Andressa but, this is kind of a basic performance goals and standards to comply with the terms of the new Statute, which by the way there was a bill of legislature to remove this ridiculous requirement, it just didn't get out of the commitment, so I can see that coming back because I think they're seeing that it's really kind of a waste of time, it's a waste of resources. We're already doing what we're supposed to do, why do you need to make us add these check lists, especially, it's not just CDD, it's like local governments, and like your Hospital Districts, now your Hospital Districts and your Water Management Districts, maybe they should do it because they have a lot more going on than what you have in your community. Even if you had a District that had all these recreational properties and it was a large District with a clubhouse, and owned all the roadways and owned everything, even then, we don't need these performance goals and standards. So, I think this is eventually going to get removed so, this just allows you to comply with the statutory requirements. In the future, if you wanted to add something for next year, we can always add something, we can change it if you think of a goal that you would want to achieve for that next year, that's when you would add it, otherwise, it would just be a motion to adopt the 2025 performance measures and standards as-is.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

3) Form 1 Financial Disclosure Due July 1, 2025 – *everyone has filed*

4) Reminder to Complete Annual Ethics Training by December 31, 2025

Ms. Hinz Philippi: Alright, the next item would be Form 1, everybody has filed, so you're good with that, you don't have to worry about getting any fines. Also, I just need to remind you to complete your annual ethics training, remember you have to finish that by December 31st. I think we did send you guys the links for the free ones for the training but, if you would like to get it again we can send that to you just a reminder. It's self-reported so whenever you get it, just make a note that you did it and next year when you file your Form 1s you just click on the box that says I have completed my training and that's it.

Mr. Pawelczyk: Yes, we sent that email on June 13th but, we'll resend it just so you have it, you don't have to look for it, it will only take me two seconds to send you all that again.

5) Consideration of Draft Letter to The Palm Beach Health Department – Riviera Beach Utility Special District

Ms. Hinz Philippi: Alright, so the next item would be consideration of the draft letter that Bill prepared to send to The Palm Beach Health Department, and Bill I'm going to turn this towards the Board so you can explain a little bit of what we're trying to accomplish here.

Mr. Sundstrom: Alright, are you ready?

Ms. Hinz Philippi: Yes.

Mr. Sundstrom: Ok, so I'm Bill Sundstrom, I practice exclusively with waste water and utility law and finance since the late 1970s when I was counsel of the Florida Public Service Commission, and Andressa's firm has asked me on occasion to take a look at a situation that was a problem. Andressa, I'm going to do a little turn on you here because unfortunately I think your invite to this meeting caused me to do some homework in order to be prepared. I have some thoughts for the Board, and I'm not going to address the letter without addressing a little bit of history for the benefit of the Board. In April of 2021 the CDD contacted me to say that it has a problem with the City of Riviera Beach Special District in the turnover of the phase two water and wastewater lines, facilities, and pump stations to the city, notwithstanding the fact that the CDD and the developer had done

everything that was needed to be done to complete that turnover. The problem was or is that if the city does not accept the water and sewer utility systems than it can say we don't own them and therefore, we don't have to maintain them. The city special attorney, a gentleman named Malcolm Cunningham, had made some pretty spectacular proposals to the developer which involved the payment of a substantial amount of money to do what the city would be otherwise obligated to do or nothing. So, after examining the situation at length I said to the developer of the CDD, I believe that e-facto that the city or the city utility Special District, I mean the same thing. That the city have operational control and ownership of the facilities it was collecting revenue at the same customer rate as anybody else to the city. For your information, a typical utility configuration, financially about 15% of revenue goes to debt service and capital improvements, about 25% goes to operation and maintenance, and about 25% goes to administration, billing, collection, and that sort of thing. So, you're paying 100% rate but, you're not getting the benefit of an operation and maintenance of the system, so I recommended that the District either force the city to take title to it or if they said they didn't own it, then you could under Florida Law abandon it, and by abandoning it would cause local general purpose government to wind up taking it anyway. So, I spent some time going back and forth with the city over this and finally, in December of 2022, after all of that folderol, I traveled to West Palm Beach and met with the special city attorney and brought in an engineer who was the former chief of Palm Beach County's overall utility system and we tried to hammer out a situation instead of going to court, and I left that meeting thinking that we would wind up putting \$100,000 into escrow for 2 years to cover any defense that came up, I'm sorry that's what I thought the city attorney wanted. After consulting with the District management, we made an offer of \$50,000 for 2 years to cover anything that might go wrong. The city came back with \$340,000, take it or leave it for 2 years but, that 2 year period has now burned off and the objective here is to find a way to get the city to acknowledge that it has the operation and maintenance of that system because sooner or later anything built by man can and will break. So, that's the problem, so Paul Winkeljohn and I discussed the situation and said what do we do short of an expensive litigation over such a minor matter but, makes the city accept it to shift responsibilities for this line and the facilities and we thought about the fact that the Palm Beach County Health Department has basic overall jurisdiction and

maybe a complaint to the Health Department would do it but, Andressa, as I said, that caused for me to do my homework, and I'm wondering if there might be a better solution, and the better solution would be for me to go back to Mr. Cunningham and say, listen, you agreed to accept a 2 year surety which would have burned off by now, relative to any back or late fee in the system, that's over with, why don't we pay you a reasonable amount of money for your time and effort into this thing, and you accept the bill of sale and accept the ownership responsibilities and I'm thinking something like \$10,000, just to get it over with. I realize at this point that because of the passage of time that I didn't realize that the whole surety period had already expired, I'm thinking that we should readdress this thing and rather than fire the bullet to the Health Department, which at the end of the day we'll avoid a lot of hard feelings and we can go back and try the velvet glove approach and see if we can get out of this thing a little bit easier, so that's what I'm thinking at this moment.

Ms. Hinz Philippi: Alright, thank you Bill, and thank you for the history for the Board and let's see what their opinions are but, I just want to update them why this was brought up now. We had a problem with one resident that had a backup and he reached out to us. Well, first he reached out to the city and they told him, oh this is a CDD problem, so then he reached out to me, and then I reached out to Bill.

Ms. Taylor: That's the house that's up front?

Ms. Hinz Philippi: It's a single family house, I can get the address for you later but, he said that he has like a townhouse and then he bought a single family home, and that's the one that backed up and his neighbor also had like the roots of the tree went into the system and both houses. So, he called us and asked for help, of course, we did give him help because we don't want the residents with backups in the sewer in their house, so we did what we had to do and then I reached out to Bill because that's not right, everybody here is paying the fee to the city, and then the CDD had to go and do maintenance on things the city should be doing.

Ms. Taylor: So, about that, we assumed the responsibility, what's the legal implication of that?

Mr. Pawelczyk: We took care of this home, so all of the neighbors in the wouldn't back up due to the city's failure to do what they're supposed to do, which you're already paying for as a utility customer.

Ms. Taylor: But by taking care of it, don't we affectively say that ok this is our responsibility?

Mr. Pawelczyk: No, absolutely not.

Mr. Gyamfi: There was something like the homeowner paid it and you reimburse him.

Ms. Hinz Philippi: Well no, he paid his part, the backup on his house, and then he reached out to us to see what was happening, and just the cleaning up of this part was not working and then when the city said no, this is the CDD, we did reach out at that point because we wanted to take care of it because I didn't wait for this discussion because it would have taken too long to reconcile.

Ms. Taylor: Well, did we reimburse the homeowner?

Ms. Hinz Philippi: No, not for his part.

Ms. Taylor: Ok.

Mr. Pawelczyk: We just pay for, I think there was a separate invoice that's in your backup for the CDD part.

Ms. Hinz Philippi: Yes, our engineer came and took a look at it.

Mr. Pawelczyk: The engineer was also, correct me if I'm wrong, was concerned by failure to take any action immediately it wouldn't have been just this guy's house that could back up, it could affect that whole area.

Mr. Gyamfi: And going back to what we were talking about before, is there a way to determine if that's a part of phase 1 or phase 2?

Mr. Pawelczyk: Well, I don't know which one is phase 1 and phase 2 but, this one is like on the east end of the property by I-95.

Mr. Gyamfi: Because I know phase 1 was accepted by the city. So, the approach is to go to Mr. Cunningham to say hey, the 2 year period expired, and I know we offered \$100,000 and I know we were holding that back but, what about the \$340,000, just in case, did we have that?

Mr. Pawelczyk: I think you didn't have the money, you said you couldn't put it in escrow, you'd have to borrow money.

Mr. Gyamfi: In order to do that, ok. So, we can at least say that \$100,000 that we offered we held back in escrow for the 2-year period, right?

Ms. Hinz Philippi: Yes, we have that.

Mr. Gyamfi: So, now the 2-year period has expired and we still held on to that money.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: We paid \$2,700 for the fence.

Mr. Gyamfi: But it would stay there because it past the 2-year period.

Mr. Pawelczyk: I think what Bill is asking is for your consensus to allow him to go negotiate with the city to effectuate the final acceptance of the system by the city, and authorize make payment to the city of an amount not to exceed \$10,000, and if the city comes back with something else, then he would just have to bring it back to the next Board meeting, that's all.

Ms. Hinz Philippi: Yes.

Mr. Gyamfi: But could we say that we do not want to go more than \$10,000 and if the city rejects it then we go and escalate, could we use that in the motion?

Mr. Pawelczyk: You could but I think you're just asking counsel to do what he needs to do, you're not going to authorize him to file a lawsuit without going to a meeting and I'm only saying that, and I'm going to let Bill speak because he's the lawyer on this but, he's not going to know what he should do until such time as he has this meeting.

Mr. Gyamfi: You're right.

Mr. Pawelczyk: Because you don't know how the city is going to react, maybe they finally have people in there who can make a good decision. That's kind of the way I look at it, you know, before we thought we had a deal and then something happened inbetween Bill's meeting and us ready to sign the deal that made it not work, and we don't know what that is, I think we'd just be speculating, and I think Bill just needs direction to move forward as he's requesting.

Ms. Hinz Philippi: Yes, and first of all, everybody is paying the same rate that a lot of people in the city are paying, you shouldn't have to give them any more than that in my

opinion because they are collecting that, if they don't want it, they can give the city what they are collecting.

Ms. Taylor: Can counsel explain to me why this recommendation is that we offer no more than \$10,000, why offer anything at all?

Ms. Hinz Philippi: I think his point is, he's going to say, oh you guys wanted \$340,000 for 2 years of assurance that this in not going to break, your 2 years are past, more than 2 years are past, and nothing happened, so take this for your troubles, I'm offering you \$10,000.

Mr. Pawelczyk: That will cover the costs of Mr. Cunningham, as special counsel, that the city had to pay, maybe the city might want to be made whole, even though they shouldn't because it's their residents, or it's you all that are impacted by this, so that just gives Mr. Sundstrom the ability to try to finalize this.

Ms. Hinz Philippi: So, Bill, do you want to give a little bit more of your thoughts here?

Mr. Gyamfi: So, Mr. Cunningham is not an employee of the city the city hired him?

Mr. Pawelczyk: I believe he's special counsel, he's done work for the city over the last probably several decades and I think he may have been a former city commissioner, so he's actively involved in city matters but, I think he's paid as special counsel.

Mr. Gyamfi: Ok.

Mr. Pawelczyk: He might have been the former city attorney.

Mr. Gyamfi: And usually city attorney's is under which department, is that the city manager?

Mr. Pawelczyk: Or it's directly the city commission under the charter.

Mr. Gyamfi: The Board, right.

Mr. Pawelczyk: But like I said, he's not the city attorney, he's just retained by the city attorney at the time, and it's our understanding to counsel and advise on this issue.

