

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027
PROPOSED BUDGET**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
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**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Estimated through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,408,613				\$1,406,480
Allowable discounts (4%)	(56,345)				(56,259)
Assessment levy: on-roll - net	1,352,268	\$ 1,269,548	\$ 82,720	\$ 1,352,268	1,350,221
Interest and miscellaneous	-	16,204	-	16,204	-
Total revenues	1,352,268	1,285,752	82,720	1,368,472	1,350,221
EXPENDITURES					
Professional & admin					
Supervisors	9,900	5,562	4,338	9,900	9,900
Management	49,973	20,822	29,151	49,973	49,973
Accounting	16,700	6,958	9,742	16,700	16,700
Audit	15,000	-	4,500	4,500	5,000
Legal	15,000	9,100	5,900	15,000	15,000
Field management	15,300	6,375	8,925	15,300	15,300
Engineering	135,000	49,737	85,263	135,000	135,000
Trustee	10,000	-	9,000	9,000	9,000
Dissemination agent	4,000	1,667	2,333	4,000	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Assessment roll preparation	5,000	2,083	2,917	5,000	5,000
Postage	1,500	883	617	1,500	1,500
Insurance	14,980	13,643	-	13,643	15,007
Legal advertising	3,000	573	2,427	3,000	3,000
Contingencies	3,000	1,128	1,872	3,000	3,000
Annual district filing fee	175	175	-	175	175
Website	705	-	705	705	850
ADA website compliance	210	-	210	210	210
Total professional & admin	300,943	118,706	169,400	288,106	290,115

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Estimated through 9/30/2026		
Water management					
Lake maintenance contract	350,000	146,566	203,434	350,000	350,000
Contractual services	37,900	4,520	33,380	37,900	33,740
Aquascaping/aesthetic enhance/pipe cleanout	100,000	-	100,000	100,000	100,000
Wildfire mitigation *	350,000	304,141	45,859	350,000	55,000
Lake bank-erosion repairs	100,000	-	100,000	100,000	425,000
Electricity	30,000	14,666	15,334	30,000	32,000
Aeration repairs and replacement	45,000	-	-	-	15,962
Aeration shared electrical costs	-	-	-	-	13,000
Total water management	<u>1,012,900</u>	<u>469,893</u>	<u>498,007</u>	<u>967,900</u>	<u>1,024,702</u>
Other fees and charges					
Property appraiser & tax collector	35,456	26,594	8,862	35,456	35,403
Total other fees and charges	<u>35,456</u>	<u>26,594</u>	<u>8,862</u>	<u>35,456</u>	<u>35,403</u>
Total expenditures	<u>1,349,299</u>	<u>615,193</u>	<u>676,269</u>	<u>1,291,462</u>	<u>1,350,220</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,969	670,559	(593,549)	77,010	1
Fund balance - beginning (unaudited)	<u>1,038,189</u>	<u>548,467</u>	<u>1,219,026</u>	<u>548,467</u>	<u>625,477</u>
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	337,325	337,325	268,067	268,067	337,555
Future aeration cabinet replacement (2yrs)	35,000	35,000	35,000	35,000	35,000
Unassigned	668,833	846,701	322,410	322,410	252,923
Fund balance - ending (projected)	<u>\$ 1,041,158</u>	<u>\$ 1,219,026</u>	<u>\$ 625,477</u>	<u>\$ 625,477</u>	<u>\$ 625,478</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	5,000
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	9,000
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
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Estimated through 9/30/2026	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	\$ 298,702	\$ 17,054	\$ 315,756	315,756
Interest	-	5,412	(5,412)	-	-
Total revenues	315,756	304,114	11,642	315,756	315,756
EXPENDITURES					
Debt service					
Principal	195,000	-	195,000	195,000	210,000
Interest	108,750	54,375	54,375	108,750	99,000
Total debt service	303,750	54,375	249,375	303,750	309,000
Other fees & charges					
Property appraiser & tax collector	11,512	8,524	2,988	11,512	11,512
Total other fees & charges	11,512	8,524	2,988	11,512	11,512
Total expenditures	315,262	62,899	252,363	315,262	320,512
Excess/(deficiency) of revenues over/(under) expenditures	494	241,215	(240,721)	494	(4,756)
Fund balance:					
Beginning fund balance (unaudited)	337,121	354,185	595,400	354,185	354,679
Ending fund balance (projected)	<u>\$337,615</u>	<u>\$ 595,400</u>	<u>\$ 354,679</u>	<u>\$ 354,679</u>	<u>349,923</u>
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2027					(44,250)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 230,673</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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Estimated through 9/30/2026	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	\$ 774,183	\$ 53,774	\$ 827,957	827,957
Interest	-	5,553	-	5,553	-
Total revenues	827,957	779,736	53,774	833,510	827,957
EXPENDITURES					
Debt service					
Principal	722,000	-	722,000	722,000	738,000
Interest	95,492	47,746	47,746	95,492	80,402
Total debt service	817,492	47,746	769,746	817,492	818,402
Other fees & charges					
Property appraiser & tax collector	17,140	12,659	4,481	17,140	17,159
Total other fees & charges	17,140	12,659	4,481	17,140	17,159
Total expenditures	834,632	60,405	774,227	834,632	835,561
Excess/(deficiency) of revenues over/(under) expenditures	(6,675)	719,331	(720,453)	(1,122)	(7,604)
Fund balance:					
Beginning fund balance (unaudited)	237,182	264,503	983,834	264,503	263,381
Ending fund balance (projected)	\$ 230,507	\$ 983,834	\$ 263,381	\$ 263,381	255,777
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2027					(32,489)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 223,288

