

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

June 12, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

June 5, 2025

Board of Supervisors
Mediterra Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Note: Meeting Location

The Board of Supervisors of the Mediterra Community Development District will hold a Regular Meeting on June 12, 2025 at 9:00 a.m., in the Garden Room at The Club at Mediterra, 15755 Corso Mediterra Circle, Naples, Florida 34110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Chairman's Comments
4. Approval of Minutes
 - A. March 11, 2025 Workshop
 - B. April 16, 2025 Regular Meeting
5. Acceptance of Unaudited Financial Statements as of April 30, 2025
 - 2025 Operations Financial Impact Analysis
 - Breakdown/Summary Report
6. Update: Superior Waterway Services, Inc. Lake Treatment Report
7. Presentation of Mediterra Community Development District's Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by McDermitt Davis
 - A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
8. Consideration Resolution 2025-03, Adopting a Policy Regarding Lake Bank Restoration Policy Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date

9. Consideration of Resolution 2025-06, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
10. Update: Residential Fuel Load
11. Consideration of EarthBalance Change Order for Conservation Adjacent to 15167 Brolio Lane
12. Update: Dryad Project
13. Consideration of Superior Waterway Services, Inc. Service Agreement for Installation of Wildfire Sensors
14. Consideration of Johnson Engineering, LLC, Professional Services Supplemental Agreement for Mediterra Lakes Assessment
15. Discussion/Consideration: Estates Nursery LLC Estimate #1444 for Plant Replacement Adjacent to Lake 22/Medici
16. Old Business
17. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *Johnson Engineering, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 20, 2025 at 9:00 AM [Adoption of FY2026 Budget]

○ QUORUM CHECK

SEAT 1	MARY WHEELER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KENNETH TARR	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN HENRY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STEPHEN LIGHT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	VICKI GARTLAND	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- Key Activity Dates Report

18. Action/Agenda or Completed Items
19. Supervisor's Requests
20. Public Comments (*3 minutes per speaker*)
21. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903**

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District will hold a Workshop on March 11, 2025 at 10:30 a.m., in the Bella Vita II Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr	Chair
Vicki Gartland	Vice Chair
Mary Wheeler	Assistant Secretary
Stephen Light	Assistant Secretary

Also present:

Neal Spungen	Dryad Systems
Mark Zordan	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Tarr called the workshop to order at approximately 10:32 a.m.

Supervisors Tarr, Gartland, Wheeler and Light were present. Supervisor Henry was not present.

SECOND ORDER OF BUSINESS

Presentation/Discussion: [Neal Spungen, Dryad Systems]

Mr. Spungen gave a presentation about Dryad System's Wildfire Protection Plan and sensors. He discussed the world-wide locations where Dryad sensors are being used, causes of wildfires, wildfires in Florida over the past few years, etc. He noted the following regarding the Dryad System and sensor:

- The sensor can be attached to a tree or structure.
- Sensors are solar powered.

- 37 ➤ Detection can occur within minutes and is transmitted to Dryad and the necessary
38 authorities.
- 39 ➤ The sensors can be validated and tested periodically; the system continuously tests the
40 sensors and the CDD would likely have access to a console depicting the sensors and status.
- 41 ➤ Generally, the sensors are located away from residences enough such that grilling and
42 fire pits would not trigger a warning.
- 43 ➤ The sensor detects smoke, air pressure, humidity, air quality and temperature, which
44 are reported every two hours.
- 45 ➤ The sensor is AI driven and uses technology.
- 46 ➤ The sensors are 100% waterproof.
- 47 ➤ The sensors will provide the exact location of any issues.
- 48 ➤ Information/alerts from the sensors are transmitted wirelessly.
- 49 ➤ A sound sensor, movement sensor and drones will be available in the future.
- 50 ➤ The cost per sensor is approximately \$100.
- 51 ➤ Other types of sensors are being developed.
- 52 ➤ The system has a 15% annual service fee that covers communication and system
53 updates.
- 54 ➤ The system has a 10-year warranty but is expected to have a 15-year lifespan.
- 55 ➤ The system network is currently a closed network but the network might be opened in
56 the future to launch water/irrigation in an area with a fire.
- 57 ➤ About 300 sensors would be needed to cover the conservation areas.
- 58 Mr. Tarr wondered if the CDD could get permission to install sensors in adjacent areas
59 that are not CDD-owned, if they could possibly pose a threat.
- 60 ➤ Local contractors are hired to install the sensors and Dryad oversees the installation.
- 61 ➤ Notification is received if a sensor goes off line.
- 62 ➤ The anticipated system would be 300 sensors, 13 gateways, one week with an engineer
63 on site, at a cost of approximately \$75,000. This does not include the installation cost.

