



Mediterranea
Community Development District

www.mediterraneacdd.com

Michael Gyamfi, Chairman

Arian Taylor, Vice Chair

John Boehm, Assistant Secretary

Rina Dalal, Assistant Secretary

May 5, 2026



Mediterranea

Community Development District

Updated Agenda

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	

Tuesday
May 5, 2026
11:30 a.m.

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

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

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 March 3, 2026 Meeting – **Page 5**
4. **Public Hearing to Adopt the Fiscal Year 2027 Budget – Page 27**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-02** Annual Appropriation Resolution – **Page 38**
 - D. Consideration of **Resolution #2026-03** Levy of Non Ad Valorem Assessments – **Page 41**
 - E. Motion to Close the Public Hearing
5. Discussion of Procedures for the General Election – **Page 56**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 57**
 - 2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 58**
 - 3) Form 1 Financial Disclosure Due July 1, 2026 – **Page 63**
 - 4) Reminder to Complete Annual Ethics Training by December 31, 2026

5) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards
– Page 64

7. Financial Reports

A. Approval of Check Run Summary – Page 69

B. Approval of Unaudited Financials – Page 72

8. Supervisors Requests and Audience Comments

9. 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 **Mediterranea Community Development District**, _____, Florida.

Signature _____

Mailing 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 regular meeting of the Board of Supervisors of the Mediterranea Community Development District was held on Tuesday, March 3, 2026, at 11:30 a.m. at 4054 Woods Edge Circle, Riviera Beach, Florida.

Present and constituting a quorum were:

Michael Gyamfi
Arian Taylor
John Boehm

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Michael Pawelczyk
Bill Roberts
Bill Sundstrom

District Manager
District Counsel
District Engineer (by phone)
Sundstrom & Mindlin, LLP (by phone)

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)

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

C. Electing Officer(s)

Ms. Hinz Philippi: The next item would be organizational matters, and we have a seat that is open, I need to ask the Board if you have any one to appoint at this time, or if you want to table this for the next meeting?

Mr. Gyamfi: I have one person I'm working on hopefully I can get him on. He actually was on the HOA Board and recently resigned, so I don't know.

Ms. Hinz Philippi: Do you want to try to appoint him at this time or not?

Mr. Gyamfi: Not right now I want to continue talking with him.

Ms. Hinz Philippi: Ok, so we'll table this to the next meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 19, 2025 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of the August 19, 2025 meeting. If you have any additions, corrections or deletions, 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 August 19, 2025 Meeting were approved.

Ms. Hinz Philippi: Now before we go to the consideration of the resolution, Bill is with us, and if you guys are ok I would like to have him go before because he has been waiting for us here so we can work with him first and then we'll go to our other agenda items, is that ok?

Mr. Gyamfi: Yes.

SEVENTH ORDER OF BUSINESS

Discussion of:

A. Possible Actions – Utility Acceptance by The City of Riviera Beach

Mr. Hinz Philippi: Alright, so Bill I put it on the agenda here, your letter to the city, the one they sent to us and I saw yesterday that you followed up with Malcolm to see if he any answer for us, do you want to go ahead and explain to the Board what's going on there?

Mr. Sundstrom: Yes, so members of the Board, for the record, I'm Bill Sundstrom, I'm your outside counsel for water and wastewater utility purposes. The CDD retained my firm in April, 2021 to resolve the issue of the ownership and maintenance of the water and wastewater facilities in Arbor Parc Phase 2, and for all of these years I have been in contact with Malcolm Cunningham who is the attorney for the Riviera Beach Utility Special District and my conversations with Malcolm are at least for the last year they have been uniformly cordial, they have been professional but, I'm getting nothing done. I begged, threatened, and every other thing to try to get the city to do the right thing and take title to these utility facilities and Malcolm comes back to me

and said, I just can't get the city manager's attention. The City of Riviera Beach has a reputation of being ineffective and I'm certainly have not been successful in getting anything done with them, it's as simple as that. The problem is should the lift station go out or should there be a major line break, the city has got itself in a position where it's going to say to the CDD it's on you, and it's not on us. Notwithstanding the fact that as you know from reading the Board package I've been able to find the original permit applications, I've confirmed that the engineer for the city found that the facilities were constructed in accordance with the design plans and that they should be accepted. In the early days of my representation my feeling was essentially that the city was looking for an opportunity to, for lack of a better word, extort money from the District through the homeowner's association to do what it otherwise would be obligated to do. Now, at this point I ask you at your August meeting for authority to offer the city \$10,000 to pay its legal fees to wrap this matter up but, I got nothing from them, I just got nothing. So, there's a couple of things we can do one, we could file a complaint with the Health Department, I've already effectively written, I wrote it in a draft, we could file a complaint with the Department of Environmental Protection. I really think the most effective way for you to handle this thing is to go in mass to the city council and just start complaining. Somebody has to get the attention of the city manager. Now, Malcolm tells me the city manager is new and he hasn't quite got his feet grounded yet, or words to that affect. One of the most effective things I ever saw was over in Pasco County where a homeowners association all got T-Shirts the same color and showed up a city council meeting and just wouldn't quick talking until they go what they wanted. You reminded me in August that there's 660 voters or something like that within Mediterranea and 2026 is an election year, I'm sure somebody on that council is up for reelection. So, we can do this the legal way or we can do this the political way but, I think it's time to just go to the council and tell them how unhappy you are, I mean you're citizens, you're voters, you're taxpayers, and you're not getting service from your community, and I'll do this however you want me to do it but, that's probably the most effective way to get this thing over with because I've been at it for 4 years and I haven't gotten anything done.

Ms. Taylor: Could we make an appointment with the city manager to speak with him ourselves?

Mr. Gyamfi: Yes, we can do that.

Ms. Taylor: I don't think we'd have the support of the community just from my experience being on the Board, we can't get quorum to get anything done, so barely 30 people show up to meetings. The Board themselves will assist us but, that's a few of them.

Mr. Gyamfi: Because I think this actually could be two things, first it's go to our District representative, I think his name is Bruce Gidan, and to be honest he doesn't come over here anyway, and so if we are 600 plus voters, it's like you represent us and we never see you, and so when your time is up, we will get the 600 mobilized and get you out and he just got in last year, so nobody on the council is up for reelection this coming year, everybody is in for another 2 years or whatever, but I'll say if we go to Bruce Gidan, bother him, and then get in the ear of the mayor, because the mayor was appointed he wasn't elected, he was appointed so get in his ear for some support, and then the city manager, he's been around for a while, he's pretty knowledgeable, and I think if we can get an audience with the city manager, and our District representative and bother the heck out of them, maybe something can be done.

Ms. Hinz Philippi: Bill, one question for you is, they are collecting on this, so they are getting money and they're not providing the service so that in my mind, the look is, you're taking the money and you're not providing the service so you're enriching the city on this community's back because that's not ok for any city to do that.

Mr. Gyamfi: And what I learned last week, the Special Utility District does not own collections, it's financing, so part of the reason why there's a disconnect is they don't know what financing is doing. So, financing is collecting the money, and it's not the ownership of the Special Utility District. So, yes, they're collecting the money but, it's financing who's collecting the money from us, not the Special Utility District, it's weird.

Ms. Taylor: That's not our problem.

Mr. Gyamfi: I know it's not our problem, I'm just saying that's what's happening.

Mr. Pawelczyk: Well, the Utility District is a dependent District of the city, isn't it, or is it independent, I think it's dependent.

Mr. Gyamfi: It's dependent because it reports to the city council.

Mr. Sundstrom: I think that's correct.

Mr. Pawelczyk: Well, the city is still in line.

Ms. Hinz Philippi: And you have two departments that they don't talk to each other, is not our problem.

Mr. Gyamfi: Right, it's not our problem, I'm just saying is, the argument that the city collects the money, yes, but the Utility District does not own that process, so they're independent in that sense, and it pisses them off to be honest with you because people call them and say, why did my water get cut off, and they say, I didn't know.

