

**Mediterra Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Fax: (561) 571-0013 Toll-free: (877) 276-0889**  
<https://mediterracdd.net/>

**THIS IS NOT A BILL – DO NOT PAY**

May 18, 2026

**VIA FIRST CLASS MAIL**

[NAME]

[ADDRESS]

[PARCEL ID]

RE: Mediterra Community Development District  
Fiscal Year 2026/2027 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Mediterra Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2026/2027, on June 17, 2026, at 9:00 a.m., and at the **Boardroom in Main Clubhouse, 15755 Corso Mediterra Circle, Naples, Florida 34110**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours 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 Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026/2027, the District expects to collect no more than **\$1,751,249** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as a **1 Residential Unit(s)** with **1 EAU(s)**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	926	1	\$1,600.00
Golf Course	168.53	1	\$1,600.00

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026/2027. 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)	Change in Annual Dollar Amount
\$1,286.96	\$1,600.00	\$313.04

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefited property located within the District just as do each year’s property taxes. For Fiscal Year 2026/2027, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Mediterra Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410WBoca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013Toll-free: (877) 276-0889**  
<https://mediterracdd.net/>

May 18, 2026

Dear Mediterra Community Development District Resident

Enclosed with this letter is the Mediterra Community Development District (CDD) Notice of the proposed budget and annual assessment for Fiscal Year 2027, beginning October 1, 2026.

The Notice is required by Florida Statutes when there is going to be an increase in the assessment. It alerts you to what the CDD proposes to assess property owners to fund operations for the coming fiscal year. It sets out your rights to be heard during the public hearing on June 17, 2026 in the Board Room at the Club at 9:00 AM. The exhibit attached to the Notice is designed to explain how the CDD calculated the assessment. The Agenda with the full budget will be posted to the District's website by June 12th at [www.mediterracdd.net](http://www.mediterracdd.net).

The component of your annual assessment, on your annual property tax bill, is your share of the amortization and interest on the bonds that were used to acquire certain public infrastructure of the CDD from Long Bay Partners, the developer of Mediterra. The funds paid for the public infrastructure which included the storm water system, the preserves, and the land for the new roadways built adjacent to the community. It is an annually determined amount that varies by neighborhood. The coming fiscal year amounts vary between \$553.26 to \$3,315.45. The original bonds were refinanced after interest rates declined, lowering the annual expense to property owners. The maturity of these bonds is either 4 or 7 years, depending on neighborhood.

If you wish to pre-pay the outstanding bond amount on your property, please email [estoppels@whhassociates.com](mailto:estoppels@whhassociates.com), include the name of the District along with your parcel's ID number and they will provide you with that information. The parcel ID number can be obtained from either Collier or Lee County Property Appraiser's websites.

The CDD Board of Supervisors wishes to highlight aspects of the District's operations that are important and benefit all the residents in Mediterra as follows:

**Stormwater Ponds (also called Lakes) and Infrastructure**

The policy of an annual stormwater drainage system inspection, and pipe cleaning of any blockages and accumulated debris in excess of 25% continued this Spring. This activity is of critical importance for the proper functioning of the stormwater drainage system during severe rain events. The cost to do this has increased over the years. The Board anticipates that the cost for such services will continue to increase in the future, since there are few contractors who have experienced staff, equipment, and expertise to do this type of work.

The District continued its efforts to mitigate lake bank erosion of our aging lakes and restore the lake bank slopes to comply with County and South Florida Water Management District's (SFWMD) specifications. Two lakes were remediated over the past two years with different methodologies using geo-textile mat. Both lakes are showing premature erosion. The District is evaluating the use of rip rap, which has been

used in some areas on the golf course lakes. Rip-rap is much more durable and longer lasting than mat, but at a substantial increase in cost. There are 23 lakes with erosion issues and seven with washouts caused by adjacent structure's downspouts. This work will require funding that must be budgeted for and will be done over several years. Four lakes have been identified for remediation consideration in next year's dry season.

