

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
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**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,408,613				\$1,408,613
Allowable discounts (4%)	(56,345)				(56,345)
Assessment levy: on-roll - net	1,352,268	\$ 1,271,001	\$ 81,267	\$ 1,352,268	1,352,268
Interest and miscellaneous	30,000	18,946	11,054	30,000	-
Total revenues	1,382,268	1,289,947	92,321	1,382,268	1,352,268
EXPENDITURES					
Professional & admin					
Supervisors	9,900	5,808	4,092	9,900	9,900
Management	49,973	12,493	37,480	49,973	49,973
Accounting	16,700	4,175	12,525	16,700	16,700
Audit	15,000	-	15,000	15,000	15,000
Legal	15,000	1,835	13,165	15,000	15,000
Field management	15,300	3,825	11,475	15,300	15,300
Engineering	50,000	26,925	23,075	50,000	135,000
Trustee	10,000	-	10,000	10,000	10,000
Dissemination agent	4,000	1,000	3,000	4,000	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Assessment roll preparation	5,000	1,250	3,750	5,000	5,000
Postage	1,500	568	932	1,500	1,500
Insurance	13,600	12,871	-	12,871	14,980
Legal advertising	3,000	1,793	1,207	3,000	3,000
Contingencies	3,000	1,336	1,664	3,000	3,000
Annual district filing fee	175	175	-	175	175
Website	705	-	705	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	214,563	74,264	139,570	213,834	300,943

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
Water management					
Lake maintenance contract	350,000	8,217	341,783	350,000	350,000
Contractual services	37,900	4,305	33,595	37,900	37,900
Aquascaping/aesthetic enhance/pipe cleanout	100,000	-	100,000	100,000	100,000
Wildfire mitigation *	350,000	-	871,000	871,000	350,000
Lake bank-erosion repairs	100,000	-	100,000	100,000	100,000
Electricity	30,000	12,687	17,313	30,000	30,000
Aeration repairs and replacement	44,730	99,860	-	99,860	45,000
Miscellaneous	-	128	-	128	-
Total water management	<u>1,012,630</u>	<u>125,197</u>	<u>1,463,691</u>	<u>1,588,888</u>	<u>1,012,900</u>
Other fees and charges					
Property appraiser & tax collector	35,456	23,000	12,456	35,456	35,456
Total other fees and charges	<u>35,456</u>	<u>23,000</u>	<u>12,456</u>	<u>35,456</u>	<u>35,456</u>
Total expenditures	<u>1,262,649</u>	<u>222,461</u>	<u>1,615,717</u>	<u>1,838,178</u>	<u>1,349,299</u>
Excess/(deficiency) of revenues over/(under) expenditures	119,619	1,067,486	(1,523,396)	(455,910)	2,969
Fund balance - beginning (unaudited)	<u>1,194,456</u>	<u>1,494,099</u>	<u>2,561,585</u>	<u>1,494,099</u>	<u>1,038,189</u>
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	315,662	268,067	268,067	268,067	337,325
Future aeration cabinet replacement (2yrs)	35,000	35,000	35,000	35,000	35,000
Unassigned	963,413	2,258,518	735,122	735,122	668,833
Fund balance - ending (projected)	<u>\$ 1,314,075</u>	<u>\$ 2,561,585</u>	<u>\$ 1,038,189</u>	<u>\$ 1,038,189</u>	<u>\$ 1,041,158</u>