Mr. Sundstrom: If I may, the mechanism by which they collect the money is by selling you water and taking away your wastewater and fair amount of your utility bill is for operation and maintenance of those pipelines, and they're charging you the same rate they're charging everybody else within the city but, they're not accepting the maintenance obligation. I mean one way to do it would be to start escrowing your bills, and waiting for them, if that's the way they're put together would be to start disconnecting meters and turning off water, that's the problem with it. There's a lot of things you can do, the easiest of which, like I said, would be to file complaints with the appropriate agencies but, my understanding is the agencies are frustrated with the city. So, I think politically is probably your fastest and quickest route to getting this done.

Mr. Boehm: Bill, did you get a response to the letter that you sent?

Mr. Sundstrom: No.

Mr. Boehm: So, Mr. Cunningham got the letter, and then when did you send that, was that back in August?

Mr. Sundstrom: The last letter I sent was February 10th.

Mr. Boehm: Ok.

Mr. Sundstrom: And you all should have a copy of that letter.

Mr. Boehm: Yes sir, we got that.

Mr. Pawelczyk: And he followed up again yesterday with Mr. Cunningham, and did not get a response via email.

Mr. Sundstrom: Correct, I did not.

Ms. Hinz Philippi: And the email was very firm that we were going to meet today. So, I think probably the best way to go about it, like Bill said, is going directly to the city

and trying to get the mayor, and the mayor would be very influential in this probably, and your representative or somebody that can weigh in and say, hey this is going to look bad.

Mr. Pawelczyk: Or you just meet with the city manager, get a meeting with the city manager and say, look we're trying to resolve this here, we don't want to go to the city council, we just want it taken care of and it's not getting taken care of, can you help us.

Mr. Boehm: That's what I'm thinking too, like we basically responded to this email thread so he has it, send it to Mr. Evans and say look, we've been trying, we'd like to request a meeting on this topic, here is this running conversation, we're not getting any response from your special counsel, we'd like to request a meeting and give it to the city manager, then if we don't hear from the city manager in however many weeks we want to give him, then go the political route because then we can kind of build our case, and say we tried to deal with the special counsel, they're not responding, we went to the city manager, he's not responding, now we're coming to the elected officials because the city manager is not responding and then we can just wait it out and say, we tried all of our avenues beforehand.

Ms. Hinz Philippi: I agree, that's a good plan.

Mr. Sundstrom: Mr. Cunningham did say to me, Bill would you actually file a complaint with the Department of Environmental Protection, and I said, oh yes I will.

Mr. Boehm: So, I'm making a pure guess here, I don't know obviously but, Mr. Evans in my dealings with him has been a very reasonable person, he's a smart guy, and this is just my personal opinion, I get the sense that Mr. Cunningham might not be telling Mr. Evans about this or informing him, and they might not be meeting closely, Mr. Evans might not even be aware this is still an issue, so that's why I think getting him involved is probably wise next step and particularly if you could show him like, hey we've sent this letter and we haven't gotten a response, so can you help us, we just want to get this resolved, we're not looking for a problem.

Ms. Hinz Philippi: And one thing that I know when Bill sent this email, and didn't get anything back was maybe what you're saying, maybe he's the one that is keeping this from happening, I don't know for what reason.

Mr. Gyamfi: I agree with you, Mr. Evans is a pretty reasonable guy.

Ms. Taylor: That's the city manager?

Mr. Boehm: Yes, and he's been around for a while.

Mr. Gyamfi: He knows the city, and so I may actually see him tonight for this program, so I'll try to talk to him.

Ms. Hinz Philippi: And if you want I can forward to the Board the email that Bill sent with the letter as an attachment for all of you guys, and then you guys can go to him and say, hey, this is what's happening and this is the track of emails on how long we have been talking to him.

Mr. Pawelczyk: And I think you can offer, you'll bring the District staff in, you'll bring Special Counsel in, you'll bring District Counsel in, if needed but, we need to get an audience to deal with this, so I think the goal is to get the audience, and you guys I think would be more successful at that as residents and voters, especially someone who is active in the community than an email from Andressa, or an email from Bill.

Ms. Taylor: So, when we propose meeting with him, who would we bring in, our attorney, you guys, anybody else? Who all is going to be present at this meeting?

Mr. Gyamfi: I think it depends on how quickly we want to get into position.

Mr. Pawelczyk: You bring the attorney, then all the attorneys come.

Mr. Gyamfi: Right.

Mr. Pawelczyk: I mean I'll defer to Bill on this but, if you bring the attorney, all the attorneys come but, I think you need administration to direct the attorneys to do something, I direct you to finalize this conveyance, I direct you to work with staff to verify that what Mediterranea CDD is telling me is correct, and we have all the documentation just like Bill said.

Mr. Gyamfi: Personally I think initially if it was us as residents going to the administration and talk to them and see if something can be worked out and then set a date, in a week's time we're going to follow up to see if something has been done and then after a week, then we will just escalate it to the point we'll go to attorney's and we'll go to the reporting agencies but, I think personally, like I said, I think Mr. Evans is reasonable and he can get it resolved, especially if we say it's been 5 years.

Ms. Hinz Philippi: Yes.

Ms. Taylor: Alright.

Mr. Sundstrom: But remember Malcolm was saying to me that he can't get the city manager's attention, so you might want to use that to your benefit.

Mr. Gyamfi: Mr. Evans is everywhere and if that's the case, saying they can't get his attention, but he's everywhere, but he is available.

Mr. Pawelczyk: Good.

Mr. Gyamfi: So, it's not like he is ducking and dashing everybody.

Mr. Boehm: I agree.

Ms. Hinz Philippi: Alright, so I'm going to forward that email to you guys so you have the copy of it, and you said you were going to see him today?

Mr. Gyamfi: Well, either him, definitely his assistant.

Ms. Hinz Philippi: Ok.

Mr. Pawelczyk: They can't do it together though, as Board members they can't do it together because of the Sunshine Law.

Ms. Hinz Philippi: Right.

Ms. Taylor: But we can attend the meeting together?

Mr. Pawelczyk: No.

Mr. Gyamfi: City council?

Mr. Pawelczyk: Yes, the city council meeting.

Ms. Taylor: But with the city manager?

Mr. Pawelczyk: No, you cannot because items may be discussed that come before this Board for a vote, so you cannot, only one of you can.

Ms. Hinz Philippi: I has to be one of you with the email and go and talk to him, like I'm representing our community here.

Mr. Pawelczyk: That's why if you get that meeting, it might be good to have either Andressa available, or Bill by ZOOM, I mean I can be there too I just don't have all the knowledge that Bill has.

Ms. Hinz Philippi: Right but then like you said, if you bring the attorneys maybe he's going to get the attorney also, and then we have Malcolm there. So I think the first thing is for one of them to get this meeting with Mr. Evans and then talk to him and show him the correspondence and seek direction.

Mr. Pawelczyk: And the Board can appoint one of you to be that liaison to speak with the city manager, to contact the city manager, so whoever you guys collectively think would be the best person to have that meeting, you could do that, and let's say it's not Michael, that doesn't mean Michael can't talk to him outside and say, hey we're going to be contacting you because we have a problem over there at Mediterranea, and you're going to be getting an email about the water and sewer facilities in Phase 2, so however you guys want to handle it.

Mr. Boehm: Michael, you have a relationship with Mr. Evans, do you think, are you open to doing that?

Mr. Gyamfi: Sure.

Mr. Boehm: Awesome, I think it make sense, you already know him, you kind of involved with some programs together so, I think you already have the rapport, so Arian if you're open to that, I think Michael can do it.

Ms. Taylor: Yes.

Ms. Hinz Philippi: Ok, so you guys want to appoint Michael as the representative to go and talk to the city manager?

Ms. Taylor: Yes.