Mr. Gyamfi: Ok.

Mr. Pawelczyk: Everything I'm saying is correct, right Bill?

Mr. Sundstrom: Yes, he was retained long before I was on the scene.

Mr. Pawelczyk: Correct.

Mr. Sundstrom: So, the problem is if you go before the city council or try to bring this to the city council, they're going to revert back to the manager or the attorney. I could advise you for example escrow 25% of your utility bills, this will calm it down, and say we'll hold back 25% which is what you should be paying for operation and maintenance until such time as we settle this thing and they would say, well no, we're going to start just turning off your water meters and the bottom line is sooner or later you're going to wind up in court and I view litigation as expensive, time consuming, heart breaking, I think that's the last thing you want to do, especially over a matter like this and I'm trying my best to keep you out of court. So, my thought is, let's see if we can get this matter resolved and the District can have this matter behind it, I don't know if you can see me or not, but if you can, you can see that I've been doing this a long, long time and I'm not going to do it forever and this is one file I'd like to get closed before I close up my shop.

Mr. Pawelczyk: And I think Bill kind of threw out ideas that he can possibly negotiate a deal and say, city, you'll hold 25% of the utility fees you're collecting from phase 2 in Mediterranea, hold that, because you're not spending it, the CDD has been. So, I think you just need to give him the opportunity, and Bill correct me if I'm wrong, you need to give him the opportunity to move forward and try to negotiate something with the city and if it's anything other than us signing any bills of sale over to the city, then it could always come back to this Board at a meeting, or a special meeting, to have the final decision on that. So, this isn't something that's going to happen overnight because a city is involved, it just takes time but, I think Bill just needs to be authorized to go ahead and talk to them.

Mr. Sundstrom: Yes, I'd like to give it one more old college try, I really would.

Ms. Taylor: I have a request, in this meeting depending on how it goes I'm also a member of the HOA Board and depending on how it goes, of course, but I would like you to let the representative know that the homeowners are interested in this issue and they are willing to take a stand publicly on it if it comes to that. So, you can apply that pressure and let him know that.

Mr. Gyamfi: The HOA Board represents 660 registered voters but, the thing that gets me is, 25% of our water bill, they just basically are taking it for profit.

Ms. Taylor: Yes.

Mr. Pawelczyk: Well, and frankly, and Bill has done this a long time, and I worked for a city but, I do know cities depend on water and sewer revenue to fund their budget, so it is profit, water and sewer is very profitable for the city. Now, most of the time they're keeping that 25% behind and they have a capital program because they're using your water and sewer fees to upgrade your infrastructure or add infrastructure to the system but, the maintenance part, I mean lived in my house 30 years and I've never had anybody even near my street for water and sewer, and I'm sure they're coming out doing something to the lines but, they are making money on your water bill, sewer, utility fee.

Mr. Gyamfi: And I get that but, we've already approved the bond measure to build a new water pipe, and I guess where I'm coming from is, like they have to take it, it's not about capital projects, we agreed to a bond measure for the capital project which is the new water plant, so it's almost like take it or if it goes down it's going to be more expensive.

Mr. Pawelczyk: Well, they were supposed to take it when the developers did the development order for this project, that was the whole plan, we'll build it, and when it's done we give it to you, and the city certified that it was complete, we had engineers certify that it was complete and the city said, oh no wait, we're changing the deal, and the problem is now it's CDD and that was the deal between the developer and the city, so I think we're relying on Bill's expertise as a utility expert at this point, he's been doing it a long time and I think that's what you need to do is give him that go ahead and maybe he'll have to report back to us and see how he's done and whether or not we need to actively let the residents start going to commission meetings in full to push this amongst the commissioners but, right now the commission probably doesn't know anything about it, or if they do, they've forgotten about it, so they don't know the details, they're not going to care until it's presented to them. I mean, it's just kind of the nature of the beast, you just don't know until it gets put before the commission.

Ms. Taylor: Are we ready to make the motion?

Mr. Gyamfi: I make a motion to give Bill authority to negotiate on behalf of the CDD a resolution to phase 2 title transfer, is that the right way to state it?

Mr. Pawelczyk: Yes, that's sufficient.

Ms. Hinz Philippi: And not to exceed \$10,000 at this point?

Mr. Sundstrom: I think all we need at this point is just the motion, and let me come back with whatever I come back with.

Mr. Pawelczyk: I agree with that.

Ms. Hinz Philippi: Ok.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, authorizing Bill Sundstrom to negotiate with the City of Riviera Beach on behalf of the District to resolve the phase 2 title transfer issue was approved.

Ms. Hinz Philippi: Alright Bill.

Mr. Sundstrom: Thank you, and it was a pleasure to meet you.

Ms. Hinz Philippi: So, you have your authorization and we look forward to hearing from you.

Mr. Sundstrom: I'll get back to you, ok thank you.

Ms. Hinz Philippi: Thank you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: Alright, so the next item would be financial reports, tab A is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. If you have any questions let me know, if not, a motion to approve would be in order.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SECOND ORDER OF BUSINESS

Organizational Matters (Cont.)

1) Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office - Seat #1 (11/2028) and Seat #5 (11/2026)

Ms. Hinz Philippi: So, I want to go back to the organizational matters, we were asked to put this item on hold and we have a resident with us, Rina, and Rina are you interested in joining the Board at this time?

Ms. Dalal: Yes, and so just a question, there's seat #1 that expires in 2028 and seat #5 that expires next year in November, right?

Ms. Hinz Philippi: Yes, correct. So, do we have a motion to appoint Rina?

Mr. Pawelczyk: If you're going to appoint her you would indicate which seat so you probably want to appoint her to the longer term seat, so she doesn't have to run in the election.

Ms. Hinz Philippi: Yes, that would be seat #1.

Mr. Pawelczyk: Because I think that's what she said, she'd rather get appointed to the 2028 term?

Ms. Dalal: Well, I was just asking about the seats, one is 2028 and one is 2026.

Mr. Pawelczyk: Correct, and there's elections every 2 years in this District, so in one year, I don't know about 2026 but 3 people might be running for election in that year, and in 2028 there would be 2 people running, or vice versa and you a 4-year term, so this that's what's remaining on the term for 2028 for seat #1, so that would be your remaining term. So, if you were to run, and you wanted a longer term, you'd say I'd rather be appointed to seat #1, if you want a short term, you'd say I'd rather be appointed to seat #5. You can resign at any time so just because you're appointed, each of these Board members can resign if they're moving, if they had enough of it, if they had twins and they just can't handle it anymore, they resign, so you could resign.

Ms. Dalal: Ok.

Mr. Pawelczyk: So, you have a chairman, a vice chairman, and the remaining Board members are assistant secretaries, so you be in one of these seats and they'll elect officers. The only difference in the officers is the chairman or vice chairman sign documents, that's pretty much it.

Ms. Dalal: Ok.

Mr. Pawelczyk: So, and it's usually someone who can attend more meetings for that process. So, they don't have any more power than any other Board member. So, the District manager will send you an agenda package for you to review, usually a week before the meeting, you'll review it and if you have any questions you can contact Andressa and get your questions answered, or you can wait until the meeting and ask your questions, and you'll vote on the items that are presented.

Ms. Dalal: Ok.

Mr. Pawelczyk: It's pretty simple, there's not a whole lot going on a CDD level here, other than the utility matter that we just talked about now.

Ms. Dalal: Ok, so I think I would like to be in the shorter term, seat #5, if I can do that?

Mr. Gyamfi: So, I move to appoint Rina Dalal to seat #5.

Ms. Hinz Philippi: Alright, so we're appointing Rina to seat #5 which expires in November, 2026 for now.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, appointing Rina Dalal to fill the unexpired term of office for seat #5 was approved.

2) Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi: So, Rina I need to administer the oath to you right now, so I will read the oath and you just state your name, and then at the end you would say, I do, so "I".

Ms. Dalal: Rina Dalal.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Mediterranea Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Mediterranea Community Development District, Palm Beach County, Florida.

Ms. Dalal: I do.

Ms. Hinz Philippi: Alright, thank you.

Mr. Pawelczyk: For the record you are a citizen of the United States and a registered elector and have an address within the Mediterranea CDD, correct?

Ms. Dalal: Yes.

Mr. Pawelczyk: Thank you.

Ms. Hinz Philippi: Alright, thank you and welcome to the Board.

3) Consideration of Electing Officer(s)

Ms. Hinz Philippi: Now that we have administered the oath, we have consideration of electing officers. Right now on our current Board we have Michael Gyamfi as chairman, Arian Taylor as vice chairman, Joh Boehm as an assistant secretary. We also have Patti Powers as treasurer, and Sharyn Henning as an assistant secretary from our office, myself, as an assistant secretary and Paul Winklejohn as the secretary. So, if the Board is ok with the current slate of officers, we can just add Rina Dalal as an assistant secretary, or you can change it but, if you guys are good with the way it is you can just move and let me know.

Mr. Pawelczyk: You can move to appoint Rina Dalal as an assistant secretary and keep the remaining slate of officers the same.

Mr. Gyamfi: I so move to appoint Rina Dalal as an assistant secretary and keep everyone else the same.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, electing officers, keeping the existing slate of offices the same and adding Rina Dalal as an assistant secretary was approved.

Mr. Pawelczyk: And Rina we'll go over after the meeting the Sunshine Law and the public records and other items just so you know your obligations as a Board member.

Ms. Dalal: Ok.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Alright, the next item would be Supervisor's requests, do I have any Supervisor's request at this time? Not hearing any, audience comments, we don't have any audience here for any comments.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: So, I need a motion to adjourn.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm
with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: Mediterranea Maintenance Association
4054 Woods Edge Cir
Riviera Beach, Florida 33410

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Mediterranea
Community Development District

Proposed Budget
FY 2027



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Mediterranea
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments- On Roll	\$142,076	\$138,257	\$3,818	\$142,076	\$142,076
Interest Income	8,000	4,194	8,387	12,581	10,000
Carry Forward Balance	52,756	52,756	-	52,756	53,762
TOTAL REVENUES	\$202,832	\$195,207	\$12,205	\$207,412	\$205,838

EXPENDITURES:

Administrative:

Engineering	\$12,000	\$1,188	\$8,000	\$9,188	\$12,000
Attorney	15,000	2,243	10,000	12,243	15,000
Attorney - Water/Waste Provisions	20,000	750	13,333	14,083	20,000
Annual Audit	5,000	3,700	-	3,700	5,000
Arbitrage Rebate	1,200	600	600	1,200	1,200
Dissemination Agent	2,862	954	1,908	2,862	3,063
Assessment Roll	1,511	1,511	-	1,511	1,511
Trustee Fees	8,200	5,001	3,199	8,200	8,200
Management Fees	40,083	13,361	26,722	40,083	42,889
Website Maintenance	1,200	400	800	1,200	1,200
Telephone	50	-	25	25	50
Postage & Delivery	250	18	167	184	250
Insurance General Liability	8,900	7,895	-	7,895	8,900
Printing & Binding	500	0	333	333	500
Legal Advertising	2,100	194	1,400	1,594	2,100
Other Current Charges	2,000	197	394	590	2,000
Office Supplies	50	-	25	25	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	167	167	250
TOTAL ADMINISTRATIVE	\$121,332	\$38,185	\$67,073	\$105,258	\$124,338

Mediterranea
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$20,000	\$5,000	\$15,000	\$-	\$20,000
Lake Maintenance	6,500	2,160	4,320	6,480	6,500
Landscape Maintenance	30,000	-	20,000	20,000	30,000
Irrigation Repairs and Maintenance	10,000	-	6,667	6,667	10,000
Contingency	15,000	4,915	10,000	14,915	15,000
TOTAL FIELD EXPENDITURES	\$81,500	\$12,075	\$55,987	\$48,061	\$81,500
TOTAL EXPENDITURES	\$202,832	\$50,260	\$123,060	\$153,320	\$205,838
EXCESS REVENUES (EXPENDITURES)	\$0	\$144,947	\$(110,854)	\$54,093	\$0

Gross Assessments	\$ 151,145
Less: Discounts & Collections 6%	(9,069)
Net Assessments	\$ 142,076

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	152	\$ 38,418.00	\$ 252.75	\$ 252.75	\$ -
18' Townhomes	8	\$ 2,022.00	\$ 252.75	\$ 252.75	\$ -
18' Townhomes	112	\$ 28,308.00	\$ 252.75	\$ 252.75	\$ -
16' Townhomes	90	\$ 22,747.50	\$ 252.75	\$ 252.75	\$ -
22' Townhomes	236	\$ 59,649.00	\$ 252.75	\$ 252.75	\$ -
Total	598	\$ 151,144.50			

Mediterranea

Community Development District

Budget Narrative

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their operating accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Attorney - Water/Waste Provisions

The District's Attorney, will be providing water and waste provision legal services to the District.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Mediterranea
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC for the District's administrative office located in Ft. Lauderdale.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Expenditures – Field

Field Management

The District has a contract with Governmental Management Services, South Florida, LLC for on-site management. The responsibilities include reviewing contracts and other maintenance related items.

