

***Mediterranea***  
***Community Development District***

***Proposed Budget***  
***FY 2025***



# Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Debt Service Fund Series 2014A-1</u>
5	<u>Amortization Schedule</u>
6	<u>Debt Service Fund Series 2017</u>
7	<u>Amortization Schedule</u>
8	<u>Assessment Schedule</u>

**Mediterranea**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments- On Roll	\$142,076	\$140,842	\$1,234	\$142,076	\$142,076
Carry Forward Balance	88,636	85,912	-	85,912	75,946
<b>TOTAL REVENUES</b>	<b>\$230,712</b>	<b>\$226,754</b>	<b>\$1,234</b>	<b>\$227,988</b>	<b>\$218,022</b>
<b>EXPENDITURES:</b>					
<b>Administrative:</b>					
Engineering	\$ 12,000	\$-	\$7,000	\$7,000	\$12,000
Attorney	15,000	2,795	3,913	6,708	15,000
Attorney - Water/Waste Provisions	20,000	1,240	11,667	12,907	20,000
Annual Audit	5,000	-	5,000	5,000	5,000
Arbitrage Rebate	1,200	600	600	1,200	1,200
Dissemination Agent	2,500	1,042	1,458	2,500	2,675
Assessment Roll	-	1,511	-	1,511	1,511
Trustee Fees	8,200	5,001	3,000	8,001	8,200
Management Fees	35,010	14,588	20,423	35,010	37,461
Website Maintenance	1,000	417	583	1,000	1,200
Telephone	50	-	35	35	50
Postage & Delivery	250	11	146	157	250
Insurance General Liability	7,575	7,161	-	7,161	7,800
Printing & Binding	500	78	200	278	500
Legal Advertising	3,000	-	1,750	1,750	3,000
Other Current Charges	2,000	1,540	460	2,000	2,000
Office Supplies	50	-	35	35	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	146	146	250
First Quarter Operating	38,200	-	20,905	20,905	38,200
<b>TOTAL ADMINISTRATIVE</b>	<b>\$151,960</b>	<b>\$36,158</b>	<b>\$77,321</b>	<b>\$113,478</b>	<b>\$156,522</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Lake Maintenance	\$6,500	\$2,700	3,780	\$6,480	\$6,500
Landscape Maintenance	30,000	-	17,500	17,500	30,000
Irrigation Repairs and Maintenance	10,000	-	5,833	5,833	10,000
Contingency	15,000	-	8,750	8,750	15,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$61,500</b>	<b>\$2,700</b>	<b>\$35,863</b>	<b>\$38,563</b>	<b>\$61,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$213,460</b>	<b>\$38,858</b>	<b>\$113,184</b>	<b>\$152,042</b>	<b>\$218,022</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$17,252</b>	<b>\$187,896</b>	<b>\$(111,950)</b>	<b>\$75,946</b>	<b>\$0</b>

**Mediterranea**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**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.

**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**  
**Fiscal Year 2025**

**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 Department of Economic Opportunity Community Affairs 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**

**Lake Maintenance**

The District has contracted 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 FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$75,568	\$74,912	\$656	\$75,568	\$75,568
Interest Earnings	1,000	3,087	4,322	7,409	5,000
Carry Forward Surplus <sup>(1)</sup>	118,948	125,111	-	125,111	132,377
<b>TOTAL REVENUES</b>	<b>\$195,517</b>	<b>\$203,111</b>	<b>\$4,978</b>	<b>\$208,089</b>	<b>\$212,946</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$20,356	\$20,356	\$-	\$20,356	\$19,376
Interest - 5/1	20,356	-	20,356	20,356	19,376
Principal - 5/1	35,000	-	35,000	35,000	37,000
<b>TOTAL EXPENDITURES</b>	<b>\$75,712</b>	<b>\$20,356</b>	<b>\$55,356</b>	<b>\$75,712</b>	<b>\$75,752</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$119,805</b>	<b>\$182,755</b>	<b>\$(50,378)</b>	<b>\$132,377</b>	<b>\$137,194</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Debt Service Due 11/1/2025                      \$18,340

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
<b>11/01/24</b>	<b>692,000</b>	<b>5.600%</b>	-	<b>19,376</b>	<b>74,732</b>
<b>05/01/25</b>	<b>692,000</b>	<b>5.600%</b>	<b>37,000</b>	<b>19,376</b>	
11/01/25	655,000	5.600%	-	18,340	74,716
05/01/26	655,000	5.600%	39,000	18,340	
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
<b>TOTAL</b>			<b>\$692,000</b>	<b>\$301,504</b>	<b>\$1,048,860</b>

**Mediterranea**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2017 Special Assessment Refunding & Improvement Bonds**

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$556,877	\$552,041	\$4,836	\$556,877	\$556,877
Interest Earnings	5,000	17,745	24,843	42,589	20,000
Carry Forward Surplus <sup>(1)</sup>	326,882	312,889	-	312,889	352,130
<b>TOTAL REVENUES</b>	<b>\$888,758</b>	<b>\$882,675</b>	<b>\$29,679</b>	<b>\$912,355</b>	<b>\$929,006</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$192,613	\$192,613	\$-	\$192,613	\$188,894
Interest - 5/1	192,613	-	192,613	192,613	188,894
Principal - 5/1	175,000	-	175,000	175,000	180,000
<b>TOTAL EXPENDITURES</b>	<b>\$560,225</b>	<b>\$192,613</b>	<b>\$367,613</b>	<b>\$560,225</b>	<b>\$557,788</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$328,533</b>	<b>\$690,063</b>	<b>\$(337,933)</b>	<b>\$352,130</b>	<b>\$371,219</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Debt Service Due 11/1/2025 \$185,069



**Mediterranea**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2017**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
<b>11/01/24</b>	<b>7,810,000</b>	<b>4.250%</b>	-	<b>188,894</b>	<b>556,506</b>
<b>05/01/25</b>	<b>7,810,000</b>	<b>4.250%</b>	<b>180,000</b>	<b>188,894</b>	
11/01/25	7,630,000	4.250%	-	185,069	553,963
05/01/26	7,630,000	4.250%	190,000	185,069	
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
<b>TOTAL</b>			<b>\$7,810,000</b>	<b>\$5,691,550</b>	<b>\$13,869,163</b>

**Mediterranea**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2024**

Neighborhood	O&M Units	BONUS Units 2014A	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit		
				FY 2025	FY 2024	Variance	FY 2025	FY 2024	Variance	FY 2025	FY 2024	Variance	FY 2025	FY 2024	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	120	8	112	\$ 252.75	\$ 252.75	\$ -	\$ 1,004.00	\$ 1,004.00	\$ -	\$ 1,051.28	\$ 1,051.28	\$ -	\$ 2,308.03	\$ 1,304.03	\$ -
16' Townhomes	90	90	0	\$ 252.75	\$ 252.75	\$ -	\$ 804.00	\$ 804.00	\$ -	\$ -	\$ -	\$ -	\$ 1,056.75	\$ 252.75	\$ -
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												