Ms. Hinz Philippi: Ok, do you want to make a motion for that?

Mr. Boehm: Sure, I'll make a motion.

Ms. Hinz Philippi: Ok.

ON MOTION by Mr. Boehm seconded by Ms. Taylor with all in favor, appointing Michael Gyamfi as representative to go and speak with the city manager regarding the water and wastewater issue was approved.

Mr. Boehm: Thank you for doing that, I think this is the way to get it done.

Mr. Pawelczyk: And I think you can rely on Bill if you need him to help prep you for that meeting, or if you do have that meeting, however, you want to handle it, I think the Board is giving you the ability to do that. If you need somebody there, let us know, whether it's Andressa or me or Bill.

Mr. Gyamfi: Ok.

Mr. Pawelczyk: And I think you need to broach the subject with them and then get that meeting in his office with the documents that say, look, we gave them this, this has been going on since 2021, and I think the city signed off on it in 2021, something like that, but it's been years where the city said, yes it looks good, yes, take it, it's yours.

Mr. Sundstrom: Well, remember that you didn't hire me until 2021 and the problem was a couple of years old at that time.

Mr. Pawelczyk: That's correct, the same problem, you couldn't get anybody to do anything over there.

Ms. Hinz Philippi: So, you know what Bill, I was thinking maybe you can put like a package of documents that you feel are important to relay to the city manager, and then send that to Michael because he can get this and have it in hand once he gets this meeting, he can have that in his hand, and we can do like a ZOOM call if you want with Bill beforehand and myself and then he can explain to you, hey this is the way that we should approach it, and then you go to that meeting prepared and have everything in hand.

Mr. Gyamfi: Sure.

Ms. Hinz Philippi: Does that sound good Bill?

Mr. Sundstrom: I'll put the package together and get it to both of you in the next day or two.

Ms. Hinz Philippi: Sounds good, thank you so much.

Mr. Sundstrom: Thank you.

Ms. Hinz Philippi: Alright guys I think we're done with Bill, are there any more questions?

Ms. Taylor: No.

Mr. Sundstrom: Ok, thank you.

Ms. Hinz Philippi: So, we're good for now Bill, thank you.

B. Resident Payment Reminder Regarding Work Done on Property

Ms. Hinz Philippi: Alright, so since we are on this topic, let me just go back here for the resident payment.

Mr. Gyamfi: Yes, it has to do with Fitzpatrick, and I'm trying to remember, did we ever say that we were going to reimburse for the work that was done?

Ms. Hinz Philippi: No, so what happened there is, there were two things done, one he asked for a company to come, because he didn't know if it was his or not, so this company came and said, oh it's no on your side, it's on the city side, then he called the city, and that is when the city said, oh this is not our business it's the CDD, and then he came to us. At that point, we know that this is not our obligation, it's the city obligation, they are collecting but, we didn't want to have this guy with this issue.

Mr. Pawelczyk: Well it caused problems throughout your community.

Ms. Hinz Philippi: And then we asked our engineer to go there, fix the problem, he did fix it very quickly, so we paid for that. What he was looking for was reimbursement from his part that he had the guys come out, and I don't think even the city is going to reimburse that because that is what he did to see if it was something on his side, and then he discovered it was on the other side.

Mr. Gyamfi: Got it, ok.

Ms. Hinz Philippi: So, it was like a normal company that he called to see if it was his side.

Ms. Taylor: Have we have done anything like that for any other residents? I mean isn't that kind of assuming ownership?

Mr. Pawelczyk: No, that's part of home ownership.

Ms. Taylor: No, but if we're taking care of the problem, we are assuming ownership of the problem.

Mr. Pawelczyk: No, we told them, I think Andressa wrote a letter saying, since you're not doing it, we're going to do it, and we notified the city I'm almost positive someone notified the city that we were going to do the work because we had to, the city refused to do it, and if we didn't what was going to happen, so we just went in and fixed it.

Ms. Taylor: He could have sued the city.

Mr. Pawelczyk: After everything got all over the place, in his house, in his neighbor's house?

Ms. Taylor: But that would have been the legal thing to do.

Mr. Pawelczyk: No, it could have backed up, the problem was it could have backed up the rest of the system or caused problems in the rest of the system, so we were told.

Ms. Hinz Philippi: Yes, the engineer said we have to fix this.

Mr. Pawelczyk: For the cost, it wasn't something that we shouldn't do, I think that's why but, I understand the point absolutely, yes, make him pay.

Ms. Taylor: Ok, I understand.

Mr. Pawelczyk: It's not fair to the resident either.

Ms. Taylor: So can we seek reimbursement from the city?

Mr. Pawelczyk: I think you sent something, right?

Ms. Hinz Philippi: Yes, we can but the instruction was to seek reimbursement for what we did, however, he didn't even get that because the biggest hurdle for us is ownership, after they take it, then we can say, oh we paid your bill and here is what we need from you.

Mr. Pawelczyk: But they do own it, they have taken it over, there's just no document that shows that they did but, they've taken it over.

Mr. Gyamfi: So, can that be something that's included in the packet, that there's this claim that we as the CDD paid for it, that should of have been the responsibility of the city, or the Special District?

Mr. Pawelczyk: Yes, we did it because you're a dependent District said, we're not going to help out the residents, that's what happened, they said we're not doing it but, they do own it.

Ms. Hinz Philippi: We can put that in the reimbursement, I don't know if I would put that first or I think I would go with after they take it, then I would say, here is the bill for the service.

Ms. Taylor: Yes, I agree.

Mr. Pawelczyk: You can say there's instances in the community, and there's one in particular where this happened, and the District utility refused to do the work, so the CDD went it and fixed it because otherwise it was going to cause a lot of problems on the people that live within the CDD, which are the constituents of Riviera Beach, and your customers, they're your customers.

Ms. Taylor: Question, how do we feel about the \$10,000 offer to them, is that still on the table?

Mr. Gyamfi: I would take it off the table.

Ms. Taylor: Yes, I would like to rescind it.

Ms. Hinz Philippi: No, he took that off.

Mr. Pawelczyk: It's already off I think.

Mr. Gyamfi: I'm not even going to mention it, the city has money.

Mr. Pawelczyk: Well, if any part of the city does have money, it's that utility because your utilities turn a profit, and when you turn a profit to pay for improvements to maintain stuff, so your water and sewer is a profit function to the city, even though they don't call it profit but, they make more than the cost to provide the service because they're using those funds and investing them in future projects or improvement projects and new projects for the plant or new water filtration systems or whatever, so there is a profit.

Mr. Gyamfi: And I wasn't going to mention that.

Mr. Pawelczyk: We just want them to acknowledge that they own it, that's it, that's all we need them to do.

Ms. Hinz Philippi: And direct their people to do the service because they are not doing it, so that's when the resident reached out to them and they were like, no we're not doing it.

Mr. Gyamfi: But they are doing the services, they cut the water off, and they're checking the sewer, so they're providing services, like I've seen that.

Mr. Pawelczyk: I like to think that the proper people just don't have the right information, and like Bill said, the City of Riviera Beach has not been known in the past, and I don't know how they are now but, as a city that runs well, I don't know about the current administration because I haven't had to work with them but, I know back when this District was formed they did not have a very good reputation, and I think it was because they had so much turn over, like they'd go through city managers like they were going out of style and city attorneys too.

Ms. Hinz Philippi: And we have the email Mr. Fitzpatrick, he sent that to us where they refused and they said no we are not going to do it because it's the CDD, and we have that email.

Mr. Pawelczyk: But all the permits show that, as Bill had indicated, the permit was for us to build it and to give it to the city, which we did and they approved it, they found it to be in compliance with the plans and specifications that they permitted but, they just won't accept the bill of sale.

Mr. Gyamfi: And the bill of sale was just a nominal type like \$1.