Lake Maintenance

The District has contracted Solitude Lake & Wetland Management for monthly lake maintenance.

Landscape Maintenance

The District will contract services for the maintenance of the landscape within the community.

Irrigation Repairs and Maintenance

Irrigation repairs and other maintenance services provided by the landscape company.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Mediterranea
Community Development District
Proposed Budget
Debt Service Series 2014-A1 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$75,568	\$73,720	\$1,849	\$75,568	\$75,568
Interest Earnings	5,000	2,200	4,399	6,599	5,000
Carry Forward Surplus ⁽¹⁾	143,218	143,151	-	143,151	149,638
TOTAL REVENUES	\$223,787	\$219,070	\$6,248	\$225,318	\$230,207
EXPENDITURES:					
Interest - 11/1	\$18,340	\$18,340	\$-	\$18,340	\$17,248
Interest - 5/1	18,340	-	18,340	18,340	17,248
Principal - 5/1	39,000	-	39,000	39,000	42,000
TOTAL EXPENDITURES	\$75,680	\$18,340	\$57,340	\$75,680	\$76,496
EXCESS REVENUES (EXPENDITURES)	\$148,107	\$200,730	\$(51,092)	\$149,638	\$153,711

⁽¹⁾ Carry Forward is Net of Reserve Requirement Debt Service Due 11/1/2027 \$16,072

Gross Assessments	\$ 80,392
Less: Discounts & Collections 5%	(4,824)
Net Assessments	\$ 75,568

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
18' Townhomes	8	\$ 8,032.00	\$ 1,004.00	\$ 1,004.00	\$ -
16' Townhomes	90	\$ 72,360.00	\$ 804.00	\$ 804.00	\$ -
Total	98	\$ 80,392.00			

Mediterranea
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2014-A1

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	616,000	5.600%	-	17,248	74,588
05/01/27	616,000	5.600%	42,000	17,248	
11/01/27	574,000	5.600%	-	16,072	75,320
05/01/28	574,000	5.600%	44,000	16,072	
11/01/28	530,000	5.600%	-	14,840	74,912
05/01/29	530,000	5.600%	47,000	14,840	
11/01/29	483,000	5.600%	-	13,524	75,364
05/01/30	483,000	5.600%	49,000	13,524	
11/01/30	434,000	5.600%	-	12,152	74,676
05/01/31	434,000	5.600%	52,000	12,152	
11/01/31	382,000	5.600%	-	10,696	74,848
05/01/32	382,000	5.600%	55,000	10,696	
11/01/32	327,000	5.600%	-	9,156	74,852
05/01/33	327,000	5.600%	58,000	9,156	
11/01/33	269,000	5.600%	-	7,532	74,688
05/01/34	269,000	5.600%	62,000	7,532	
11/01/34	207,000	5.600%	-	5,796	75,328
05/01/35	207,000	5.600%	65,000	5,796	
11/01/35	142,000	5.600%	-	3,976	74,772
05/01/36	142,000	5.600%	69,000	3,976	
11/01/36	73,000	5.600%	-	2,044	75,020
05/01/37	73,000	5.600%	73,000	2,044	75,044
TOTAL			\$616,000	\$226,072	\$899,412

Mediterranea

Community Development District

Proposed Budget

Debt Service Series 2017 Special Assessment Refunding & Improvement Bonds

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$556,877	\$543,252	\$13,625	\$556,877	\$556,877
Interest Earnings	20,000	12,962	25,924	38,886	20,000
Carry Forward Surplus ⁽¹⁾	429,224	410,533	-	410,533	446,158
TOTAL REVENUES	\$1,006,101	\$966,747	\$39,548	\$1,006,295	\$1,023,034
EXPENDITURES:					
Interest - 11/1	\$185,069	\$185,069	\$-	\$185,069	\$181,031
Interest - 5/1	185,069	-	185,069	185,069	181,031
Principal - 5/1	190,000	-	190,000	190,000	195,000
TOTAL EXPENDITURES	\$560,138	\$185,069	\$375,069	\$560,138	\$557,063
EXCESS REVENUES (EXPENDITURES)	\$445,963	\$781,678	\$(335,520)	\$446,158	\$465,972

⁽¹⁾ Carry Forward is Net of Reserve Requirement Debt Service Due 11/1/2027 \$176,888

Gross Assessments	\$ 592,422
Less: Discounts & Collections 5%	(35,545)
Net Assessments	\$ 556,877

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	152	\$ 207,904.08	\$ 1,367.79	\$ 1,367.79	\$ -
18' Townhomes	112	\$ 117,743.36	\$ 1,051.28	\$ 1,051.28	\$ -
22' Townhomes	236	\$ 266,774.40	\$ 1,130.40	\$ 1,130.40	\$ -
Total	500	\$ 592,421.84			

Mediterranea
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,440,000	4.250%	-	181,031	556,100
05/01/27	7,440,000	4.250%	195,000	181,031	
11/01/27	7,245,000	4.250%	-	176,888	552,919
05/01/28	7,245,000	4.250%	205,000	176,888	
11/01/28	7,040,000	4.250%	-	172,531	554,419
05/01/29	7,040,000	4.250%	215,000	172,531	
11/01/29	6,825,000	4.250%	-	167,963	555,494
05/01/30	6,825,000	4.750%	225,000	167,963	
11/01/30	6,600,000	4.750%	-	162,619	555,581
05/01/31	6,600,000	4.750%	235,000	162,619	
11/01/31	6,365,000	4.750%	-	157,038	554,656
05/01/32	6,365,000	4.750%	245,000	157,038	
11/01/32	6,120,000	4.750%	-	151,219	553,256
05/01/33	6,120,000	4.750%	260,000	151,219	
11/01/33	5,860,000	4.750%	-	145,044	556,263
05/01/34	5,860,000	4.750%	270,000	145,044	
11/01/34	5,590,000	4.750%	-	138,631	553,675
05/01/35	5,590,000	4.750%	285,000	138,631	
11/01/35	5,305,000	4.750%	-	131,863	555,494
05/01/36	5,305,000	4.750%	300,000	131,863	
11/01/36	5,005,000	4.750%	-	124,738	556,600
05/01/37	5,005,000	4.750%	310,000	124,738	
11/01/37	4,695,000	4.750%	-	117,375	552,113
05/01/38	4,695,000	5.000%	330,000	117,375	
11/01/38	4,365,000	5.000%	-	109,125	556,500
05/01/39	4,365,000	5.000%	345,000	109,125	
11/01/39	4,020,000	5.000%	-	100,500	554,625
05/01/40	4,020,000	5.000%	365,000	100,500	
11/01/40	3,655,000	5.000%	-	91,375	556,875
05/01/41	3,655,000	5.000%	380,000	91,375	
11/01/41	3,275,000	5.000%	-	81,875	553,250
05/01/42	3,275,000	5.000%	400,000	81,875	
11/01/42	2,875,000	5.000%	-	71,875	553,750
05/01/43	2,875,000	5.000%	420,000	71,875	
11/01/43	2,455,000	5.000%	-	61,375	553,250
05/01/44	2,455,000	5.000%	445,000	61,375	
11/01/44	2,010,000	5.000%	-	50,250	556,625
05/01/45	2,010,000	5.000%	465,000	50,250	
11/01/45	1,545,000	5.000%	-	38,625	553,875
05/01/46	1,545,000	5.000%	490,000	38,625	
11/01/46	1,055,000	5.000%	-	26,375	555,000
05/01/47	1,055,000	5.000%	515,000	26,375	
11/01/47	540,000	5.000%	-	13,500	554,875
05/01/48	540,000	5.000%	540,000	13,500	553,500
TOTAL			\$7,440,000	\$4,943,625	\$12,758,694

Mediterranea
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Product Type	O&M Units	Bonds Units 2014A	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit		
				FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance
				O&M			Series 2014-A1			Series 2017					
Single Family	152	0	152	\$ 252.75	\$ 252.75	\$ -	\$ -	\$ -	\$ -	\$ 1,367.79	\$ 1,367.79	\$ -	\$ 1,620.54	\$ 1,620.54	\$ -
18' Townhomes	8	8	0	\$ 252.75	\$ 252.75	\$ -	\$ 1,004.00	\$ 1,004.00	\$ -	\$ -	\$ -	\$ -	\$ 1,256.75	\$ 1,256.75	\$ -
18' Townhomes	112	0	112	\$ 252.75	\$ 252.75	\$ -	\$ -	\$ -	\$ -	\$ 1,051.28	\$ 1,051.28	\$ -	\$ 1,304.03	\$ 1,304.03	\$ -
16' Townhomes	90	90	0	\$ 252.75	\$ 252.75	\$ -	\$ 804.00	\$ 804.00	\$ -	\$ -	\$ -	\$ -	\$ 1,056.75	\$ 1,056.75	\$ -
22' Townhomes	236	0	236	\$ 252.75	\$ 252.75	\$ -	\$ -	\$ -	\$ -	\$ 1,130.40	\$ 1,130.40	\$ -	\$ 1,383.15	\$ 1,383.15	\$ -
Total	598	98	500												



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 14, 2025

Board of Supervisors
Mediterranea Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Mediterranea Community Development District, Riviera Beach, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Mediterranea Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$3,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Mediterranea Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Mediterranea Community Development District.