* Previously Fuel Load Reduction Conservation Areas

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 9,900
Supervisors pay is statutorily set at \$200 per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 9 times a year.	
Management	49,973
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Accounting	16,700
Fees related to all aspects of accounting for the District funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by Wrathell, Hunt and Associates, LLC , on behalf of the District.	
Audit	15,000
The District are required to complete annual, independent examinations of their accounting records and procedures. These audit is conducted pursuant to Florida Law and the Rules of the Florida Auditor General.	
Legal	15,000
Fees for on-going general counsel and legal representation on behalf of the District.	
Field management	15,300
Wrathell, Hunt & Associates, LLC , is responsible for day-to-day field operations. These responsibilities include, but are not limited to, telephone, printing, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	135,000
Johnson Engineering, Inc. provides an array of engineering, consulting, and construction services to the District, assisting them in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities. Starting in Fiscal Year 2026, this line item includes an additional \$85k to address the annual cost of a 3 year lake bank study.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	4,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide this service.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	5,000
The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide assessment roll management services.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		14,980
The District carries public officials liability, general liability and fire damage insurance. The District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$5,000,000 (\$5,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.		
Legal advertising		3,000
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.		
Contingencies		3,000
Bank charges, automated AP routing and miscellaneous expenses incurred throughout the year.		
Annual district filing fee		175
Annual fee paid to the Department of Economic Opportunity.		
Website		705
ADA website compliance		210
Lake maintenance contract		350,000
Contract for the maintenance of the storm water ponds and conservation areas maintenance is with Earthbalance		
Other contractual services		37,900
Contracts entered into by the District for water management related professional services, including monthly bacteria packs for lake 52 as well as water quality testing and cane toad removal.		
	Cane toad removal	20,000
	Lake 52 bacteria	5,700
	Water quality testing	12,200
		<u>37,900</u>
Aquascaping/aesthetic enhance/pipe cleanout		100,000
Addresses the continued supplementation of the lake perimeter beneficial aquatic plant program as well as inspection and cleanout of District owned drainage pipes and structures. It is anticipated that the District will continue the lake aesthetic enhancement program in 2026.		
Wildfire mitigation *		350,000
This effort is a continuation of the program initiated by the District in 2017 which included the vegetation and debris clean up of the District's Conservation Area perimeters that are adjacent to residences. The District is looking into introducing a fire detection system as a potential replacement or supplement to prior efforts.		
Lake bank-erosion repairs		100,000
In fiscal year 2026, the District plans on continuing its lake bank erosion repair and mitigation efforts on eroded shorelines.		
Electricity		30,000
Electrical expenses incurred relating to water management of the District.		
Aeration repairs and replacement		45,000
Intended to cover routine repairs and maintenance as well as eventual replacement.		
Property appraiser & tax collector		35,456
In Collier County the tax collector's fee is 1.5% of assessments collected and property appraiser's fee is 2.5% . In Lee County the tax collector's fee is \$1.50 per parcel and the property appraiser's fee is \$1.00 per parcel.		
Total expenditures		<u><u>\$ 1,349,299</u></u>

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2026

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 328,913				\$ 328,913
Allowable discounts (4%)	(13,157)				(13,157)
Assessment levy: on-roll - net	315,756	\$ 296,565	\$ 19,191	\$ 315,756	315,756
Interest	-	6,191	-	6,191	-
Total revenues	315,756	302,756	19,191	321,947	315,756
EXPENDITURES					
Debt service					
Principal	185,000	-	185,000	185,000	195,000
Interest	118,000	59,000	59,000	118,000	108,750
Total debt service	303,000	59,000	244,000	303,000	303,750
Other fees & charges					
Property appraiser & tax collector	11,512	7,360	4,152	11,512	11,512
Total other fees & charges	11,512	7,360	4,152	11,512	11,512
Total expenditures	314,512	66,360	248,152	314,512	315,262
Excess/(deficiency) of revenues over/(under) expenditures	1,244	236,396	(228,961)	7,435	494
Fund balance:					
Beginning fund balance (unaudited)	310,748	329,686	566,082	329,686	337,121
Ending fund balance (projected)	<u>\$311,992</u>	<u>\$ 566,082</u>	<u>\$ 337,121</u>	<u>\$ 337,121</u>	<u>337,615</u>
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2026					(49,500)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 213,115</u>

Mediterra

Community Development District

Series 2013

\$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		54,375.00	54,375.00
05/01/2026	195,000.00	5.000%	54,375.00	249,375.00
11/01/2026	-		49,500.00	49,500.00
05/01/2027	210,000.00	5.000%	49,500.00	259,500.00
11/01/2027	-		44,250.00	44,250.00
05/01/2028	220,000.00	5.000%	44,250.00	264,250.00
11/01/2028	-		38,750.00	38,750.00
05/01/2029	230,000.00	5.000%	38,750.00	268,750.00
11/01/2029	-		33,000.00	33,000.00
05/01/2030	240,000.00	5.000%	33,000.00	273,000.00
11/01/2030	-		27,000.00	27,000.00
05/01/2031	255,000.00	5.000%	27,000.00	282,000.00
11/01/2031	-		20,625.00	20,625.00
05/01/2032	265,000.00	5.000%	20,625.00	285,625.00
11/01/2032	-		14,000.00	14,000.00
05/01/2033	280,000.00	5.000%	14,000.00	294,000.00
11/01/2033	-		7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
Total	\$2,175,000.00		\$577,000.00	\$2,752,000.00