Discussion ensued regarding the potential benefits, cost, early wildfire detection, vegetation in the conservation/preserve areas, insurance potentially not covering fires and potential insurance rate savings if a detection system is in place.

Those in attendance discussed the cost to clear vegetation in the conservation/preserve areas, whether adhering to the Best Management Practices of clearing vegetation is worthwhile, reducing response time to a fire, developing a process to address fires, potential contractors to install poles and sensors, seeking a grant to offset the cost of the system.

THIRD ORDER OF BUSINESS

Adjournment

The workshop adjourned at 11:50 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

79

80

81

82

83 _____
Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on April 16, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr	Chair
Vicki Gartland	Vice Chair
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary
Stephen Light	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via phone)	District Counsel
Mark Zordan	District Engineer
Bill Bowden	MCA General Manager
Andy Nott	Superior Waterways
Neal Spungen (via phone)	Dryad
Erik Speyer (via phone)	Dryad
Sandy Di Pasquale	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

This item was presented following the Third Order of Business.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr noted that District Management has a hard deadline for submissions to the agenda. He expressed appreciation for the accuracy of agenda books given the volume of items.

▪ **Public Comments (3 minutes per speaker)**

This item, previously the Fourth Order of Business, was presented out of order.

Resident Sandy Di Pasquale agreed to reserve his comments regarding the Cortile lake bank restoration until the Seventh Order of Business.

FOURTH ORDER OF BUSINESS

Approval of March 19, 2025 Regular Meeting Minutes

The following changes were made:

Line 89: Change “either” to “neither”

Line 103: Delete “Ms. Wheeler agreed and stated the CDD can make sure residents have a means of evacuation.”

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the March 19, 2025 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

The Unaudited Financial Statements as of February 28, 2025, were discussed.

Mr. Adams will make sure the footnote at the bottom of Page 1 is removed as requested at the last meeting. On roll assessment collections were at 94% as of February 28, 2025 with one month until the payment deadline. Staff will follow up with EarthBalance regarding delayed billing.

Discussion ensued regarding tracking the surplus funds remaining from annual assessments, such as the Nature Trail and filling Lake 75. The consensus was for this to be recorded on the Operations Financial Impact Analysis.

Mrs. Adams suggested moving this Report up so it is presented when the Unaudited Financials are considered.

Mr. Adams stated that any unspent funds at the close of the fiscal year, whether project specific or Unassigned, roll into the CDD’s beginning fund balance at the beginning of the next fiscal year. Mrs. Adams noted that residents receive an annual letter which provides relevant information regarding the status of ongoing and upcoming projects.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Lake Treatment Report**

It was noted that the Annual Lake Audit, to be discussed later in the meeting, will take the place of the monthly Lake Treatment Report.

SEVENTH ORDER OF BUSINESS**Discussion/ Consideration: Cortile HOA
Request for Drain Pipe Rocks Replacement**

Mr. Tarr stated that Board Members viewed the video that MRI provided related to the lake bank remediation. He asked for MRI to document the condition of the work done at the Medici lake bank via video rather than pictures, before beginning any other lake bank work.

Mr. Tarr discussed the Memo from Cortile President Andy Hopping. Before The Club's Annual Meeting, he explained to Mr. Hopping that, according to the District Engineer, there is no slope requirement for a lake bank adjacent to a golf course, which falls under the purview of The Club. He did understand that the unsightly situation needs to be addressed.

Mr. Tarr stated that Mr. Willis will provide information regarding littoral plantings in Cortile. Mr. Willis stated that littoral plantings will be done in conjunction with the findings from the annual lake audit.