By: 
Title: Treasurer
Date: 12/15/25



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



February 4, 2026

To the Board of Supervisors
Mediterranea Community Development District
Riviera Beach, Florida

We have audited the financial statements of Mediterranea Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 4, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**MEDITERRANEA
COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mediterranea Community Development District
Riviera Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Mediterranea Community Development District, Riviera Beach, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 4, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 4, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Mediterranean Community Development District, Riviera Beach, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$719,770.
- The change in the District's total net position in comparison with the prior fiscal year was (\$23,923), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,484,143, an increase of \$61,175 in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, assigned for subsequent year's expenditures and the remainder is unassigned fund balance in the general fund in which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,485,763	\$ 1,427,251
Capital assets, net of depreciation	7,690,134	7,996,283
Total assets	<u>9,175,897</u>	<u>9,423,534</u>
Current liabilities	171,127	177,841
Long-term liabilities	8,285,000	8,502,000
Total liabilities	<u>8,456,127</u>	<u>8,679,841</u>
Net position		
Net investment in capital assets	(594,683)	(505,542)
Restricted	1,011,577	946,401
Unrestricted	302,876	302,834
Total net position	<u>\$ 719,770</u>	<u>\$ 743,693</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 789,665	\$ 789,794
Operating grants and contributions	54,024	58,905
Capital grants and contributions	8	9
General revenues		
Unrestricted investment earnings	14,209	3,822
Total revenues	<u>857,906</u>	<u>852,530</u>
Expenses:		
General government	91,711	78,986
Maintenance and operations	377,629	312,629
Interest	412,489	422,021
Total expenses	<u>881,829</u>	<u>813,636</u>
Change in net position	<u>(23,923)</u>	<u>38,894</u>
Net position - beginning	<u>743,693</u>	<u>704,799</u>
Net position - ending	<u>\$ 719,770</u>	<u>\$ 743,693</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal ended September 30, 2025 was \$881,829. The costs of the District's activities were funded by program revenues and general revenues, which are comprised of assessments and investment earnings. Expenses increased from the prior year mostly due to a increase in professional services expense and a increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$11,995,964 invested in capital assets, for its governmental activities. In the government-wide financial statements depreciation of \$4,305,830 has been taken, which resulted in a net book value of \$7,690,134. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$8,285,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Mediterranean Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 3,474
Investments	288,031
Assessments receivable	5,096
Prepaid items	7,895
Restricted assets:	
Investments	1,181,267
Capital assets	
Nondepreciable	1,781,777
Depreciable, net	5,908,357
Total assets	9,175,897
 LIABILITIES	
Accounts payable	1,620
Accrued interest payable	169,507
Non-current liabilities:	
Due within one year	229,000
Due in more than one year	8,056,000
Total liabilities	8,456,127
 NET POSITION	
Net investment in capital assets	(594,683)
Restricted for debt service	1,011,577
Unrestricted	302,876
Total net position	\$ 719,770

See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 91,711	\$ 91,711	\$ -	\$ -	\$ -
Maintenance and operations	377,629	57,313	-	8	(320,308)
Interest on long-term debt	412,489	640,641	54,024	-	282,176
Total governmental activities	881,829	789,665	54,024	8	(38,132)
General revenues:					
Unrestricted investment earnings					14,209
Total general revenues					14,209
Change in net position					(23,923)
Net position - beginning					743,693
Net position - ending					\$ 719,770

See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 3,474	\$ -	\$ -	\$ 3,474
Investments	288,031	1,181,084	183	1,469,298
Assessments receivable	5,096	-	-	5,096
Prepaid items	7,895	-	-	7,895
Total assets	<u>\$ 304,496</u>	<u>\$ 1,181,084</u>	<u>\$ 183</u>	<u>\$ 1,485,763</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,620	\$ -	\$ -	\$ 1,620
Total liabilities	<u>1,620</u>	<u>-</u>	<u>-</u>	<u>1,620</u>
Fund balances:				
Nonspendable:				
Prepaid items	7,895	-	-	7,895
Restricted for:				
Debt service	-	1,181,084	-	1,181,084
Capital projects	-	-	183	183
Assigned to:				
Subsequent year's expenditures	52,756	-	-	52,756
Unassigned	242,225	-	-	242,225
Total fund balances	<u>302,876</u>	<u>1,181,084</u>	<u>183</u>	<u>1,484,143</u>
Total liabilities and fund balances	<u>\$ 304,496</u>	<u>\$ 1,181,084</u>	<u>\$ 183</u>	<u>\$ 1,485,763</u>

See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,484,143

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

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

Cost of capital assets	11,995,964	
Accumulated depreciation	<u>(4,305,830)</u>	7,690,134

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

Accrued interest payable	(169,507)	
Bonds payable	<u>(8,285,000)</u>	<u>(8,454,507)</u>

Net position of governmental activities		<u>\$ 719,770</u>
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See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 149,024	\$ 640,641	\$ -	\$ 789,665
Interest revenues	14,209	54,024	8	68,241
Total revenues	163,233	694,665	8	857,906
EXPENDITURES				
Current:				
General government	91,711	-	-	91,711
Maintenance and operations	71,480	-	-	71,480
Debt Service:				
Principal	-	217,000	-	217,000
Interest	-	416,540	-	416,540
Total expenditures	163,191	633,540	-	796,731
Excess (deficiency) of revenues over (under) expenditures	42	61,125	8	61,175
Fund balances - beginning	302,834	1,119,959	175	1,422,968
Fund balances - ending	\$ 302,876	\$ 1,181,084	\$ 183	\$ 1,484,143

See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	61,175
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(306,149)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		217,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		4,051
Change in net position of governmental activities	\$	<u>(23,923)</u>

See notes to the financial statements

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Mediterranea Community Development District ("District") was created on January 18, 2006 by Ordinance 3001 by the City Council of the City of Riviera Beach, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

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

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

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

Prepaid Items

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Landscape and decorative features	15
Wastewater and water distribution	35
Stormwater system	25

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Federated Govt Obligations Fund #5	\$ 159,844	S&P AAAM	Weighted average of the fund portfolio: 44 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	288,031	S&P AAAM	Weighted average of the fund portfolio: 47 days
Allspring 100% Treasury Money Market Institutional	1,021,423	S&P AAAM	Weighted average of the fund portfolio: 42 days
Total Investments	<u>\$ 1,469,298</u>		

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

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

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 1,781,777	\$ -	\$ -	\$ 1,781,777
Total capital assets, not being depreciated	1,781,777	-	-	1,781,777
Capital assets, being depreciated				
Landscape and decorative features	518,454	-	-	518,454
Wastewater and water distribution	2,073,930	-	-	2,073,930
Stormwater system	7,621,803	-	-	7,621,803
Total capital assets, being depreciated	10,214,187	-	-	10,214,187
Less accumulated depreciation for:				
Landscape and decorative features	297,024	18,564	-	315,588
Wastewater and water distribution	207,393	69,131	-	276,524
Stormwater system	3,495,264	218,454	-	3,713,718
Total accumulated depreciation	3,999,681	306,149	-	4,305,830
Total capital assets, being depreciated, net	6,214,506	(306,149)	-	5,908,357
Governmental activities capital assets, net	\$ 7,996,283	\$ (306,149)	\$ -	\$ 7,690,134

Depreciation was charged to maintenance and operations. During a prior fiscal year, the District has engaged legal counsel in order to assist with the transfer of ownership of certain water and sewer improvements between the District and City of Riviera Beach. Although the City has not, as of this report, accepted legal title to such facilities, legal counsel has indicated that there is reason to believe that such transfer will, in fact, occur, albeit belatedly.

NOTE 6 – LONG TERM LIABILITIES

Series 2006

On May 19, 2006, the District issued \$11,700,000 of Special Assessment Bonds, Series 2006A. The Bonds are due May 1, 2037 with a fixed interest rate of 5.60%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2006 and the principal is to be paid serially on each May 1, commencing May 1, 2008. The Series 2006 Area 2 Bonds were partially refunded with the remaining amounts cancelled.

Amended and Restated Master Trust Indenture

On August 11, 2014 the District and the Trustee entered into the Amended and Restated Master Trust Indenture and Restated First Supplemental Trust Indenture (collectively, the “Amended Indenture”), and exchanged the Series 2006A Bonds (the “Original Bonds”) for \$970,000 Special Assessment Areas One Bonds, Series 2006A, and \$10,025,000 Special Assessment Area Two Bonds, Series 2006B (the “Bifurcated Bonds”). As were the Original Bonds, the Bifurcated Bonds are due May 1, 2037 with a fixed interest rate of 5.60%. The Amended Indenture, among other things, reduced the Reserve Requirement for the Bifurcated Bonds and established separate and distinct assessment areas securing each Series. The restructuring, bifurcation and exchange were completed at the direction of the sole Beneficial Holder of the Bonds. Interest on the bifurcated Bonds is to be paid semiannually on each May 1 and November 1, commencing November 1, 2014 and the principal is to be paid serially on each May 1, commencing May 1, 2015. The indenture also required that the Majority Landowner fund \$25,000 for the debt service reserve requirement for the Area One Bonds and to pay \$85,000 towards the cost of issuance related to the restructuring of the Bonds.

The Series 2006A and 2006B Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Amended and Restated Master Trust Indenture. See note below regarding the refunding of the Area Two Bonds.

The Amended Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District was in compliance with the requirements at September 30, 2025.

Series 2017 Refunding

On October 30, 2017, the District issued \$8,760,000 of Special Assessment Refunding and Improvement Bonds, Series 2017. The Bonds are comprised of multiple term Bonds due May 1, 2048 with fixed interest rates ranging from 3.5% to 5%. The Bonds were issued to currently refund a portion of the Series 2006 Area Two Bonds which were in default and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018 and the principal is to be paid serially on each May 1, commencing May 1, 2019.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006 Area 1	\$ 692,000	\$ -	\$ 37,000	\$ 655,000	\$ 39,000
Series 2017	7,810,000	-	180,000	7,630,000	190,000
Total	<u>\$ 8,502,000</u>	<u>\$ -</u>	<u>\$ 217,000</u>	<u>\$ 8,285,000</u>	<u>\$ 229,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 229,000	\$ 406,818	\$ 635,818
2027	237,000	396,559	633,559
2028	249,000	385,919	634,919
2029	262,000	374,743	636,743
2030	274,000	362,973	636,973
2031-2035	1,587,000	1,599,764	3,186,764
2036-2040	1,792,000	1,179,240	2,971,240
2041-2045	2,110,000	713,500	2,823,500
2046-2048	1,545,000	157,000	1,702,000
Total	<u>\$ 8,285,000</u>	<u>\$ 5,576,516</u>	<u>\$ 13,861,516</u>

NOTE 7 – DEVELOPER TRANSACTION AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

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

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

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

NOTE 10 – MAINTENANCE AGREEMENT

The District has entered into an agreement with Mediterranean Maintenance Association, Inc. (the “HOA”) whereby the HOA shall provide maintenance services and materials as it pertains to infrastructure improvements that belong to the District. Based on the easement agreement, \$50,000 was granted for fence repairs and \$15,000 was for field maintenance for prior months in 2025. The District will pay the HOA \$20,000 per year, payable in quarterly installments, for administrative processing and coordination. In addition, the HOA may request reimbursement for District-related expenditures, provided such expenditures are approved in advance by the District Manager or the District’s Board of Supervisors and are payable from available budgeted funds. Reimbursement requests are submitted monthly and are subject to District review.