Mr. Pawelczyk: Right, it's just a document that conveys ownership, that's all but, we just need them to acknowledge ownership, just acknowledge that you're responsible for it, you have one part of the community, why wouldn't you have the whole part of the community because they own it, there's documents that show Phase 1 is owned by the city.

Mr. Gyamfi: But Phase 2 is going through Phase 1, right?

Mr. Pawelczyk: Well, I think the system is connected but I don't know for sure, but I would imagine the system is connected somewhere, and why would you want your residents to be responsible for potable water in a 660 unit community, and sewer, it makes no sense, wouldn't you want to be in control of the water they drink, so they can make sure everything runs properly, which they're doing now anyway but, that comes with maintenance responsibilities, so anyway, it's a good start.

Ms. Hinz Philippi: So, I have Bill Roberts and he's in for Tim, I think he doesn't have anything to report, so Bill do you have anything for us?

Mr. Roberts: No, I have just been listening to everything from Bill, and everything you said sounded correct, and reasonable, so that's all I have to say for it but, I know that Tim did say that if there was anything regarding this issue that needed our input on but, I think Bill covered it very well.

Ms. Hinz Philippi: Alright, sounds good, if you want to hop off the call, it's ok, we're good.

Mr. Roberts: Ok, sounds good, thank you very much.

Ms. Hinz Philippi: Alright, thank you.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting Public Hearing

Ms. Hinz Philippi: Alright, so let's go back to our agenda, item No. 4, consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting up a public hearing. So, if you guys want to take a look at your budget, there is no increase, there is basically no changes from the budget last year, we have a

couple of fees here and there that have went up but, everything else is the same. We're not increasing, and it's the same thing we had last year. If you guys have any questions, I can answer those, if not, we can move on into approving the proposed fiscal year budget and then setting up the public hearing.

Mr. Pawelczyk: And between now and the public hearing you can move line items around, you just can't add to the overall assessment.

Ms. Hinz Philippi: Yes, correct.

Ms. Taylor: I don't have a problem with the budget.

Ms. Hinz Philippi: Ok, so I'll ask for a motion to approve resolution #2026-01 approving the proposed fiscal year 2027 budget and setting up the public hearing, now for the public hearing we have a couple of dates that we are talking about May 5th would be one of them and then June 2nd, July 7th and August 4th. So, I would say, maybe if you guys are available or willing to go for May 5th, that would give us a little bit more room if we have to advertise again or something happens.

Mr. Pawelczyk: You have enough time to meet your 60 day time period on that?

Ms. Hinz Philippi: Yes, so today is March 3rd, so we do have 60 days to May 5th.

Mr. Gyamfi: I'm ok with May 5th.

Ms. Hinz Philippi: Ok.

Mr. Boehm: May 5th is good for me.

Ms. Hinz Philippi: Alright, so May 5th, so I need a motion to approve resolution #2026-01, the resolution of the Mediterranea Community Development District approving the District's proposed budget for fiscal year 2027 and setting up the public hearing to be held at Mediterranea Maintenance Association, 4054 Woods Edge Circle, Riviera Beach, Florida 33410 on May 5, 2026 at 11:30 a.m.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 5, 2026 at 11:30 a.m. at 4054 Woods Edge Circle, Riviera Beach, Florida was approved.

FIFTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi: The next item would be ratification of the engagement letter with Grua & Associates to perform the audit. You know every 5 years we approve an auditor and then they give us like a couple of rates, so we did approve this, we just have to ratify the engagement letter with them for those rates provided. I just need a motion to ratify.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi: Then item No. 6 is the acceptance of the audit for the fiscal year ending September 30, 2025, I just need a motion to accept. It was a clean audit, and we are in compliance so we just need a motion.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of: (Cont.)

- A. Procedures for the General Election**
- B. Resident Payment Reminder Regarding Work Done on Property**
- C. Possible Actions – Utility Acceptance by The City of Riviera Beach**

Ms. Hinz Philippi: Then next item would be procedures for the general election. So, for November, we will have seat #3, seat #4 and seat #5, so seat #3 is John Boehm, seat #4 is Michael Gyamfi, and seat #5 is Rina Dala. These seats are going to be available on November 3, 2026 election, so you have to apply for your seats again with the Palm Beach County Supervisor of Elections, and the qualifying period is from 12:00 noon, June 8th to 12:00 noon June 12th this year, so if you guys are going to continue on the Board that would be good.

Mr. Boehm: So, what do we need to do during that week?

Ms. Hinz Philippi: So, you would just apply, you qualify yourself like you were a voter, this is my address.

Mr. Pawelczyk: You go to the Supervisor of Elections and you qualify.

Ms. Hinz Philippi: And then you would say, I'm running for seat number, and then you give you seat #3.

Mr. Boehm: Ok.

Ms. Hinz Philippi: Because if Michael goes and say, I'm running for seat #4, but if you guys don't say which seat, and they put you down for the same seat number then you're going to be running against each other.

Mr. Pawelczyk: So, you can always ask, is anybody running, has anybody currently qualified for seat #3, and if the answer is no then you say, I'd like to qualify for seat #3, just to make sure, and I would put it on the agenda Andressa, let's put this on again for the May meeting just because it will be another reminder for you all.

Mr. Boehm: Yes, and are you allowed to give us any guidance on that, like point us in the right direction or is it just kind of like go on the Supervisor of Elections website and figure it out on our own?

Ms. Hinz Philippi: Or you would go to the office.

Mr. Pawelczyk: And I'll tell you what I would do, go to the Supervisor of Elections website, find a phone number, and call them, on candidate qualifying, and any Supervisor of Elections office I've dealt with is fantastic in terms of giving you information, and you want to ask them, I'm going to come to qualify, or ask them if you can qualify without going down there first of all because sometimes you can. If you can't, say what do I need to bring with me during that week, June 8th to June 12th, because sometimes they make you fill out your Form 1, which if you do that you'll get it done, you'll be done for the year, but you'll just get it done early, so sometimes they make you do that, so that's what I would do.

Ms. Hinz Philippi: And they may just want your ID and address.

Mr. Pawelczyk: And every office is different, so I don't know what they're going to ask you.

Ms. Taylor: Why didn't I have to do that?

Ms. Hinz Philippi: Because you were appointed.

Mr. Pawelczyk: You were appointed.

Ms. Taylor: Ok.

Ms. Hinz Philippi: Nobody qualified in your seat.

Mr. Pawelczyk: So, let's say nobody qualifies for these 3 seats, then you three or not you three because you're still on the Board, but Rina, Michael, and John would be holdovers and the Board could reappoint them to their current positions if they wanted to.

Ms. Taylor: But the Board at that point would just be me.

Mr. Pawelczyk: No, because you're holdovers, you're still voting for yourself, you could still vote for yourself because you're on holdover.

Ms. Taylor: Ok.

Mr. Pawelczyk: And there is a way to get someone off, it's a pain in the butt but, you can get that person off but, we don't have that here but, I would just put it on for that May meeting, and we'll do a reminder then.

Mr. Boehm: Ok.

Ms. Hinz Philippi: Yes, and it's just that you provide those documents and then if November comes and it's only you, and then theoretically you are in the same seat.

Mr. Gyamfi: So, our name has to go on the ballot?

Mr. Pawelczyk: Only if it's contested.

Ms. Hinz Philippi: Right, if you are contested.

Mr. Pawelczyk: And they give you an option, to open a campaign account, so if you spend like any money on this, other than you just walking around and say hey, I'm running would you vote for me but, if you spend any money, you buy signs, which I know you're not going to do, you have to open a campaign account. So, most Supervisors do not fund their elections, there are a couple of Districts where they do it but, most Supervisors say, look, I've been doing it for years, if they vote for me great, if not, that's fine too.

Ms. Hinz Philippi: But basically the biggest thing is for you to provide them the documents and then they're going to put there, you ran unopposed.