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 2026-2027 Proposed Assessments**

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

**Lee County
4 years remaining**

Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
Amarone	124	Estate 1	\$ 2,247.85	\$ 1,285.01	\$ 3,532.85	\$8,103.09
Brendisi	119	Coach 1	651.78	1,285.01	1,936.78	2,349.54
Calabria	122B	Coach 1	651.78	1,285.01	1,936.78	2,349.54
Cortile (lots 1-5, 37-48)	118	Villa 1	1,092.70	1,285.01	2,377.70	3,938.98
Il Cuore Ct	115A	Manor A	3,315.45	1,285.01	4,600.45	11,951.61
Marcello	114	Estate 1	2,247.85	1,285.01	3,532.85	8,103.09
Marcello	114	Estate 1A	2,862.23	1,285.01	4,147.24	10,317.83
Porta Vecchio	113	Coach	624.40	1,285.01	1,909.41	2,250.86
Positano	116	Villa 1	1,092.70	1,285.01	2,377.70	3,938.98
Serata	122A	Villa 2	874.16	1,285.01	2,159.16	3,151.18
Serata II	122A	Villa 2A	1,466.46	1,285.01	2,751.46	5,286.32
Teramo	115	Manor 2	2,310.29	1,285.01	3,595.30	8,328.19
Terrazza	123	Villa 2	874.16	1,285.01	2,159.16	3,151.18
Treviso (Lots 2 - 10)	120	Manor 1	2,247.85	1,285.01	3,532.85	8,103.09
Verona (Lots 1-5,31-34)	117	Manor 3	2,372.74	1,285.01	3,657.75	8,553.31
Villalago	121	Villa 2	874.16	1,285.01	2,159.16	3,151.18

Fiscal year 2025-2026 Assessments:	Manor 1	\$ 2,247.85	\$ 1,286.96	\$ 3,534.81	\$ 10,026.56
	Manor 2	2,310.29	1,286.96	3,597.25	10,305.09
	Manor 3	2,372.74	1,286.96	3,659.70	10,583.65
	Manor A	3,315.45	1,286.96	4,602.41	14,788.62
	Estate 1	2,247.85	1,286.96	3,534.81	10,026.56
	Estate 1A	2,862.23	1,286.96	4,149.19	12,767.03
	Villa 1	1,092.70	1,286.96	2,379.66	4,874.00
	Villa 2	874.16	1,286.96	2,161.12	3,899.19
	Villa 2A	1,466.46	1,286.96	2,753.42	6,541.16
	Coach 1	651.78	1,286.96	1,938.74	2,907.26
	Coach	624.40	1,286.96	1,911.36	2,785.16