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 142,076	\$ 149,024	\$ 6,948
Interest and other revenues	3,000	14,209	11,209
Total revenues	145,076	163,233	18,157
EXPENDITURES			
Current:			
General government	156,522	91,711	64,811
Maintenance and operations	61,500	71,480	(9,980)
Total expenditures	218,022	163,191	54,831
Excess (deficiency) of revenues over (under) expenditures	(72,946)	42	72,988
OTHER FINANCING SOURCES			
Carryforward surplus	72,946	-	(72,946)
Total other financing sources	72,946	-	(72,946)
Net change in fund balances	\$ -	42	\$ 42
Fund balance - beginning		302,834	
Fund balance - ending		\$ 302,876	

See notes to required supplementary information

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

**MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
RIVIERA BEACH, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	11
Employee compensation	\$0.00
Independent contractor compensation	\$173,655
Construction projects to begin on or after October 1; (>\$65K)	Not Applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$ 252.75 Debt service - \$804.00 - \$ 1,004.00
Special assessments collected	\$789,665
Outstanding Bonds:	see Note 6 for details



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

To the Board of Supervisors
Mediterranea Community Development District
Riviera Beach, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Mediterranea Community Development District, Riviera Beach, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 4, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

February 4, 2026



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

To the Board of Supervisors
Mediterranea Community Development District
Riviera Beach, Florida

We have examined Mediterranea Community Development District, Riviera Beach, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

February 4, 2026



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

To the Board of Supervisors
Mediterranea Community Development District
Riviera Beach, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Mediterranea Community Development District, Riviera Beach, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated February 4, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 4, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

February 4, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Mediterranea Community Development District](#) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). Candidates must qualify for the office of Supervisor with the [Palm Beach County Supervisor of Elections](#) located at [4301 Cherry Road, West Palm Beach FL 33409](#) and the telephone number is [561-656-6200](#). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Palm Beach County](#) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [Mediterranea Community Development District](#) has [three seats](#) up for election, specifically [seat #3](#), [seat # 4](#) and [seat #5](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Palm Beach County](#) Supervisor of Elections.

From: [Jennifer McConnell](#)
To: [Michael](#)
Cc: [Andressa Hinz Philippi](#); [Latoya Flowers](#); [Regine Lucas](#)
Subject: RE: Mediterranea - March 2026 meeting
Date: Thursday, February 19, 2026 9:29:18 AM
Attachments: [image001.png](#)

Thanks

Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws



Jennifer McConnell
5385 N. Nob Hill Road
Sunrise, Florida 33351
Telephone #: 954-721-8681 ext. 203
Fax#: 954-721-9202

From: Michael <mediterranea.cdd.councilchair@gmail.com>
Sent: Thursday, February 19, 2026 6:58 AM
To: Jennifer McConnell <jmcconnell@gmssf.com>
Subject: Re: Mediterranea - March 2026 meeting

Good Morning, I would like to discuss the payment the resident made regarding the work done on their property. I could not remember what our final decision was on that item.

On Wed, Feb 18, 2026 at 1:14 PM Jennifer McConnell <jmcconnell@gmssf.com> wrote:

Good afternoon,

Please allow this e-mail to serve as a written reminder that the next meeting for Mediterranea CDD is scheduled for March 3rd. If you have any agenda items you'd like to include, please send them to my attention by February 20, 2026.

Thanks in advance,

Jennifer

Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws



Jennifer McConnell

5385 N. Nob Hill Road

Sunrise, Florida 33351

Telephone #: 954-721-8681 ext. 203

Fax#: 954-721-9202

SUNDSTROM LAW

ATTORNEYS | COUNSELORS



February 10, 2026

F. Malcolm Cunningham, Jr., Esq.
The Cunningham Law Firm, P.A.
One Clearlake Centre
250 South Australian Avenue, Suite 701
West Palm Beach, FL 33401
fmcunni@cunninghamlaw.com

Re: Mediterranea Community Development District / City of Riviera Beach Utility
Special District

Dear Malcolm,

This letter is to memorialize our multiple conversations over the years, unfortunately, concerning the failure of the City of Riviera Beach Utility Special District (City) to accept legal title and maintenance responsibilities thereof for the Arbor Parc Phase 2 water and wastewater utility pipes and related facilities (pipelines).

The subject potable water distribution and wastewater collection systems were permitted by the Palm Beach County Health Department utilizing City standards. Attached please find copies of the relevant permits, noting that the utility in question is the City of Riviera Beach. Note further that the City approved the overall water and wastewater plans and specifications prior to the construction of the subject facilities. It is a fact that the construction permits could not have been issued without the approval of the City as the City was the intended owner/operator of such facilities. The developer involved turned over water and wastewater systems to the City years ago but the City, to date, failed to acknowledge ownership. Thus, the Mediterranea Homeowners Association and Community Development District have *de facto* operation responsibilities over the subject facilities.

Malcolm, we began this representation in April of 2021 with one singular goal, to resolve any ambiguities in this regard. Prior to the time that I was engaged to assist the Mediterranea Community Development District (District) in this endeavor, an engineer for the City found that the subject pipelines were constructed in accordance with the design that had been approved by the City prior to such construction and recommended that the City accept legal title to such pipelines. For your information, the name of the engineer who was working for the City at the time was Leighton Walker, PE, who is now the head of operations

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301
(850) 877-6555

F. Malcolm Cunningham, Jr., Esq.
February 10, 2026
Page 2

(Assistant Director) of the City of West Palm Beach Utility System. From the time that such pipelines were placed into service, the City has been collecting revenues utilizing pipelines that it has not acknowledged taking title to and yet it is collecting a full complement of revenues from their usage; in short, the City is being unjustly enriched thereby.

Under Florida law, the District could simply "abandon" its ownership of the subject pipelines (pursuant to statute) in which case the City would end up with them anyway.

At the District Board meeting on August 19, 2025, I was instructed to attempt to rekindle the negotiations with you, and offering to pay a reasonable attorney fee (\$10,000) to the City as reimbursement for its costs and expenses in this regard.

Malcolm, I must bring this matter to resolution, one way or the other. Our client can and will exercise any or all of the following remedies in order to resolve this matter:

1. File a complaint against the City with the health department;
2. File a complaint against the City with the FDEP;
3. Notify the City's bond trustee of a material fact, potentially in violation of Section 10-b.5 of the Securities and Exchange Act of 1934;
4. File a circuit court abandonment;
5. Take depositions as appropriate;
6. Cause the City Council to be inundated with citizen complaints;
7. Fill the City Council Chambers with unhappy voters;
8. Vote appropriately;
9. Withdraw our friendly offer to settle this matter with a reimbursement of city legal fees as we will be using those fees in litigation;
10. Refer this case to other not so agreeable counsel.

The Mediterranea Homeowners Association represents 660 voters within the City, who are ready to exert their presence to the City Council and the ballot box, if that is necessary. For multiple reasons, I am doing everything in my power to avoid that entanglement, if possible. However, our client is fed up with this and is ready to escalate, if necessary.

I appreciate the fact that the City has new management that is not responsible for the failure of its predecessors in this regard. I trust that you and the City will rectify this matter in a non-adversarial fashion. To speed things along, I have attached a very simple acceptance of the Arbor Parc Phase 2 facilities. If you could have the City Manager date and sign that form and return it to me, I will ensure that the Mediterranea Community Development District prepare and forward a check in the amount of \$10,000 made payable to the F. Malcolm Cunningham, Jr, Esq. Trust Account, in which case this matter will have been amicably resolved.

F. Malcolm Cunningham, Jr., Esq.
February 10, 2026
Page 3

During our conversation on Thursday, February 5th, it was agreed that I prepare this letter so that you would have a basis for discussions with your client. I hope and trust this letter meets that request and that we can bring this matter to a quiet and speedy resolution.

Sincerely,

SUNDSTROM LAW, LLC

/s/ William E. Sundstrom

William E. Sundstrom, P.A.
For the Firm

WES/brf

ACCEPTANCE OF ARBOR PARC PHASE 2 WATER & WASTEWATER
UTILITY PIPELINES AND RELATED FACILITIES

The City of Riviera Beach Utility Special District hereby confirms its acceptance of legal title to, and operation and maintenance responsibilities of, the water and wastewater utility pipelines and related pump station providing water and wastewater utility services to Arbor Park, Phase 2, community located wholly within the City of Riviera Beach.

Dated this ____ day of February, 2026, by:

City of Riviera Beach

Jonathan E. Evans
City Manager

Bill Sundstrom

From:
Sent:
To:
Subject:

Bevin Beaudet <babeaudet@flhhs.gov>
Friday, February 6, 2026 2:58 PM
Bill Sundstrom
Water System Permit

Mission:
To protect, promote & improve the health
of all people in Florida through integrated
state, county & community efforts.



Rick Scott
Governor

Celeste Philip, MD, MPH
State Surgeon General & Secretary

Wisdom: To be the Healthiest State in the Nation

May 22, 2018

In the Matter of an
Application for Permit by:

PERMITTEE:
Michael Nunziata, Authorized Agent
Mediterranea Palm Property Subsidiary, LLC
848 Brickell Avenue, Penthouse 1
Miami, FL 33131
mnunziata@13ll.com

PERMIT NUMBER: 138288-219-DS
COUNTY: Palm Beach
PROJECT NAME: Arbor Parc (f.k.a.
Mediterranea)
Utility: City of Riviera Beach
PWS ID NO.: 4501229

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number 138288-219-DS for the construction of a water distribution system issued pursuant to 403.087(1), Florida Statutes.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, within fourteen days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by this permit may petition for an administrative proceeding (hearing) in accordance with Sections 120.569 and 120.57, F.S.

The petition must contain the information set forth below and must be filed (received) in this Office, Division of Environmental Public Health, Florida Department of Health Palm Beach County, 800 Clematis Street, West Palm Beach, Florida 33401. Petitions filed by the permit applicant or any of the parties listed below must be filed within fourteen (14) days of receipt of this notice of permit. Petitions filed by any other person must be filed within fourteen (14) days of publication of the public notice or within fourteen days of receipt of this notice of permit whichever occurs first. A petitioner must mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-5.207 of the Florida Administrative Code.

Florida Department of Health
Palm Beach County, Division of Environmental Public Health
P.O. Box 20, 800 Clematis Street, West Palm Beach, FL 33402
PHONE: 561-437-5500 - FAX: 561-437-5204
FloridaHealth.gov, Flhealthpalmbeach.org



138288-219 DS Arbor Parc.pdf
[dropbox.com](https://www.dropbox.com)

Bevin

Bill Sundstrom

From:
Sent:
To:
Subject:

Bevin Beaudet <babeaudet@...>
Friday, February 6, 2026 2:53 PM
Bill Sundstrom
Wastewater System Permit

Mission:
To protect, promote & improve the health
of all people in Florida through integrated
state, county & community efforts



Rick Scott
Governor

Celeste Philip, MD, MPH
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

May 22, 2018

In the Matter of an
Application for Permit by:

PERMITTEE:
Michael Nunziata, Authorized Agent
Mediterranea Palm Property Subsidiary, LLC
848 Brickell Avenue, Penthouse 1
Miami, FL 33131
mnunziata@1311.com

PERMIT NUMBER: 138288-220-DWC
COUNTY: Palm Beach
PROJECT NAME: Arbor Parc (f.k.a.
Mediterranea
WASTEWATER TREATMENT: ECRWWTF
FACILITY ID: FL0041360

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number **138288-220-DWC** to construct a domestic wastewater collection/transmission system, issued pursuant to 403.087(1), Florida Statutes.

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, within fourteen days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by this permit may petition for an administrative proceeding (hearing) in accordance with Sections 120.569 and 120.57, F.S.

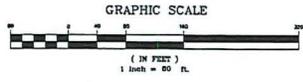
The petition must contain the information set forth below and must be filed (received) in this Office, Division of Environmental Public Health, Florida Department of Health Palm Beach County, 800 Clematis Street, West Palm Beach, Florida 33401. Petitions filed by the permit applicant or any of the parties listed below must be filed within fourteen (14) days of receipt of this notice of permit. Petitions filed by any other person must be filed within fourteen (14) days of publication of the public notice or within fourteen days of receipt of this notice of permit whichever occurs first. A petitioner must mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention will be only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-5.207 of the Florida Administrative Code.