Mr. Pawelczyk: Right, so you'll know by June 12th at the end of the qualifying period if no one else qualified to run against you, that you've secured your next 4 year term, starting in November. So, we'll go over it again, let's just put it on the agenda to go over it again.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: And the chance you take is, like Arian said, there's not a lot of activity you can't get people to participate, the chance you take is someone does come in and run against you but, in that case if there's an open seat the Board could then appoint you to that open seat.

EIGHTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: Alright, so the next item would be staff reports, from our attorney, Michael do you want to go over this?

A. Attorney Memorandum – Consideration of Request for Adjustment to District Counsel Fee

Mr. Pawelczyk: Well, unfortunately I do have a report and I hate doing this but, one of the things that we have to do to keep up with the times and you guys all go through it as well is we have to go through some adjustments to our fee structure. So, I'm going to kind of go over this, and I'll be happy to answer any questions. The first thing I want to tell you is that the way we've done this is, this increase will not go into effect until October, 2026, so fiscal year 2027, so you're next budget year. The reason we decided to do this is that, and we're doing it across the Board for any Districts have an increase pending is, we don't want to impact the current budget, so the good thing in this District is, your projected in this District to spend \$6,000 less on legal which you budgeted, at least looking at the proposed budget that we just saw, so I don't think that's going to be an issue. The current rates are \$275 for partners, and \$225 for an associate, those rates would go up to \$300 and \$250, so it's minor increase, I think it's less than the CPI over that period. It's also a very effective governmental rate that we use, certainly part of our clients if you've had to deal with lawyers, this is a very good rate I think, and if Andressa wants to chime in she can but, I know our rates our lower than everyone else that does District counsel work, and I think we're the best.

Ms. Hinz Philippi: And I can affirm that's true because I have other District counsels running for proposals.

Mr. Pawelczyk: And we're seeing it at \$400 an hour, and we're not going to do that to our current clients that we've been representing for many years, we're not going to bump it up just because that's the market rate but, we are going to bump it up just to make sure that we bump it up a little bit. For new Districts, we're seeing partner rates at \$400 an hour and we won't go over \$350 an hour, at least right now, we'll see what the market says but, you guys have a budget just like my office has a budget, and we're cognizant of that when we go through these rate reviews. So, does anyone have any questions?

Ms. Hinz Philippi: And Michael is the best.

Mr. Pawelczyk: Thank you.

Ms. Taylor: When was the last increase?

Mr. Pawelczyk: The last increase was 2023, and the reason it increased in 2023 is because we hadn't increased rates in so long because the Board wasn't doing anything, so as the residents started to come in and you had more meetings, we said ok now is the time to increase it before frankly the District didn't have much work, there was no meetings, they never met, which may have led to some of the problems, you had different developers in here.

Ms. Hinz Philippi: It was actually when I started as the manager.

Mr. Pawelczyk: Yes, and if you guys want to think about it until May, you can because we don't have to approve this today, if you do I appreciate it but, it would not be effective until October 1, 2026.

Mr. Boehm: I think it's reasonable.

Mr. Pawelczyk: And we don't think it's going to impact your budget or the need to increase our line item at all. Now, the only time that does come into play is when like we're super busy, like I have some Districts where our budget is like it's \$40,000 a year for legal and it used to be \$60,000, that was Turtle Run, and if you do that and you increase it \$25 a hour, yes you're going to see an impact because there's so many hours that you're billing for that District because there's so much work but, it's not a lot here.

Mr. Gyamfi: Why is their budget so high?

Mr. Pawelczyk: Oh on that one, they own and maintain the roads, they maintain a city park, they were meeting twice a month.

Mr. Gyamfi: Well, we own our roads, we maintain a park.

Mr. Pawelczyk: The CDD doesn't own the roads here, and they changed the landscaper they change it every year, and they were doing more HOA, more stuff your HOA does, a lot of small project agreements, we were doing roadway projects, we were adding curbing, or we were adding trees, we built walls, and it's a very nice community, I really think it's great. The HOAs were only small HOAs, there's no master really, the HOAs were individual like subdivisions, so the HOAs really just focused on what happened at the home itself, and still do, and every community is different, so all these communities are different. I don't think there's another CDD on this road, I think they're all just HOAs but, even the HOAs maintained different things, it's just depends on how the communities are set up.

Ms. Hinz Philippi: Alright, do we have a motion to approve?

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the request for adjustment to District Counsel fee effective October 1, 2026 was approved.

B. Engineer

Ms. Hinz Philippi: So, we already had the engineer's report.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Ms. Hinz Philippi: Under manager, I just have to bring back the final approval for the 2024-2025 report for performance measures and standards. That was the one that we approved before, so now it's going to be every year if they don't take it off because remember we talked about this, these are the things that the CDD already does, like publish the public hearings, and provide information and all the things we already do, so

we did go through that, and we signed off that we completed the tasks and those items that we had. I just need a motion to approve the report.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, final approval of the FY2025-FY2025 Report Performance Measures and Standards was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: 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, I need a motion to approve tab A and B.

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Just for the record, we do not have any audience, do we have any Supervisor’s requests at this time?

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: Not hearing any, 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

Mediterranea
Community Development District

Approved Proposed Budget
FY 2027



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Mediterranea
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
<u>REVENUES:</u>					
Special Assessments- On Roll	\$142,076	\$139,911	\$2,165	\$142,076	\$142,076
Interest Income	8,000	6,502	6,502	13,003	10,000
Carry Forward Balance	52,756	52,756	-	52,756	53,762
TOTAL REVENUES	\$202,832	\$199,169	\$8,666	\$207,835	\$205,838
<u>EXPENDITURES:</u>					
<u>Administrative:</u>					
Engineering	\$12,000	\$1,390	\$6,000	\$7,390	\$12,000
Attorney	15,000	4,745	7,500	12,245	15,000
Attorney - Water/Waste Provisions	20,000	3,990	10,000	13,990	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	1,431	1,431	2,862	3,063
Assessment Roll	1,511	1,511	-	1,511	1,511
Trustee Fees	8,200	5,001	-	5,001	8,200
Management Fees	40,083	20,042	20,042	40,083	42,889
Website Maintenance	1,200	600	600	1,200	1,200
Telephone	50	-	25	25	50
Postage & Delivery	250	26	125	151	250
Insurance General Liability	8,900	7,895	-	7,895	8,900
Printing & Binding	500	5	250	255	500
Legal Advertising	2,100	194	1,050	1,244	2,100
Other Current Charges	2,000	439	439	878	2,000
Office Supplies	50	-	25	25	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	125	125	250
TOTAL ADMINISTRATIVE	\$121,332	\$51,743	\$48,212	\$99,956	\$124,338

Mediterranea
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$20,000	\$5,000	\$15,000	\$-	\$20,000
Lake Maintenance	6,500	3,240	3,240	6,480	6,500
Landscape Maintenance	30,000	-	15,000	15,000	30,000
Irrigation Repairs and Maintenance	10,000	-	5,000	5,000	10,000
Contingency	15,000	4,915	7,500	12,415	15,000
TOTAL FIELD EXPENDITURES	\$81,500	\$13,155	\$45,740	\$38,895	\$81,500
TOTAL EXPENDITURES	\$202,832	\$64,898	\$93,952	\$138,850	\$205,838
EXCESS REVENUES (EXPENDITURES)	\$0	\$134,271	\$(85,286)	\$68,985	\$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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments-On Roll	\$75,568	\$74,518	\$1,050	\$75,568	\$75,568
Interest Earnings	5,000	3,482	3,482	6,963	5,000
Carry Forward Surplus ⁽¹⁾	143,218	143,151	-	143,151	150,003
TOTAL REVENUES	\$223,787	\$221,151	\$4,532	\$225,683	\$230,571
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	\$202,811	\$(52,808)	\$150,003	\$154,075

⁽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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments-On Roll	\$556,877	\$549,137	\$7,740	\$556,877	\$556,877
Interest Earnings	20,000	20,779	20,779	41,559	20,000
Carry Forward Surplus ⁽¹⁾	435,399	410,533	-	410,533	448,831
TOTAL REVENUES	\$1,012,276	\$980,449	\$28,519	\$1,008,968	\$1,025,707
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)	\$452,138	\$795,380	\$(346,550)	\$448,831	\$468,645

⁽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												

RESOLUTION 2026-02
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mediterranean Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Mediterranean Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF May, 2026.