Mr. Di Pasquale discussed the December 2023 letter to residents and the lake bank remediations paid for by affected residents and asked for the irrigation pipes and rocks installed over the drainpipes to be restored to their original condition.

The Board and Staff discussed the request and the proposal submitted by Cintron Landscape. It was noted that Staff provided a schematic for the needed repair and homeowners had the work done to the CDD's satisfaction; however, the irrigation pipes and rocks installed over the drainpipes were removed by MRI during the lake bank remediation.

With regard to managing these types of issues in the future, Mr. Willis stated that Ms. Willson will present a recommended Standard Operating Procedure for notifying and following

up with residents. Mr. Zordan will present an example of a revised drainage schematic to provide to residents who must arrange for the repairs in the future.

Discussion ensued regarding the process, the repairs done by MRI and a change in the scope of repairs that resulted in the drainpipes not being buried in Cortile as they were in Lucarno.

Mr. Zordan stated that, once a standard is established, the issues should be addressed. Mr. Willis recommended waiting for Mr. Zordan to present his revised schematic.

Mr. Henry motioned to approve a not-to-exceed amount of \$1,800 for the repair.

Mr. Tarr stated that he would like to amend the motion to stipulate that the CDD has no responsibility for any additional repairs with Cintron. Ms. Wheeler seconded the motion.

The vote was taken during the Tenth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Dryad Fire Warning System

Mr. Tarr discussed his research about firefighting in preserves and residential areas, limits on local resources, the importance of quick response time and the limitations of satellite systems which are more suited to tracking fires than providing early warning.

A. Dryad Project Proposal

B. Supervisor Light's Memo Regarding Dryad System and Comments from Neal Spungen, US VP Dryad

C. Supervisor Light's Memo to File of Telephone Conversation with Neal Spungen and Mr. Spungen's Responses

Mr. Neal Spungen presented the Dryad Project Proposal and responded to questions, noting the following:

- The presentation is based on the CDD's updated GIS data maps.
- The proposal includes two weeks for implementation; additional days would be at a commensurate rate but will not likely be needed, due to adequate staffing.
- False alarms are unlikely, as the system requires more than something like barbecue smoke; environmental factors can be taken into consideration.

Discussion ensued regarding fees for false alarms, false alarm processes, role of the central monitoring station and the MCA, and the desire to consult with a similar end user.

Mr. Tarr noted the need for the Board to decide whether to proceed and the need to consult with the South Florida Water Management District (SFWMD) for input.

Mr. Spungen stated that the \$144,000 cost listed for sensor and gateway includes the potential impact of 20% tariffs; if tariffs do not apply, the cost would be adjusted.

Mr. Spungen stated the installation team would be comprised of three teams of two installers for two weeks. Mr. Nott expressed interest in supervising the installation and noted the need to determine the insurance requirements since sensors and gateways would be installed at heights of 10' and 15', respectively.

Ms. Gartland noted the need to determine if there is Board support for the project and if so, to determine the next steps.

Discussion ensued regarding funds budgeted, the need to consult with the SFWMD, the fuel reduction permit, and the need for Staff to determine the next steps and the materials costs.

Ms. Wheeler motioned to proceed with contacting the SFWMD.

Discussion ensued regarding support for proceeding and various other motions.

Mr. Adams stated that Mr. Nott would determine the feasibility and develop a proposal to be added to the materials costs. Mr. Zordan will try to schedule a pre-application call with the SFWMD and include Dryad and Mr. Nott. He noted that the fire department, a monitoring company and the MCA can also be consulted. It was noted that some activities will be sequential and others will be concurrent.

Mr. Light asked what more can be learned from Dryad users, such as the California Research Forest, Florida Power & Light (FPL) and other users. Mr. Tarr suggested an installation near a residential area and, in his opinion, a park would be preferable. Mr. Spungen noted that some references are listed in the presentation; he might be able to provide more information.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, proceeding with preparation of the Project Next Steps Plan and initiating contact with the South Florida Water Management District to have a pre-application meeting, was approved.

Ms. Wheeler withdrew her motion.