### **Invasive Plants on CDD Properties**

When Mediterra was developed, Long Bay Partners was required to destroy all invasive plants on the developed land. After development, both Lee and Collier Counties require the properties be kept clear of invasive plants in perpetuity. The District, as required by SFWMD, must generally keep the preserves free of invasives but allows up to 5% of the total acreage to have it. Twice a year, a contractor inspects the 400 preserve acres, cutting the invasives at their bases and applying herbicides to destroy shoots that appear above the duff layer. Duff is the dense organic matter that litters the floor of the preserve and is beneficial to plants, and unfortunately, invasives too.

It has come to the attention of the Board that in ten District-owned non-preserve areas, there are various amounts of invasive plants. The cost for removal is approximately \$139,000. Six areas with lesser amounts of plants will be cleaned in the near term. The other areas which have more growth, are targeted to be done next year and might require new planting to replace the invasives. The extent of new plant material will not be known until after the invasives are removed.

### **Invasive Species Removal**

The District's program to minimize the population of Cane Toads continues throughout the year, with Cane Toad and tadpole collections on every lake bank occurring on a monthly basis when the toads are active. It has reduced the numbers markedly. In June 2025, the two-night collection yielded about 1,000 Cane Toads. The collection in April produced 110, although Cane Toad activity will increase in the warmer months. The program will continue next year as well. The Board reminds residents with pets that Cane Toads are deadly. If your pet bites one, you should seek veterinarian care immediately.

A small population of Iguanas also have been identified on the District's property and a pest control service has been contracted to remove them. If you see one on a lake bank, please call the MCA (239-254-3040) office to report it.

### **Water Quality and Muck in the Ponds**

Since the installation of aerators in all the ponds, the water quality has been tested annually in a select number of ponds and is considered good for storm water. Muck accumulation has been minimal which is important. Excess muck would require dredging, which would be expensive, since access to the ponds is limited for dredging equipment. Another benefit of aeration is reducing the potential for fish kills. Years ago, before aeration, there were several instances of significant fish kills, when the air temperature dropped suddenly in late Fall.

### **Dryad Wild Fire Detection System in the Preserves**

An email was recently sent to residents announcing the implementation of this new technology in the preserves to help identify a potential early wildfire in order for fire authorities to start containment activities. The Board anticipates the system will eliminate the need to repeat the expensive preserve clean-up. It cost the District approximately \$1.3 million to do the preserve clean-up last year. Dryad installed cost plus the annual monitoring fee was \$347,000

**Annual Audit**

The District has a history of “clean” audits. Our outside accountants recently conducted its statutory audit of the CDD’s finances for Fiscal Year 2025. Because the date of the budget hearing was moved to earlier in the year, the audit was not available at time of this Notice. The Board expects to receive it at the May meeting and report the results thereafter.

**Budget and Assessment**

As an independent special district with the ability to collect special assessments on the tax roll, the District is not required by statute to maintain reserves to replace capital items (drain pipes, outfall structures, aerator systems). As a matter of prudent fiscal management, the budget has small contingency funds and expenses for repair/replacement of the aerator system. Over time, these funds plus achieving expense savings, increased surplus funds. The unanticipated cost to do the preserve clean-up above pre-funded amounts depleted most of the surplus.

In order to replenish these funds, and in recognition of increased costs of operations, the District plans to raise its annual assessment from \$1,286.96 to \$1,600.00, an increase of \$313.04 per residence.

In conclusion, the Supervisors wish to commend the staff at Wrathell Hunt & Associates, District Engineer at Johnson Engineering, and District Legal Counsel at Kutak Rock, for their tireless work to benefit our community. In addition, the staff at the Mediterra Community Association has been of great assistance to the District again this past year.

Please feel free to contact any of the Supervisors regarding matters relating to the District. We are here to serve you, the residents of the Mediterra.

Sincerely,

**Kenneth Tarr**, Chairman

**Victoria Gartland**, Vice-Chair

**John Henry**, Assistant Secretary

**Mary Wheeler**, Assistant Secretary

**Stephen Light**, Assistant Secretary