ATTEST:

**MEDITERRANEA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the *Mediterranea Community Development District* (the “*District*”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Palm Beach County, Florida](#) (the “*County*”); and

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

WHEREAS, the Board of Supervisors (the “*Board*”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“*Adopted Budget*”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“*Fiscal Year 2027*”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Mediterranean Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 5th day of May 2026.

ATTEST:

**MEDITERRANEA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225420050100	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 10 BLK 5
56424225420050110	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 11 BLK 5
56424225420050120	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 12 BLK 5
56424225420060010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 6
56424225420060020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 6
56424225420060030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 6
56424225420060040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 6
56424225420060050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 6
56424225420060060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 6
56424225420060070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 6
56424225420060080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 6
56424225420070010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 7
56424225420070020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 7
56424225420070030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 7
56424225420070040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 7
56424225420070050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 7
56424225420070060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 7
56424225420070070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 7
56424225420070080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 7
56424225420080010	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 1 BLK 8
56424225420080020	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 2 BLK 8
56424225420080030	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 3 BLK 8
56424225420080040	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 4 BLK 8
56424225420080050	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 5 BLK 8
56424225420080060	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 6 BLK 8
56424225420080070	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 7 BLK 8
56424225420080080	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 8 BLK 8
56424225420090010	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 1 BLK 9
56424225420090020	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 2 BLK 9
56424225420090030	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 3 BLK 9
56424225420090040	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 4 BLK 9
56424225420090050	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 5 BLK 9
56424225420090060	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 6 BLK 9
56424225420090070	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 7 BLK 9
56424225420090080	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 8 BLK 9
56424225420090090	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 9 BLK 9
56424225420090100	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 10 BLK 9
56424225420100010	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 1 BLK 10
56424225420100020	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 2 BLK 10
56424225420100030	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 3 BLK 10
56424225420100040	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 4 BLK 10
56424225420100050	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 5 BLK 10
56424225420100060	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 6 BLK 10
56424225420100070	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 7 BLK 10
56424225420100080	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 8 BLK 10
56424225420100090	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 9 BLK 10
56424225420100100	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 10 BLK 10
56424225420110010	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 1 BLK 11
56424225420110020	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 2 BLK 11
56424225420110030	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 3 BLK 11
56424225420110040	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 4 BLK 11
56424225420110050	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 5 BLK 11
56424225420110060	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 6 BLK 11
56424225420110070	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 7 BLK 11
56424225420110080	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 8 BLK 11

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225420180040	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 4 BLK 18
56424225420180050	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 5 BLK 18
56424225420180060	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 6 BLK 18
56424225420180070	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 7 BLK 18
56424225420180080	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 8 BLK 18
56424225420180090	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 9 BLK 18
56424225420180100	\$252.75	\$804.00	MEDITERRANEA PH 1	LT 10 BLK 18
56424225420190010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 19
56424225420190020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 19
56424225420190030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 19
56424225420190040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 19
56424225420190050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 19
56424225420190060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 19
56424225420190070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 19
56424225420190080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 19
56424225420190090	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 9 BLK 19
56424225420190100	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 10 BLK 19
56424225420200010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 20
56424225420200020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 20
56424225420200030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 20
56424225420200040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 20
56424225420200050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 20
56424225420200060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 20
56424225420200070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 20
56424225420200080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 20
56424225420200090	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 9 BLK 20
56424225420200100	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 10 BLK 20
56424225420210010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 21
56424225420210020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 21
56424225420210030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 21
56424225420210040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 21
56424225420210050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 21
56424225420210060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 21
56424225420210070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 21
56424225420210080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 21
56424225420210090	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 9 BLK 21
56424225420210100	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 10 BLK 21
56424225420220010	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 1 BLK 22
56424225420220020	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 2 BLK 22
56424225420220030	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 3 BLK 22
56424225420220040	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 4 BLK 22
56424225420220050	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 5 BLK 22
56424225420220060	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 6 BLK 22
56424225420220070	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 7 BLK 22
56424225420220080	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 8 BLK 22
56424225420220090	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 9 BLK 22
56424225420220100	\$252.75	\$1,051.28	MEDITERRANEA PH 1	LT 10 BLK 22
56424225440000010	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 1
56424225440000020	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 2
56424225440000030	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 3
56424225440000040	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 4
56424225440000050	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 5
56424225440000060	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 6
56424225440000070	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 7
56424225440000080	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 8

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225440000090	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 9
56424225440000100	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 10
56424225440000110	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 11
56424225440000120	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 12
56424225440000130	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 13
56424225440000140	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 14
56424225440000150	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 15
56424225440000160	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 16
56424225440000170	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 17
56424225440000180	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 18
56424225440000190	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 19
56424225440000200	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 20
56424225440000210	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 21
56424225440000220	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 22
56424225440000230	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 23
56424225440000240	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 24
56424225440000250	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 25
56424225440000260	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 26
56424225440000270	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 27
56424225440000280	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 28
56424225440000290	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 29
56424225440000300	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 30
56424225440000310	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 31
56424225440000320	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 32
56424225440000330	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 33
56424225440000340	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 34
56424225440000350	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 35
56424225440000360	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 36
56424225440000370	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 37
56424225440000380	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 38
56424225440000390	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 39
56424225440000400	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 40
56424225440000410	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 41
56424225440000420	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 42
56424225440000430	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 43
56424225440000440	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 44
56424225440000450	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 45
56424225440000460	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 46
56424225440000470	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 47
56424225440000480	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 48
56424225440000490	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 49
56424225440000500	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 50
56424225440000510	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 51
56424225440000520	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 52
56424225440000530	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 53
56424225440000540	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 54
56424225440000550	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 55
56424225440000560	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 56
56424225440000570	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 57
56424225440000580	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 58
56424225440000590	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 59
56424225440000600	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 60
56424225440000610	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 61
56424225440000620	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 62
56424225440000630	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 63

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225440001740	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 174
56424225440001750	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 175
56424225440001760	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 176
56424225440001770	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 177
56424225440001780	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 178
56424225440001790	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 179
56424225440001800	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 180
56424225440001810	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 181
56424225440001820	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 182
56424225440001830	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 183
56424225440001840	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 184
56424225440001850	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 185
56424225440001860	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 186
56424225440001870	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 187
56424225440001880	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 188
56424225440001890	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 189
56424225440001900	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 190
56424225440001910	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 191
56424225440001920	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 192
56424225440001930	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 193
56424225440001940	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 194
56424225440001950	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 195
56424225440001960	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 196
56424225440001970	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 197
56424225440001980	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 198
56424225440001990	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 199
56424225440002000	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 200
56424225440002010	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 201
56424225440002020	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 202
56424225440002030	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 203
56424225440002040	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 204
56424225440002050	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 205
56424225440002060	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 206
56424225440002070	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 207
56424225440002080	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 208
56424225440002090	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 209
56424225440002100	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 210
56424225440002110	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 211
56424225440002120	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 212
56424225440002130	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 213
56424225440002140	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 214
56424225440002150	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 215
56424225440002160	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 216
56424225440002170	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 217
56424225440002180	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 218
56424225440002190	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 219
56424225440002200	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 220
56424225440002210	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 221
56424225440002220	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 222
56424225440002230	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 223
56424225440002240	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 224
56424225440002250	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 225
56424225440002260	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 226
56424225440002270	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 227
56424225440002280	\$252.75	\$1,130.40	MEDITERRANEA PHASE 2	LT 228