NINTH ORDER OF BUSINESS**Update: Residential Fuel Load**

Mr. Tarr presented a map.

Referring to the map, Mr. Zordan identified the areas completed under Invoices #1 and #2, which are in the north-central areas, minus Change Order areas that crews will get to. EarthBalance crews are working in the west corridor, and will then proceed to the Change Order items approved at the last meeting. Mr. Barron advised that the schedule currently indicates completion at the end of April or the first week of May; they are ahead of schedule because they have up to five crews with 30 workers at a time in order to meet the May 31, 2025 contract end date. He stated that he inspected every area with Mr. Barron and found that they are doing a phenomenal job on this labor-intensive work.

Board Members noted the presence of many crews, positive feedback and attention to the scope of work, including removal of invasive vegetation including Brazilian pepper.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Adopting a Policy Regarding Lake Bank Restoration Policy Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date**

Mr. Adams distributed revision #3 to Resolution 2025-03.

Ms. Willson stated the Exhibit from Johnson Engineering will include drawings referenced in Section 2 of the Resolution.

Discussion ensued unsightly exposed pipes, issues caused by low water levels, remediations done by individuals or HOAs and burying pipes during restoration.

Mr. Zordan stated that typically the end of lake bank restoration is done during dry season when water levels drop, which addresses the issue of burying pipes in the lake bank.

It was noted that property owners own the pipe up to the lake; the CDD's Lake Maintenance Easement is typically 20' wide.

Mr. Tarr stated that The MCA's Governing Documents require homeowners to maintain to the edge of the water and homeowners are not permitted to discharge water onto CDD property, which is why homeowners install pipe from the downspout or garden drain into the lake. Residents are not required to bury pipes on the portion of CDD property.

209 Discussion ensued regarding whether the CDD can bury the pipes.

210 Mr. Adams stated that the CDD cannot make improvements on private property. The
211 CDD must address the lake bank erosion issue to remain in compliance with the stormwater
212 permit; that is where the homeowner is engaged to address the upstream issues without
213 discharging water onto CDD property, after which, the CDD can fix the lake bank. The Board will
214 adopt an approved standard installation that will run from the homeowners' downspouts all
215 the way to and including into the pond. The ongoing maintenance responsibility from the lake
216 edge into the pond will be the responsibility of the CDD. From the lake edge up to the bank will
217 be the responsibility of the homeowner.

218 Discussion ensued regarding remediations in Cortile, shallow repairs done by
219 landscapers, the District Engineer's review process, repairs observed on the video and the
220 preference for a 90-degree dropdown going underground into the lake.

221 Discussion ensued regarding Mr. Adams' recommendation of Option 2 with a collection
222 box at the top of the bank on the homeowners' property, maintenance and location of the
223 collection box, the need for flexibility with remediations in different neighborhoods, etc.

224 Mrs. Adams stated the landscapers have been able to effectively manage the repairs for
225 decades. In some instances, neighboring homeowners have undertaken a shared repair; others
226 have completed the repairs individually. If homeowners are notified and fail to undertake
227 remediations, the CDD might perform the work and charge the homeowner.

228 The Board and Staff discussed requiring homeowners to perform specified remediations
229 on their property at their expense, providing the specific scope of work for the repairs,
230 providing a list of reputable vendors, and revisions to the Resolution.

231 Discussion ensued regarding the remediation in Cortile that was done as specified, but
232 the contractor installed additional rocks for beautification; the pipes in the lake bank were
233 reinstalled, but the matter of the rocks on the banks still needs to be addressed; unsightliness
234 of exposed pipes; changes to the scope of work for repairs; and substituting PVC pipe for
235 unsightly black pipes.

236 Mrs. Adams recalled the motion by Mr. Henry earlier in the meeting and noted that the
237 motion was seconded by Ms. Wheeler.

238

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, authorizing Cintron to repair the Cortile drainpipe rocks, in the not-to-exceed amount of \$1,800, with the CDD having no responsibility for any additional repairs or pipe beyond the rocks, was approved.

Mr. Willis will request a proposal from Cintron for the repairs.