Florida Department of Health
Palm Beach County, Division of Environmental Public Health
P.O. Box 29, 800 Clematis Street, West Palm Beach, FL 33402
PHONE: 561-837-5900 • FAX: 561-837-6264
FloridaHealth.gov, Flhealth@palmbeach.org

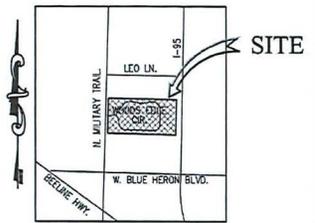


138288-220 DWC Arbor Parc.pdf
[dropbox.com](https://www.dropbox.com)

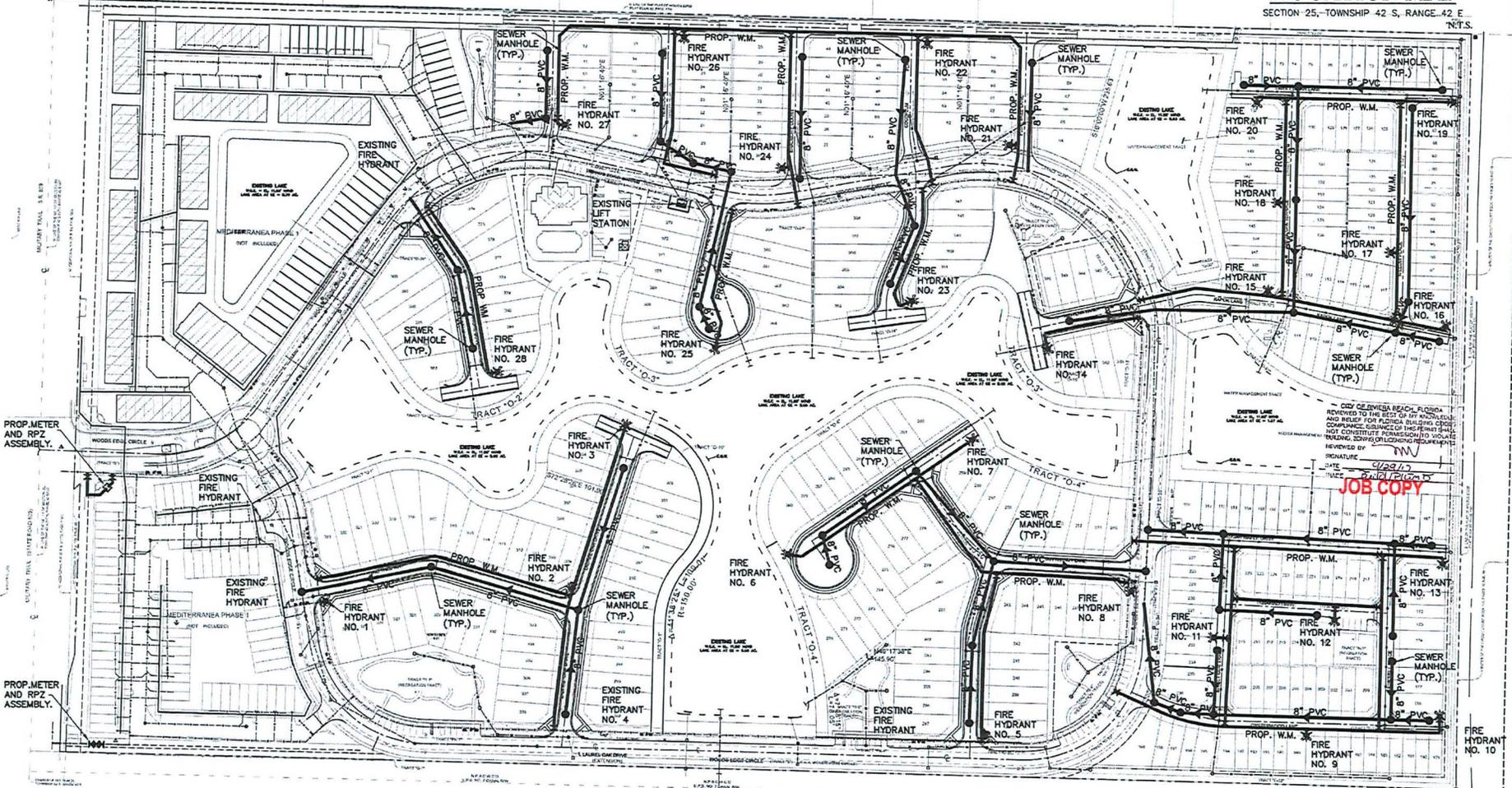
Bevin



- LEGEND**
- PROPOSED WATER LINE (SIZE NOTED)
 - PROPOSED GATE VALVE AND BOX
 - PROPOSED REDUCER
 - FIRE HYDRANT
 - SAMPLE POINT
 - EXISTING WATER LINE
 - EXISTING GATE VALVE
 - PROPOSED SANITARY SEWER LINE
 - SANITARY SEWER FLOW DIRECTION
 - EXISTING SANITARY SEWER LINE
 - PROPOSED DRAINAGE SYSTEM
 - EXISTING DRAINAGE SYSTEM



LOCATION MAP
SECTION 25, TOWNSHIP 42 S, RANGE 42 E
N.T.S.



JOB COPY

REVISIONS	DATE	BY

CALLFIELD & WHEELER, INC.
LANDSCAPE ARCHITECTURE & SURVEYING
10000 W. BLUE HERON BLVD.
SUITE 200
BOCA RATON, FLORIDA 33433
PHONE (561) 992-1991 / FAX (561) 750-1452

MEDITERRANEA OVERALL
SANITARY SEWER & WATER DISTRIBUTION PLAN
CITY OF RIVIERA BEACH, FLORIDA

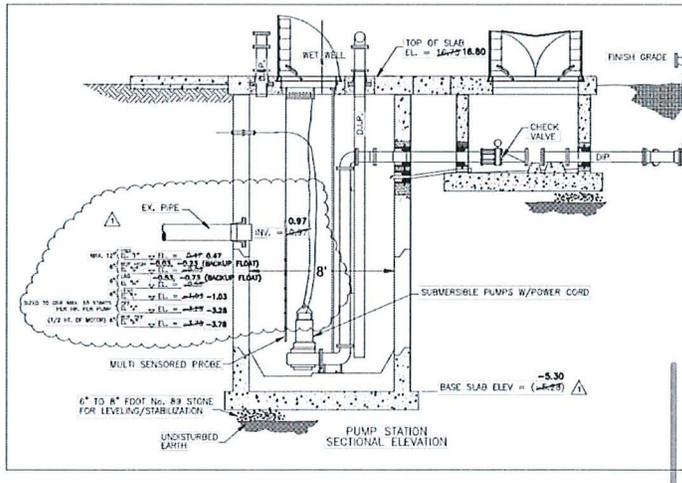
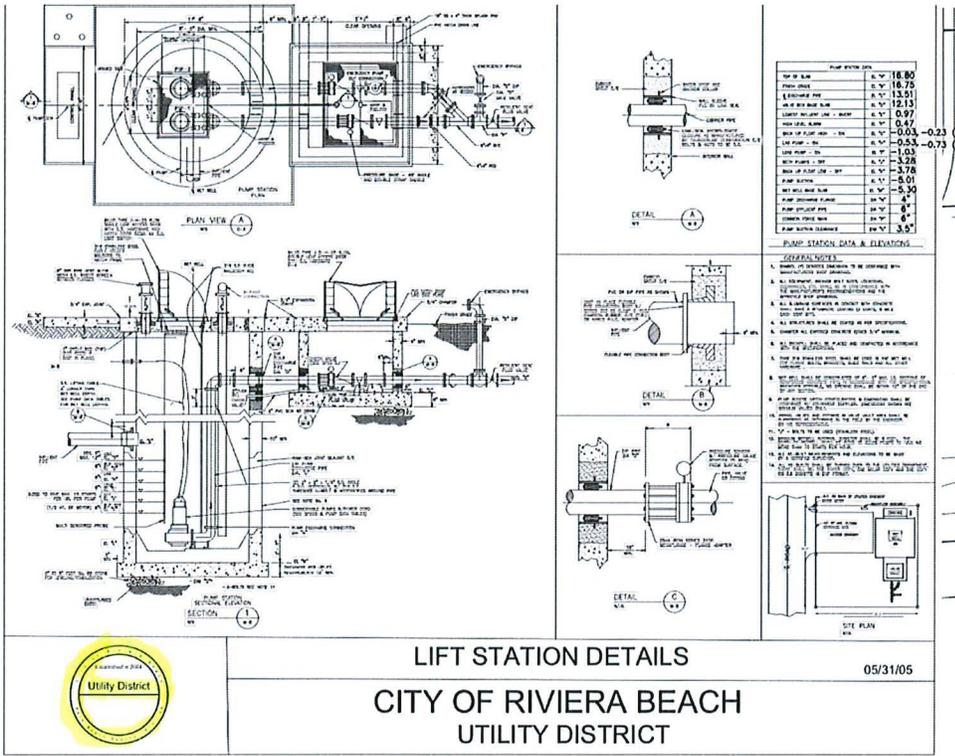
DATE 5/2/17
DRAWN BY RAH
F.B./P.C. N/A
SCALE 1" = 80'



JOB # 7801
SHEET NO. **WS-1**
OF SHEETS

Bill Sundstrom

From: Bevin Beaudet <bevin.beaudet@gmail.com>
Sent: Friday, February 6, 2026 2:35 PM
To: Bill Sundstrom
Subject: Lift Station Plan Using RB Engineering Standards



LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOLFE

February 3, 2026

VIA E-MAIL ONLY– AHPilippi@gmssf.com

Ms. Andressa Hinz Philippi
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Mediterranea Community Development District
Our File: 763.05501**

Dear Andressa:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

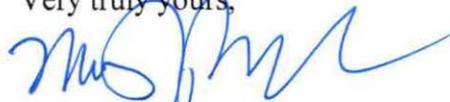
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Andressa Hinz Philippi
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



Memorandum

To: Mediterranean Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts by the Florida Legislature during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Mediterranea Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two media (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes, or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year, as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30, as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____
Print Name: _____
Mediterranea Community Development District

Date: _____

District Manager: _____
Print Name: _____
Mediterranea Community Development District

Date: _____

Mediterranea
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

08/01/25 - 01/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
08/01/25 - 08/31/25	987-990	\$	69,059.85
09/01/25 - 09/30/25	991-1006	\$	21,707.21
10/01/25-10/31/25	1007-1010	\$	11,238.15
11/01/25 - 11/30/25	1011-1017	\$	11,618.19
12/01/25 - 12/31/25	1018-1023	\$	697,679.46
01/01/26 - 01/31/26	1024-1032	\$	15,438.46
	TOTAL	\$	826,741.32