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225440002840	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 284
56424225440002850	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 285
56424225440002860	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 286
56424225440002870	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 287
56424225440002880	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 288
56424225440002890	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 289
56424225440002900	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 290
56424225440002910	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 291
56424225440002920	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 292
56424225440002930	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 293
56424225440002940	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 294
56424225440002950	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 295
56424225440002960	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 296
56424225440002970	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 297
56424225440002980	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 298
56424225440002990	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 299
56424225440003000	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 300
56424225440003010	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 301
56424225440003020	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 302
56424225440003030	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 303
56424225440003040	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 304
56424225440003050	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 305
56424225440003060	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 306
56424225440003070	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 307
56424225440003080	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 308
56424225440003090	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 309
56424225440003100	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 310
56424225440003110	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 311
56424225440003120	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 312
56424225440003140	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 314
56424225440003150	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 315
56424225440003160	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 316
56424225440003170	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 317
56424225440003180	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 318
56424225440003190	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 319
56424225440003200	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 320
56424225440003210	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 321
56424225440003220	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 322
56424225440003230	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 323
56424225440003250	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 325
56424225440003270	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 327
56424225440003280	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 328
56424225440003290	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 329
56424225440003300	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 330
56424225440003310	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 331
56424225440003320	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 332
56424225440003330	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 333
56424225440003340	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 334
56424225440003350	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 335
56424225440003360	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 336
56424225440003370	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 337
56424225440003380	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 338
56424225440003390	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 339
56424225440003400	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 340
56424225440003410	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 341

Folio	Maintenance on Tax Roll	Debt on Tax Roll	Legal	
56424225440003420	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 342
56424225440003430	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 343
56424225440003440	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 344
56424225440003450	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 345
56424225440003460	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 346
56424225440003470	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 347
56424225440003480	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 348
56424225440003490	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 349
56424225440003500	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 350
56424225440003510	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 351
56424225440003520	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 352
56424225440003530	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 353
56424225440003540	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 354
56424225440003550	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 355
56424225440003560	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 356
56424225440003570	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 357
56424225440003580	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 358
56424225440003590	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 359
56424225440003600	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 360
56424225440003610	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 361
56424225440003620	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 362
56424225440003630	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 363
56424225440003640	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 364
56424225440003650	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 365
56424225440003660	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 366
56424225440003670	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 367
56424225440003680	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 368
56424225440003690	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 369
56424225440003700	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 370
56424225440003710	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 371
56424225440003720	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 372
56424225440003730	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 373
56424225440003740	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 374
56424225440003750	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 375
56424225440003760	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 376
56424225440003770	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 377
56424225440003780	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 378
56424225440003790	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 379
56424225440003800	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 380
56424225440003810	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 381
56424225440003820	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 382
56424225440003830	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 383
56424225440003840	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 384
56424225440003850	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 385
56424225440003860	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 386
56424225440003870	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 387
56424225440003880	\$252.75	\$1,367.79	MEDITERRANEA PHASE 2	LT 388
	\$151,144.50	\$672,813.84		

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.

BOARD OF SUPERVISORS MEETING DATES
MEDITERRANEA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Mediterranean Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 11:30 AM at the Mediterranean Maintenance Association, 4054 Woods Edge Cir. Riviera Beach, Florida 33410 on the first Tuesday of each month as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 07, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.mediterraneacdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Andressa Hinz Philippi
Manager



Memorandum

To: Mediterranean Board of Supervisors

From: District Management

Date: May, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, 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, 2027), 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 2027 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, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor 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 local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (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: _____

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

Suborganization ▼ Board of Supervisors ▼

PID	FORM YEAR	NAME [^]	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
306226	2025	John W Boehm	• Mediterranea Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
318048	2025	Rina Dalal	• Mediterranea Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
305444	2025	Michael Mc Larean Gyamfi	• Mediterranea Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
305578	2025	Arian Taylor	• Mediterranea Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

1-4 of 4

Rows per page:

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Memorandum

To: Mediterranean Board of Supervisors

From: District Management

Date: October 1, 2026

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 2025 legislative session. Starting on October 1, 2025, 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, 2026), 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 2026 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.

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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.

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Achieved: Yes No

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

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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.

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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: _____

Date: _____

Print Name: _____

Mediterranea Community Development District

District Manager: _____

Date: _____

Print Name: _____

Mediterranea Community Development District

Mediterranea
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

02/01/26 - 03/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
02/01/26 - 02/28/26	1033-1036	\$	4,994.67
03/01/26 - 03/31/26	1037-1040	\$	8,141.22
TOTAL		\$	13,135.89

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/20/26	00007	1/31/26 197137 JAN 26 -	202601 310-51300-31500 ATTORNEY FEES	BILLING COCHRAN, P.A.	*	500.00	500.00 001033
2/20/26	00001	2/01/26 257 FEB 26 -	202602 310-51300-34000 MGMT FEES		*	3,340.25	
		2/01/26 257 FEB 26 -	202602 310-51300-31300 DISSEMINATION		*	238.50	
		2/01/26 257 FEB 26 -	202602 310-51300-35110 WEBSITE ADMIN		*	100.00	
		2/01/26 257 FEB 26 -	202602 310-51300-42000 POSTAGE		*	5.92	
				GOVERNMENTAL MANAGEMENT SERVICES			3,684.67 001034
2/20/26	00035	2/02/26 PSI23835 FEB 26 -	202602 320-57200-56500 LAKE/POND MAINT	SOLITUDE LAKE MANAGEMENT	*	540.00	540.00 001035
2/20/26	00034	2/06/26 1045 JAN 26 -	202601 310-51300-31510 LEGAL W/S LINES	SUNDSTROM & MINDLIN, LLP	*	270.00	270.00 001036
3/18/26	00007	2/28/26 197417 FEB 26 -	202602 310-51300-31500 ATTORNEY FEES	BILLING COCHRAN, P.A.	*	990.00	990.00 001037
3/18/26	00001	3/01/26 258 MAR 26 -	202603 310-51300-34000 MGMT FEES		*	3,340.25	
		3/01/26 258 MAR 26 -	202603 310-51300-31300 DISSEMINATION		*	238.50	
		3/01/26 258 MAR 26 -	202603 310-51300-35110 WEBSITE ADMIN		*	100.00	
		3/01/26 258 MAR 26 -	202603 310-51300-42000 POSTAGE		*	2.22	
		3/01/26 258 MAR 26 -	202603 310-51300-42500 COPIES		*	5.25	
				GOVERNMENTAL MANAGEMENT SERVICES			3,686.22 001038
3/18/26	00035	3/02/26 PSI24510 MAR 26 -	202603 320-57200-56500 LAKE/POND MAINT	SOLITUDE LAKE MANAGEMENT	*	540.00	540.00 001039
3/18/26	00034	3/09/26 1071 FEB 26 -	202602 310-51300-31510 LEGAL W/S LINES	SUNDSTROM & MINDLIN, LLP	*	2,925.00	2,925.00 001040
TOTAL FOR BANK A						13,135.89	
MEDT -MEDITERRANEA- ACOOPER							

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						13,135.89	

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Mediterranea
Community Development District