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 862,455				\$ 862,455
Allowable Discounts (4%)	(34,498)				(34,498)
Assessment levy: on-roll - net	827,957	\$ 777,827	\$ 50,130	\$ 827,957	827,957
Interest	-	6,711	-	6,711	-
Total revenues	827,957	784,538	50,130	834,668	827,957
EXPENDITURES					
Debt service					
Principal	708,000	-	708,000	708,000	722,000
Interest	110,289	55,134	55,155	110,289	95,492
Total debt service	818,289	55,134	763,155	818,289	817,492
Other fees & charges					
Property appraiser & tax collector	17,156	10,923	6,233	17,156	17,140
Total other fees & charges	17,156	10,923	6,233	17,156	17,140
Total expenditures	835,445	66,057	769,388	835,445	834,632
Excess/(deficiency) of revenues over/(under) expenditures	(7,488)	718,481	(719,258)	(777)	(6,675)
Fund balance:					
Beginning fund balance (unaudited)	209,331	237,959	956,440	237,959	237,182
Ending fund balance (projected)	\$ 201,843	\$ 956,440	\$ 237,182	\$ 237,182	230,507
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2026					(40,201)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 190,306

Mediterra

Community Development District

Series 2022

\$7,053,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		47,746.05	47,746.05
05/01/2026	722,000.00	2.090%	47,746.05	769,746.05
11/01/2026	-		40,201.15	40,201.15
05/01/2027	738,000.00	2.090%	40,201.15	778,201.15
11/01/2027	-		32,489.05	32,489.05
05/01/2028	753,000.00	2.090%	32,489.05	785,489.05
11/01/2028	-		24,620.20	24,620.20
05/01/2029	769,000.00	2.090%	24,620.20	793,620.20
11/01/2029	-		16,584.15	16,584.15
05/01/2030	785,000.00	2.090%	16,584.15	801,584.15
11/01/2030	-		8,380.90	8,380.90
05/01/2031	802,000.00	2.090%	8,380.90	810,380.90
Total	\$4,569,000.00		\$340,043.00	\$4,909,043.00

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Lee County "North" 2022 Bond Issue - Refinanced 2012 Series A Bonds

**Lee County
5 years remaining**

Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Amarone	124	Estate 1	\$ 2,247.85	\$ 1,286.96	\$ 3,534.80	\$10,026.56
Brendisi	119	Coach 1	651.78	1,286.96	1,938.73	2,907.26
Calabria	122B	Coach 1	651.78	1,286.96	1,938.73	2,907.26
Cortile (lots 1-5, 37-48)	118	Villa 1	1,092.70	1,286.96	2,379.65	4,874.00
Il Cuore Ct	115A	Manor A	3,315.45	1,286.96	4,602.40	14,788.62
Marcello	114	Estate 1	2,247.85	1,286.96	3,534.80	10,026.56
Marcello	114	Estate 1A	2,862.23	1,286.96	4,149.18	12,767.03
Porta Vecchio	113	Coach	624.40	1,286.96	1,911.36	2,785.16
Positano	116	Villa 1	1,092.70	1,286.96	2,379.65	4,874.00
Serata	122A	Villa 2	874.16	1,286.96	2,161.11	3,899.19
Serata II	122A	Villa 2A	1,466.46	1,286.96	2,753.41	6,541.16
Teramo	115	Manor 2	2,310.29	1,286.96	3,597.25	10,305.09
Terrazza	123	Villa 2	874.16	1,286.96	2,161.11	3,899.19
Treviso (Lots 2 - 10)	120	Manor 1	2,247.85	1,286.96	3,534.80	10,026.56
Verona (Lots 1-5,31-34)	117	Manor 3	2,372.74	1,286.96	3,659.70	10,583.65
Villalago	121	Villa 2	874.16	1,286.96	2,161.11	3,899.19

Fiscal year 2024-2025 Assessments:	Manor 1	\$ 2,247.85	\$ 1,286.96	\$ 3,534.81	\$ 11,136.78
	Manor 2	2,310.29	1,286.96	3,597.25	11,446.14
	Manor 3	2,372.74	1,286.96	3,659.70	11,755.55
	Manor A	3,315.45	1,286.96	4,602.41	16,426.12
	Estate 1	2,247.85	1,286.96	3,534.81	11,136.78
	Estate 1A	2,862.23	1,286.96	4,149.19	14,180.69
	Villa 1	1,092.70	1,286.96	2,379.66	5,413.68
	Villa 2	874.16	1,286.96	2,161.12	4,330.94
	Villa 2A	1,466.46	1,286.96	2,753.42	7,265.45
	Coach 1	651.78	1,286.96	1,938.74	3,229.17
	Coach	624.40	1,286.96	1,911.36	3,093.55