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/25	00005	7/29/25	8-938-35	202507	310	51300	42000		DELIVERY THRU 7/18/25	*	71.48		
									FEDEX			71.48	000987
8/05/25	00001	8/01/25	249	202508	310	51300	34000		AUG 25 - MGMT FEES	*	3,121.75		
		8/01/25	249	202508	310	51300	31300		AUG 25 - DISSEMINATION	*	222.92		
		8/01/25	249	202508	310	51300	35110		AUG 25 - WEBSITE ADMIN	*	100.00		
		8/01/25	249	202508	310	51300	42000		AUG 25 - POSTAGE	*	3.55		
		8/01/25	249	202508	310	51300	42500		AUG 25 - COPIES	*	.15		
									GOVERNMENTAL MANAGEMENT SERVICES			3,448.37	000988
8/05/25	00041	7/03/25	APH24915	202507	320	57200	49000		MISC. CHRGS FENCE INSTALL	*	65,000.00		
									MEDITERRANEA MAINTENANCE ASSOC. INC			65,000.00	000989
8/05/25	00035	8/02/25	PSI19560	202508	320	57200	56500		AUG 25 - LAKE/POND MAINT	*	540.00		
									SOLITUDE LAKE MANAGEMENT			540.00	000990
9/04/25	00007	7/31/25	194553	202507	310	51300	31500		JUL 25 - ATTORNEY FEES	*	500.00		
									BILLING COCHRAN, P.A.			500.00	000991
9/04/25	00027	8/18/25	4470571	202508	310	51300	31100		SERVICES THRU 8/03/25	*	810.00		
									CAULFIELD & WHEELER INC.			810.00	000992
9/04/25	00001	9/01/25	250	202509	310	51300	34000		SEP 25 - MGMT FEES	*	3,121.75		
		9/01/25	250	202509	310	51300	31300		SEP 25 - DISSEMINATION	*	222.92		
		9/01/25	250	202509	310	51300	35110		SEP 25 - WEBSITE ADMIN	*	100.00		
		9/01/25	250	202509	310	51300	42000		SEP 25 - POSTAGE	*	2.22		
		9/01/25	250	202509	310	51300	42500		SEP 25 - COPIES	*	.15		
									GOVERNMENTAL MANAGEMENT SERVICES			3,447.04	000993
9/04/25	00012	7/25/25	28030	202507	310	51300	31200		ARBITRAGE S06A FY 5/31/25	*	600.00		
									GRAU & ASSOCIATES			600.00	000994

MEDT -MEDITERRANEA- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/25	00025	9/04/25	09042025	202509	300	20700	10200		TRANSFER OF TAX RECEIPTS MEDITERRANEA CDD CO WELLS FARGO	*	1,024.32	1,024.32	000995
9/04/25	00030	9/04/25	09042025	202509	300	20700	10300		TRANSFER OF TAX RECEIPTS MEDITERRANEA CDD CO WELLS FARGO	*	139.00	139.00	000996
9/04/25	00035	9/02/25	PSI20368	202509	320	57200	56500		SEP 25 - LAKE/POND MAINT SOLITUDE LAKE MANAGEMENT	*	540.00	540.00	000997
9/04/25	00034	8/19/25	60844	202508	310	51300	31510		AUG 25 - LEGAL W/S LINES SUNDSTROM & MINDLIN, LLP	*	1,600.00	1,600.00	000998
9/04/25	00042	8/20/25	08202025	202508	310	51300	49000		REIMB BOARD MBR STATE FEE ARIAN TAYLOR	*	13.33	13.33	000999
9/17/25	00007	8/31/25	194895	202508	310	51300	31500		AUG 25 - ATTORNEY FEES BILLING COCHRAN, P.A.	*	1,457.50	1,457.50	001000
9/17/25	00027	9/11/25	4471487	202508	310	51300	31100		SERVICES THRU 8/31/25 CAULFIELD & WHEELER INC.	*	67.50	67.50	001001
9/17/25	00039	8/31/25	7301028	202508	310	51300	48000		NOTICE OF PUBLIC HEARING GANNETT FLORIDA LOCALIQ	*	482.48	482.48	001002
9/17/25	00034	9/13/25	60868	202508	310	51300	31510		AUG 25 - LEGAL W/S LINES SUNDSTROM & MINDLIN, LLP	*	1,520.00	1,520.00	001003
9/26/25	00017	9/15/25	29206	202509	300	15500	10000		FY 2026 INSURANCE EGIS INSURANCE ADVISORS, LLC	*	7,895.00	7,895.00	001004
9/26/25	00005	9/16/25	8-994-41	202509	310	51300	42000		DELIVERY THRU 9/05/25 FEDEX	*	71.04	71.04	001005
9/26/25	00031	9/18/25	490-0917	202509	310	51300	49000		NON-ADV DATA PREP 2025 PALM BEACH COUNTY	*	1,540.00	1,540.00	001006

MEDT -MEDITERRANEA- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/25	00007	9/30/25	195522	202509	310-51300	31500		BILLING COCHRAN, P.A.	*	500.00	500.00	001007
SEP 25 - ATTORNEY FEES												
10/10/25	00036	10/08/25	2486607	202510	310-51300	32300		COMPUTERSHARE TRUST COMPANY, N.A.	*	5,001.00	5,001.00	001008
TRUSTEE FEE SR2017												
10/10/25	00001	9/15/25	251	202510	310-51300	31400		ASSESSMENT ROLL CERT FY26	*	1,511.00		
		10/01/25	252	202510	310-51300	34000		OCT 25 - MGMT FEES	*	3,340.25		
		10/01/25	252	202510	310-51300	31300		OCT 25 - DISSEMINATION	*	238.50		
		10/01/25	252	202510	310-51300	35110		OCT 25 - WEBSITE ADMIN	*	100.00		
		10/01/25	252	202510	310-51300	42000		OCT 25 - POSTAGE	*	7.40		
GOVERNMENTAL MANAGEMENT SERVICES											5,197.15	001009
10/10/25	00035	10/02/25	PSI21129	202510	320-57200	56500		SOLITUDE LAKE MANAGEMENT	*	540.00	540.00	001010
OCT 25 - LAKE/POND MAINT												
11/17/25	00007	10/31/25	195946	202510	310-51300	31500		BILLING COCHRAN, P.A.	*	500.00	500.00	001011
OCT 25 - ATTORNEY FEES												
11/17/25	00004	10/01/25	92985	202510	310-51300	54000		FLORIDACOMMERCE	*	175.00	175.00	001012
SPECIAL DISTRICT FEE FY26												
11/17/25	00001	11/01/25	254	202511	310-51300	34000		NOV 25 - MGMT FEES	*	3,340.25		
		11/01/25	254	202511	310-51300	31300		NOV 25 - DISSEMINATION	*	238.50		
		11/01/25	254	202511	310-51300	35110		NOV 25 - WEBSITE ADMIN	*	100.00		
		11/01/25	254	202511	310-51300	42000		NOV 25 - POSTAGE	*	4.44		
GOVERNMENTAL MANAGEMENT SERVICES											3,683.19	001013
11/17/25	00012	10/21/25	28192	202510	310-51300	31200		GRAU & ASSOCIATES	*	600.00	600.00	001014
SR17 FY 9/30/25 ARBITRAGE												

MEDT -MEDITERRANEA- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/17/25	00041	10/01/25	APH24915	202510	320	320-57200	34000		QRT 1-FIELD MGMT SERVICE	*	5,000.00		
									MEDITERRANEA MAINTENANCE ASSOC. INC			5,000.00	001015
11/17/25	00035	11/02/25	PSI21828	202511	320	320-57200	56500		NOV 25 - LAKE/POND MAINT	*	540.00		
									SOLITUDE LAKE MANAGEMENT			540.00	001016
11/17/25	00034	10/11/25	60937	202509	310	310-51300	31510		SEP 25 - LEGAL W/S LINES	*	1,120.00		
									SUNDSTROM & MINDLIN, LLP			1,120.00	001017
12/09/25	00007	11/30/25	196214	202511	310	310-51300	31500		NOV 25 - ATTORNEY FEES	*	500.00		
									BILLING COCHRAN, P.A.			500.00	001018
12/09/25	00001	12/01/25	255	202512	310	310-51300	34000		DEC 25 - MGMT FEES	*	3,340.25		
		12/01/25	255	202512	310	310-51300	31300		DEC 25 - DISSEMINATION	*	238.50		
		12/01/25	255	202512	310	310-51300	35110		DEC 25 - WEBSITE ADMIN	*	100.00		
		12/01/25	255	202512	310	310-51300	42000		DEC 25 - POSTAGE	*	4.44		
									GOVERNMENTAL MANAGEMENT SERVICES			3,683.19	001019
12/09/25	00025	12/09/25	12092025	202512	300	300-20700	10200		TRANSFER OF TAX RECEIPTS	*	522,106.15		
									MEDITERRANEA CDD CO WELLS FARGO			522,106.15	001020
12/09/25	00030	12/09/25	12092025	202512	300	300-20700	10300		TRANSFER OF TAX RECEIPTS	*	70,850.12		
									MEDITERRANEA CDD CO WELLS FARGO			70,850.12	001021
12/09/25	00035	12/01/25	PSI22518	202512	320	320-57200	56500		DEC 25 - LAKE/POND MAINT	*	540.00		
									SOLITUDE LAKE MANAGEMENT			540.00	001022
12/09/25	00040	12/09/25	12092025	202512	300	300-15100	10000		TRANSFER EXCESS TO SBA	*	100,000.00		
									MEDITERRANEA CDD			100,000.00	001023
1/02/26	00027	12/09/25	4474179	202511	310	310-51300	31100		SERVICES THRU 11/30/25	*	985.00		
									CAULFIELD & WHEELER INC.			985.00	001024

MEDT -MEDITERRANEA- ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/26	00039	9/30/25	7351260	202510	310	51300	48000		NOTICE OF MEETING DATES	*	193.58		
									GANNETT FLORIDA LOCALIQ			193.58	001025
1/02/26	00001	1/01/26	256		202601	310	51300	34000	JAN 26 - MGMT FEES	*	3,340.25		
		1/01/26	256		202601	310	51300	31300	JAN 26 - DISSEMINATION	*	238.50		
		1/01/26	256		202601	310	51300	35110	JAN 26 - WEBSITE ADMIN	*	100.00		
		1/01/26	256		202601	310	51300	42000	JAN 26 - POSTAGE	*	1.48		
		1/01/26	256		202601	310	51300	42500	JAN 26 - COPIES	*	.15		
									GOVERNMENTAL MANAGEMENT SERVICES			3,680.38	001026
1/02/26	00043	11/30/25	9252		202511	320	57200	49000	REPAIR DAMAGED SEWER	*	4,914.50		
									JACKSON LAND DEVELOPMENT, LLC			4,914.50	001027
1/02/26	00035	1/02/26	PSI23196		202601	320	57200	56500	JAN 26 - LAKE/POND MAINT	*	540.00		
									SOLITUDE LAKE MANAGEMENT			540.00	001028
1/02/26	00034	12/13/25	61056		202510	310	51300	31510	OCT 25 - LEGAL W/S LINES	*	480.00		
									SUNDSTROM & MINDLIN, LLP			480.00	001029
1/14/26	00007	12/31/25	196717		202512	310	51300	31500	DEC 25 - ATTORNEY FEES	*	742.50		
									BILLING COCHRAN, P.A.			742.50	001030
1/14/26	00027	1/12/26	4475012		202512	310	51300	31100	SERVICES THRU 12/30/25	*	202.50		
									CAULFIELD & WHEELER INC.			202.50	001031
1/14/26	00012	1/05/26	28458		202601	310	51300	32200	AUDIT FYE 9/30/25	*	3,700.00		
									GRAU & ASSOCIATES			3,700.00	001032
TOTAL FOR BANK A											826,741.32		
TOTAL FOR REGISTER											826,741.32		