Unaudited Financial Reporting
March 31, 2026



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2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2014A1</u>
4	<u>Debt Service Fund Series 2014A2</u>
5	<u>Debt Service Fund Series 2017</u>
6	<u>Capital Projects Fund Series 2017</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Mediterranea
Community Development District
Combined Balance Sheet
March 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	\$ 42,737	\$ -	\$ -	\$ 42,737
<u>Investments:</u>				
State Board Administration	374,533	-	-	374,533
<u>Series 2014A1:</u>				
Reserve	-	25,474	-	25,474
Revenue	-	198,986	-	198,986
Interest	-	6	-	6
Sinking	-	5	-	5
<u>Series 2014A2:</u>				
Reserve	-	52	-	52
<u>Series 2017:</u>				
Reserve	-	605,473	-	605,473
Capital Interest	-	5,190	-	5,190
Optional Redemption	-	1,646	-	1,646
Interest	-	59	-	59
Revenue	-	758,001	-	758,001
Construction	-	-	186	186
Total Assets	\$ 417,270	\$ 1,625,591	\$ 186	\$ 2,043,047
Liabilities:				
Accounts Payable	\$ 2,180	\$ -	\$ -	\$ 2,180
Due to Debt Service 2014A1	3,668	-	-	3,668
Due to Debt Service 2017	27,031	-	-	27,031
Total Liabilites	\$ 32,879	\$ -	\$ -	\$ 32,879
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,625,591	\$ -	\$ 1,625,591
Capital Project	-	-	186	186
Unassigned	384,391	-	-	384,391
Total Fund Balances	\$ 384,391	\$ 1,625,591	\$ 186	\$ 2,010,168
Total Liabilities & Fund Balance	\$ 417,270	\$ 1,625,591	\$ 186	\$ 2,043,047

Mediterranea
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 142,076	\$ 139,911	\$ 139,911	\$ -
Interest Income	8,000	4,000	6,502	2,502
Total Revenues	\$ 150,076	\$ 143,911	\$ 146,413	\$ 2,502
Expenditures:				
General & Administrative:				
Engineering	\$ 12,000	\$ 6,000	\$ 1,390	\$ 4,610
Attorney	15,000	7,500	4,745	2,755
Attorney - Water/Waste Provisions	20,000	10,000	3,990	6,010
Annual Audit	5,000	3,700	3,700	-
Arbitrage Rebate	1,200	600	600	-
Dissemination Agent	2,862	1,431	1,431	0
Assessment Roll	1,511	1,511	1,511	-
Trustee Fees	8,200	5,001	5,001	-
Management Fees	40,083	20,042	20,042	0
Website Maintenance	1,200	600	600	-
Telephone	50	25	-	25
Postage & Delivery	250	125	26	99
Insurance General Liability	8,900	7,895	7,895	-
Printing & Binding	500	250	5	245
Legal Advertising	2,100	1,050	194	856
Other Current Charges	2,000	1,000	439	561
Office Supplies	50	25	-	25
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	125	-	125
Total General & Administrative	\$ 121,332	\$ 67,055	\$ 51,743	\$ 15,311
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 20,000	\$ 10,000	\$ 5,000	\$ 5,000
Lake Maintenance	6,500	3,250	3,240	10
Landscape Maintenance	30,000	15,000	-	15,000
Irrigation Repairs and Maintenance	10,000	5,000	-	5,000
Contingency	15,000	7,500	4,915	2,586
Subtotal Field Expenditures	\$ 81,500	\$ 40,750	\$ 13,155	\$ 27,596
Total Operations & Maintenance	\$ 81,500	\$ 40,750	\$ 13,155	\$ 27,596
Total Expenditures	\$ 202,832	\$ 107,805	\$ 64,898	\$ 42,907
Excess (Deficiency) of Revenues over Expenditures	\$ (52,756)	\$ 36,106	\$ 81,515	\$ 45,408
Net Change in Fund Balance	\$ (52,756)	\$ 36,106	\$ 81,515	\$ 45,408
Fund Balance - Beginning	\$ 52,756		\$ 302,876	
Fund Balance - Ending	\$ 0		\$ 384,391	

Mediterranea

Community Development District

Debt Service Fund Series 2014A-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 75,568	\$ 74,518	\$ 74,518	\$ -
Interest Income	5,000	2,500	3,482	982
Total Revenues	\$ 80,568	\$ 77,018	\$ 78,000	\$ 982
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	\$ 58,678	\$ 59,660	\$ 982
Net Change in Fund Balance	\$ 4,888	\$ 58,678	\$ 59,660	\$ 982
Fund Balance - Beginning	\$ 143,218		\$ 168,480	
Fund Balance - Ending	\$ 148,107		\$ 228,139	

Mediterranea

Community Development District

Debt Service Fund Series 2014A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	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	\$ -		\$ 52	

Mediterranea

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 556,877	\$ 549,137	\$ 549,137	\$ -
Interest Income	20,000	10,000	20,779	10,779
Total Revenues	\$ 576,877	\$ 559,137	\$ 569,916	\$ 10,779
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	\$ 374,068	\$ 384,847	\$ 10,779
Net Change in Fund Balance	\$ 16,739	\$ 374,068	\$ 384,847	\$ 10,779
Fund Balance - Beginning	\$ 435,399		\$ 1,012,552	
Fund Balance - Ending	\$ 452,138		\$ 1,397,400	

Mediterranea

Community Development District

Capital Projects Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	\$ 3
Net Change in Fund Balance	\$ -	\$ -	\$ 3	\$ 3
Fund Balance - Beginning	\$ -		\$ 183	
Fund Balance - Ending	\$ -		\$ 186	

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	\$ 1,095	\$ 558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,911
Interest Income	997	917	1,056	1,224	1,095	1,213	-	-	-	-	-	-	6,502
Total Revenues	\$ 997	\$ 5,354	\$ 133,481	\$ 2,620	\$ 2,190	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,413

Expenditures:

General & Administrative:

Engineering	\$ -	\$ 985	\$ 203	\$ -	\$ -	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,390
Attorney	500	500	743	500	990	1,513	-	-	-	-	-	-	4,745
Attorney - Water/Waste Provisions	480	-	-	270	2,925	315	-	-	-	-	-	-	3,990
Annual Audit	-	-	-	3,700	-	-	-	-	-	-	-	-	3,700
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	239	239	239	239	239	239	-	-	-	-	-	-	1,431
Assessment Roll	1,511	-	-	-	-	-	-	-	-	-	-	-	1,511
Trustee Fees	5,001	-	-	-	-	-	-	-	-	-	-	-	5,001
Management Fees	3,340	3,340	3,340	3,340	3,340	3,340	-	-	-	-	-	-	20,042
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	7	4	4	1	6	2	-	-	-	-	-	-	26
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Printing & Binding	-	-	-	0	-	5	-	-	-	-	-	-	5
Legal Advertising	194	-	-	-	-	-	-	-	-	-	-	-	194
Other Current Charges	74	72	51	-	45	197	-	-	-	-	-	-	439
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 20,116	\$ 5,240	\$ 4,679	\$ 8,150	\$ 7,645	\$ 5,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,743

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	540	540	-	-	-	-	-	-	3,240
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	4,915	-	-	-	-	-	-	-	-	-	-	4,915
Subtotal Field Expenditures	\$ 5,540	\$ 5,455	\$ 540	\$ 540	\$ 540	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,155
Total Operations & Maintenance	\$ 5,540	\$ 5,455	\$ 540	\$ 540	\$ 540	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,155
Total Expenditures	\$ 25,656	\$ 10,694	\$ 5,219	\$ 8,690	\$ 8,185	\$ 6,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,898
Excess (Deficiency) of Revenues over Expenditures	\$ (24,659)	\$ (5,341)	\$ 128,262	\$ (6,071)	\$ (5,995)	\$ (4,682)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,515
Net Change in Fund Balance	\$ (24,659)	\$ (5,341)	\$ 128,262	\$ (6,071)	\$ (5,995)	\$ (4,682)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,515

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	25,474	
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	605,473	
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
02/11/26	5,588.50	129.42	54.59	-	5,404.49	1,095.18	514.90	3,794.41	5,404.49
03/11/26	3,001.10	38.95	29.62	-	2,932.53	558.29	283.69	2,090.55	2,932.53
\$ 803,165.78 \$ 31,886.96 \$ 7,712.79 \$ - \$ 763,566.03 \$ 139,910.96 \$ 74,518.20 \$ 549,136.87 \$ 763,566.03									

92.67%	Percent Collected
\$ 10,954.81	Balance Remaining to Collect