**Mediterra
Community Development District
FY 2026-2027 Proposed Assessments**

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

**Collier County
4 years remaining**

Phase I Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
Benvenuto	100	Manor SF	\$ 1,850.94	\$ 1,285.01	\$ 3,135.94	\$ 6,672.30
IL Corsini	108	Manor SF	1,850.94	1,285.01	3,135.94	6,672.30
IL Trebbio Lots 1-14	101	Estate SF	1,850.94	1,285.01	3,135.94	6,672.30
Savona	102	Estate SF	1,850.94	1,285.01	3,135.94	6,672.30
Medici	107	Villa A	744.83	1,285.01	2,029.84	2,685.00
Milan	105/106	Villa B	744.83	1,285.01	2,029.84	2,685.00
Villoresi	103	Villa C	744.83	1,285.01	2,029.84	2,685.00
Monterosso	104	Coach	553.26	1,285.01	1,838.27	1,994.40
Fiscal year 2025-2026 Assessments:		Manor SF	\$ 1,850.94	\$ 1,286.96	\$ 3,137.90	\$ 8,256.14
		Estate SF	1,850.94	1,286.96	3,137.90	8,256.14
		Villa A,B,C	744.83	1,286.96	2,031.79	3,322.35
		Coach	553.26	1,286.96	1,840.22	2,467.82

**Mediterra
Community Development District
FY 2026-2027 Proposed Assessments**

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

**Collier County
4 years remaining**

Phase II Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
Bello Lago	109	Manor SF B	\$ 2,183.79	\$ 1,285.01	\$ 3,468.79	\$ 7,872.17
Padova (Lots 28-35)	110	Manor SF C	1,819.82	1,285.01	3,104.83	6,560.15
Ravello	111	Manor SF B	2,183.79	1,285.01	3,468.79	7,872.17
Cortile (lots 6-18,26-36)	118A	Villa A	1,136.16	1,285.01	2,421.17	4,095.66
Cortile (lots 19-25)	118B	Manor SF A	1,941.14	1,285.01	3,226.14	6,997.46
Treviso (Lot 1)	120	Manor SF B	2,183.79	1,285.01	3,468.79	7,872.17
IL Trevvio Lots (15-22)	101A	Estate SF A	1,819.82	1,285.01	3,104.83	6,560.15
Padova Lots 1-27	110	Estate SF A	1,819.82	1,285.01	3,104.83	6,560.15
Verona (lots 6-30)	117	Estate SF B	2,305.11	1,285.01	3,590.12	8,309.53
Bellezza	112	Villa B	849.25	1,285.01	2,134.26	3,061.39
Porta Vecchio (Bldgs 13,14)	113	Coach	606.61	1,285.01	1,891.62	2,186.72
Fiscal year 2025-2026 Assessments:		Manor SF A	\$ 1,941.14	\$ 1,286.96	\$ 3,228.10	\$ 8,658.48
		Manor SF B	2,183.79	1,286.96	3,470.75	9,740.82
		Manor SF C	1,819.82	1,286.96	3,106.78	8,117.37
		Estate SF A	1,819.82	1,286.96	3,106.78	8,117.37
		Estate SF B	2,305.11	1,286.96	3,592.07	10,282.01
		Villa A	1,136.16	1,286.96	2,423.12	5,067.87
		Villa B	849.25	1,286.96	2,136.21	3,788.09
		Coach	606.61	1,286.96	1,893.57	2,705.79

**Mediterra
Community Development District
FY 2026-2027 Proposed Assessments**

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

**Collier County
7 years remaining**

Phase III Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2026-2027 tax payment
Lucarno	125	Villa C	\$ 1,376.21	\$ 1,285.01	\$ 2,661.22	\$ 7,405.86
Lucarno	126	Villa C	1,376.21	1,285.01	2,661.22	7,405.86
Felicita	127	SF - 90	2,752.41	1,285.01	4,037.42	14,811.72
Cellini	128	SF - 90	2,752.41	1,285.01	4,037.42	14,811.72
Celebrita	129	SF - 90	2,752.41	1,285.01	4,037.42	14,811.72
Buonasera	130	SF - 90	2,752.41	1,285.01	4,037.42	14,811.72
Cabreo	131	Villa C	1,376.21	1,285.01	2,661.22	7,405.86
Caminetto	121	SF - 90	2,752.41	1,285.01	4,037.42	14,811.72
Fiscal year 2025-2026 Assessments:		SF - 90	\$ 2,752.41	\$ 1,286.96	\$ 4,039.37	\$ 16,569.04
		Villa C	1,376.21	1,286.96	2,663.17	8,284.52