MEDT -MEDITERRANEA- ACOOPER

Mediterranea
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Mediterranea
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 47,628	\$ -	\$ -	\$ 47,628
<u>Investments:</u>				
State Board Administration	372,225	-	-	372,225
<u>Series 2014A1:</u>				
Reserve	-	25,329	-	25,329
Revenue	-	197,850	-	197,850
Interest	-	6	-	6
Sinking	-	5	-	5
<u>Series 2014A2:</u>				
Reserve	-	51	-	51
<u>Series 2017:</u>				
Reserve	-	602,019	-	602,019
Capital Interest	-	5,160	-	5,160
Optional Redemption	-	1,637	-	1,637
Interest	-	59	-	59
Revenue	-	753,677	-	753,677
Construction	-	-	185	185
Prepaid Expenses	-	-	-	-
Total Assets	\$ 419,853	\$ 1,609,808	\$ 185	\$ 2,029,846
Liabilities:				
Accounts Payable	\$ 770	\$ -	\$ -	\$ 770
Due to Debt Service 2014A1	2,870	-	-	2,870
Due to Debt Service 2017	21,146	-	-	21,146
Total Liabilities	\$ 24,785	\$ -	\$ -	\$ 24,785
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-
Restricted for:				
Debt Service	\$ -	\$ 1,609,808	\$ -	\$ 1,609,808
Capital Project	-	-	185	185
Unassigned	395,067	-	-	395,067
Total Fund Balances	\$ 395,067	\$ 1,609,808	\$ 185	\$ 2,005,060
Total Liabilities & Fund Balance	\$ 419,853	\$ 1,609,808	\$ 185	\$ 2,029,846

Mediterranea
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 142,076	\$ 138,257	\$ 138,257	\$ -
Interest Income	8,000	2,667	4,194	1,527
Total Revenues	\$ 150,076	\$ 140,924	\$ 142,451	\$ 1,527
Expenditures:				
General & Administrative:				
Engineering	\$ 12,000	\$ 4,000	\$ 1,188	\$ 2,813
Attorney	15,000	5,000	2,243	2,758
Attorney - Water/Waste Provisions	20,000	6,667	750	5,917
Annual Audit	5,000	1,667	3,700	(2,033)
Arbitrage Rebate	1,200	400	600	(200)
Dissemination Agent	2,862	954	954	0
Assessment Roll	1,511	1,511	1,511	-
Trustee Fees	8,200	5,001	5,001	-
Management Fees	40,083	13,361	13,361	0
Website Maintenance	1,200	400	400	-
Telephone	50	17	-	17
Postage & Delivery	250	83	18	66
Insurance General Liability	8,900	2,967	7,895	(4,928)
Printing & Binding	500	167	0	167
Legal Advertising	2,100	700	194	506
Other Current Charges	2,000	667	197	470
Office Supplies	50	17	-	17
Dues, Licenses & Subscriptions	175	58	175	(117)
Capital Outlay	250	83	-	83
Total General & Administrative	\$ 121,332	\$ 43,719	\$ 38,185	\$ 5,534
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 20,000	\$ 6,667	\$ 5,000	\$ 1,667
Lake Maintenance	6,500	2,167	2,160	7
Landscape Maintenance	30,000	10,000	-	10,000
Irrigation Repairs and Maintenance	10,000	3,333	-	3,333
Contingency	15,000	5,000	4,915	86
Subtotal Field Expenditures	\$ 81,500	\$ 27,167	\$ 12,075	\$ 15,092
Total Operations & Maintenance	\$ 81,500	\$ 27,167	\$ 12,075	\$ 15,092
Total Expenditures	\$ 202,832	\$ 70,886	\$ 50,260	\$ 20,626
Excess (Deficiency) of Revenues over Expenditures	\$ (52,756)	\$ 70,039	\$ 92,191	\$ 22,153
Net Change in Fund Balance	\$ (52,756)	\$ 70,039	\$ 92,191	\$ 22,153
Fund Balance - Beginning	\$ 52,756		\$ 302,876	
Fund Balance - Ending	\$ 0		\$ 395,067	

Mediterranea

Community Development District

Debt Service Fund Series 2014A-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 75,568	\$ 73,720	\$ 73,720	\$ -
Interest Income	5,000	1,667	2,200	533
Total Revenues	\$ 80,568	\$ 75,386	\$ 75,919	\$ 533
Expenditures:				
Interest Expense - 11/1	\$ 18,340	\$ 18,340	\$ 18,340	\$ -
Interest Expense - 5/1	18,340	-	-	-
Principal Expense - 5/1	39,000	-	-	-
Total Expenditures	\$ 75,680	\$ 18,340	\$ 18,340	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,888	\$ 57,046	\$ 57,579	\$ 533
Net Change in Fund Balance	\$ 4,888	\$ 57,046	\$ 57,579	\$ 533
Fund Balance - Beginning	\$ 143,218		\$ 168,480	
Fund Balance - Ending	\$ 148,107		\$ 226,059	

Mediterranea

Community Development District

Debt Service Fund Series 2014A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	1	1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Interest Expense - 5/1	-	-	-	-
Principal Expense - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	\$ 1
Net Change in Fund Balance	\$ -	\$ -	\$ 1	\$ 1
Fund Balance - Beginning	\$ -		\$ 51	
Fund Balance - Ending	\$ -		\$ 51	

Mediterranea

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 556,877	\$ 543,252	\$ 543,252	\$ -
Interest Income	20,000	6,667	12,962	6,295
Total Revenues	\$ 576,877	\$ 549,919	\$ 556,214	\$ 6,295
Expenditures:				
Interest Expense - 11/1	\$ 185,069	\$ 185,069	\$ 185,069	\$ -
Interest Expense - 5/1	185,069	-	-	-
Principal Expense - 5/1	190,000	-	-	-
Total Expenditures	\$ 560,138	\$ 185,069	\$ 185,069	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,739	\$ 364,850	\$ 371,145	\$ 6,295
Net Change in Fund Balance	\$ 16,739	\$ 364,850	\$ 371,145	\$ 6,295
Fund Balance - Beginning	\$ 435,399		\$ 1,012,552	
Fund Balance - Ending	\$ 452,138		\$ 1,383,697	

Mediterranea

Community Development District

Capital Projects Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	\$ 2
Net Change in Fund Balance	\$ -	\$ -	\$ 2	\$ 2
Fund Balance - Beginning	\$ -		\$ 183	
Fund Balance - Ending	\$ -		\$ 185	

Mediterranea
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 4,437	\$ 132,425	\$ 1,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,257
Interest Income	997	917	1,056	1,224	-	-	-	-	-	-	-	-	4,194
Total Revenues	\$ 997	\$ 5,354	\$ 133,481	\$ 2,620	\$ -	\$ 142,451							

Expenditures:

General & Administrative:

Engineering	\$ -	\$ 985	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,188
Attorney	500	500	743	500	-	-	-	-	-	-	-	-	2,243
Attorney - Water/Waste Provisions	480	-	-	270	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	3,700	-	-	-	-	-	-	-	-	3,700
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	239	239	239	239	-	-	-	-	-	-	-	-	954
Assessment Roll	1,511	-	-	-	-	-	-	-	-	-	-	-	1,511
Trustee Fees	5,001	-	-	-	-	-	-	-	-	-	-	-	5,001
Management Fees	3,340	3,340	3,340	3,340	-	-	-	-	-	-	-	-	13,361
Website Maintenance	100	100	100	100	-	-	-	-	-	-	-	-	400
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	7	4	4	1	-	-	-	-	-	-	-	-	18
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Printing & Binding	-	-	-	0	-	-	-	-	-	-	-	-	0
Legal Advertising	194	-	-	-	-	-	-	-	-	-	-	-	194
Other Current Charges	74	72	51	-	-	-	-	-	-	-	-	-	197
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 20,116	\$ 5,240	\$ 4,679	\$ 8,150	\$ -	\$ 38,185							

Mediterranea
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Lake Maintenance	540	540	540	540	-	-	-	-	-	-	-	-	2,160
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	4,915	-	-	-	-	-	-	-	-	-	-	4,915
Subtotal Field Expenditures	\$ 5,540	\$ 5,455	\$ 540	\$ 540	\$ -	\$ 12,075							
Total Operations & Maintenance	\$ 5,540	\$ 5,455	\$ 540	\$ 540	\$ -	\$ 12,075							
Total Expenditures	\$ 25,656	\$ 10,694	\$ 5,219	\$ 8,690	\$ -	\$ 50,260							
Excess (Deficiency) of Revenues over Expenditures	\$ (24,659)	\$ (5,341)	\$ 128,262	\$ (6,071)	\$ -	\$ 92,191							
Net Change in Fund Balance	\$ (24,659)	\$ (5,341)	\$ 128,262	\$ (6,071)	\$ -	\$ 92,191							

Mediterranea

Community Development District

Long Term Debt Report

Series 2014 A-1, Special Assessment Bonds		
Interest Rate:	5.60%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$75,500	
Reserve Fund Balance	25,329	
Bond Issuance:	7/28/2014	\$970,000
Less: Principal Payment - 5/1/15		(\$21,000)
Less: Principal Payment - 5/1/16		(\$23,000)
Less: Principal Payment - 5/1/17		(\$24,000)
Less: Principal Payment - 5/1/18		(\$25,000)
Less: Principal Payment - 5/1/19		(\$27,000)
Less: Principal Payment - 5/1/20		(\$28,000)
Less: Principal Payment - 5/1/21		(\$30,000)
Less: Principal Payment - 5/1/22		(\$32,000)
Less: Principal Payment - 5/1/23		(\$33,000)
Less: Principal Payment - 5/1/24		(\$35,000)
Less: Principal Payment - 5/1/25		(\$37,000)
Current Bonds Outstanding		\$655,000

Series 2017, Special Assessment Refunding and Improvement Bonds		
Interest Rate:	3.500%, 4.250%, 4.750% ,5.000%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$556,875	
Reserve Fund Balance	602,019	
Bond Issuance:	10/27/2017	\$8,760,000
Less: Principal Payment - 5/1/19		(\$145,000)
Less: Principal Payment - 5/1/20		(\$150,000)
Less: Principal Payment - 5/1/21		(\$155,000)
Less: Principal Payment - 5/1/22		(\$160,000)
Less: Principal Payment - 5/1/23		(\$165,000)
Less: Principal Payment - 5/1/24		(\$175,000)
Less: Principal Payment - 5/1/25		(\$180,000)
Current Bonds Outstanding		\$7,630,000

Mediterranea
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Palm Beach County
Fiscal Year 2026

Gross Assessments \$ 151,144.50 \$ 80,392.00 \$ 592,421.84 \$ 823,958.34
 Net Assessments \$ 142,075.83 \$ 75,568.48 \$ 556,876.53 \$ 774,520.84

ON ROLL ASSESSMENTS

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2014A-1 Debt Service</i>	<i>2017 Debt Service</i>	<i>Total</i>
11/07/25	\$ 5,143.86	\$ 250.26	\$ 48.94	\$ -	\$ 4,844.66	\$ 833.46	\$ 479.28	\$ 3,531.92	\$ 4,844.66
11/19/25	20,254.95	810.27	194.44	-	19,250.24	3,603.21	1,869.60	13,777.43	19,250.24
12/03/25	44,252.23	1,770.20	424.82	-	42,057.21	8,167.26	4,049.38	29,840.57	42,057.21
12/05/25	693,683.91	27,749.89	6,659.34	-	659,274.68	119,866.59	64,451.85	474,956.24	659,274.68
12/10/25	20,073.13	802.97	192.70	-	19,077.46	3,843.42	1,820.26	13,413.78	19,077.46
12/17/25	2,468.11	74.04	23.95	-	2,370.12	547.66	217.76	1,604.70	2,370.12
01/07/26	8,699.99	260.96	84.39	-	8,354.64	1,395.89	831.47	6,127.28	8,354.64
	\$ 794,576.18	\$ 31,718.59	\$ 7,628.58	\$ -	\$ 755,229.01	\$ 138,257.49	\$ 73,719.61	\$ 543,251.91	\$ 755,229.01

91.66%	Percent Collected
\$ 19,291.83	Balance Remaining to Collect