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 Bonds

**Collier County
5 years remaining**

Phase I Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Benvenuto	100	Manor SF	\$ 1,850.94	\$ 1,286.96	\$ 3,137.89	\$ 8,256.14
IL Corsini	108	Manor SF	1,850.94	1,286.96	3,137.89	8,256.14
IL Trebbio Lots 1-14	101	Estate SF	1,850.94	1,286.96	3,137.89	8,256.14
Savona	102	Estate SF	1,850.94	1,286.96	3,137.89	8,256.14
Medici	107	Villa A	744.83	1,286.96	2,031.79	3,322.35
Milan	105/106	Villa B	744.83	1,286.96	2,031.79	3,322.35
Villoresi	103	Villa C	744.83	1,286.96	2,031.79	3,322.35
Monterosso	104	Coach	553.26	1,286.96	1,840.22	2,467.82
Fiscal year 2024-2025 Assessments:		Manor SF	\$ 1,850.94	\$ 1,286.96	\$ 3,137.90	\$ 9,170.32
		Estate SF	1,850.94	1,286.96	3,137.90	9,170.32
		Villa A,B,C	744.83	1,286.96	2,031.79	3,690.23
		Coach	553.26	1,286.96	1,840.22	2,741.08

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 A-1 Bonds

**Collier County
5 years remaining**

Phase II Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Bello Lago	109	Manor SF B	\$ 2,183.79	\$ 1,286.96	\$ 3,470.74	\$ 9,740.82
Padova (Lots 28-35)	110	Manor SF C	1,819.82	1,286.96	3,106.78	8,117.37
Ravello	111	Manor SF B	2,183.79	1,286.96	3,470.74	9,740.82
Cortile (lots 6-18,26-36)	118A	Villa A	1,136.16	1,286.96	2,423.12	5,067.87
Cortile (lots 19-25)	118B	Manor SF A	1,941.14	1,286.96	3,228.09	8,658.48
Treviso (Lot 1)	120	Manor SF B	2,183.79	1,286.96	3,470.74	9,740.82
IL Trevvio Lots (15-22)	101A	Estate SF A	1,819.82	1,286.96	3,106.78	8,117.37
Padova Lots 1-27	110	Estate SF A	1,819.82	1,286.96	3,106.78	8,117.37
Verona (lots 6-30)	117	Estate SF B	2,305.11	1,286.96	3,592.07	10,282.01
Bellezza	112	Villa B	849.25	1,286.96	2,136.21	3,788.09
Porta Vecchio (Bldgs 13,14)	113	Coach	606.61	1,286.96	1,893.57	2,705.79
Fiscal year 2024-2025 Assessments:		Manor SF A	\$ 1,941.14	\$ 1,286.96	\$ 3,228.10	\$ 9,617.21
		Manor SF B	2,183.79	1,286.96	3,470.75	10,819.40
		Manor SF C	1,819.82	1,286.96	3,106.78	9,016.18
		Estate SF A	1,819.82	1,286.96	3,106.78	5,629.02
		Estate SF B	2,305.11	1,286.96	3,592.07	11,420.51
		Villa A	1,136.16	1,286.96	2,423.12	5,061.52
		Villa B	849.25	1,286.96	2,136.21	4,207.54
		Coach	606.61	1,286.96	1,893.57	3,005.40

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2013 Series Bond Issue (Phase III) - REFINANCED 2003 Bonds

**Collier County
8 years remaining**

Phase III Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Lucarno	125	Villa C	\$ 1,376.21	\$ 1,286.96	\$ 2,663.17	\$ 8,284.52
Lucarno	126	Villa C	1,376.21	1,286.96	2,663.17	8,284.52
Felicita	127	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Cellini	128	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Celebrita	129	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Buonasera	130	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Cabreo	131	Villa C	1,376.21	1,286.96	2,663.17	8,284.52
Caminetto	121	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Fiscal year 2024-2025 Assessments:		SF - 90	\$ 2,752.41	\$ 1,286.96	\$ 4,039.37	\$ 18,200.84
		Villa C	1,376.21	1,286.96	2,663.17	9,100.42