Mr. Adams and Ms. Willson will revise Section 2C of Resolution 2025-03. Mr. Zordan will modify the Exhibit to the Resolution to include PVC pipe as standard.

Ms. Willson will review the MRI contract and add a requirement to notify Staff of anything that would prevent them from performing their contracted work.

ELEVENTH ORDER OF BUSINESS

Verona Lake Bank Project L-43

A. Discussion: Verona Dedication and Plats (Lots 15-19)

B. Consideration of Johnson Engineering, LLC, Professional Services Supplemental Agreement No. 26 for Mediterra Verona Lake #43 Easements Survey & Lake Bank Assessment

Discussion ensued regarding large boulders that were never removed from the Verona lake bank when the lake bank was fixed, access to the lake via a Surface Drainage Easement (SDE) via the cul-de-sac to the north, heavy vegetation on drainage easements between homes and the need for a survey to determine whether fruit trees are illegally planted in an easement.

Mr. Willis stated that, as a result of the Lake Inspection Audit and this topic, Staff identified several lakes in which trees and/or vegetation were planted in the Lake Maintenance Easement. Mr. Nott's team was asked to document the areas due to limited access to the lakes.

Ms. Gartland stated that one golf course will be closed all summer.

Discussion ensued regarding whether the golf course would allow access.

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, Johnson Engineering, LLC, Professional Services Supplemental Agreement No. 26 for Mediterra Verona Lake #43 Easements Survey & Lake Bank Assessment, in the amount of \$17,522, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual

**Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-04. This Agreement has been in place but is being presented due to updates to the Agreement. The CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Tarr asked Ms. Willson to clarify how Board Members may share reference materials without violating the Sunshine Law.

Ms. Willson stated that any individual Board Member can share a reference material or document related to a topic that might come before the Board, but other Board Members cannot reply or share feedback until the next Board Meeting.

Mrs. Adams stated that she is always willing to forward reference materials such as the MRI video to the Board Members.

Mr. Tarr voiced his opinion that, when he attends the MCA meetings as an alternate representative for the Medici HOA, or Mr. Henry attends as a primary representative for the Lucarno HOA, the MCA should never ask a Supervisor at a meeting about a CDD issue.

Ms. Willson concurred and cautioned the Board Members against discussing CDD matters at those types of meetings unless those meetings are advertised as a joint CDD workshop, coinciding with an MCA Board meeting. It was noted that the subject matter discussed would need to be identified in the minutes, in conjunction with the MCA meeting's agenda. It was noted that no quorum is needed for workshops, no decisions can be made, and all five Board Members would be eligible to attend.

310 Discussion ensued regarding the MCA Board meetings.

311 Mr. Adams stated that, if Board Members would like to participate in the MCA
312 meetings, the CDD can obtain the MCA meeting schedule and advertise CDD workshops to occur
313 as part of the MCA meetings.

314 Mr. Tarr noted that Board Members should not respond to questions during MCA
315 meetings or respond as another CDD representative. Ms. Wheeler voiced her agreement and
316 agreed with Mr. Tarr's statement that Board Members attending MCA meetings are not
317 attending as CDD representatives. Ms. Gartland suggested enacting a rule that any questions or
318 comments regarding CDD business be submitted to the CDD Board for discussion at the CDD
319 meeting.

320 Mr. Adams stated that he will communicate that to Mr. Bowden. He noted that he
321 received no follow-up to the issues raised at the MCA meeting, although CDD issues were
322 discussed and the meeting attendees were a part of the CDD's constituency.

323 **B. District Engineer: Johnson Engineering, Inc.**

324 There was no report.

325 **C. District Manager: Wrathell, Hunt and Associates, LLC**

326 • **2025 Stormwater Quality Assurance Inspection**

327 The consensus was to change the Report title to the Stormwater Observation Report.
328 Mr. Tarr commended Staff on the production of the Report at no additional cost.

329 Mr. Willis reported the following:

330 ➤ 10% of the aerators are inoperable; most of the outages are due to an FPL issue. The
331 equipment will be operational when the meter is activated.

332 ➤ The overall assessment found no lakes to be out of compliance with the Environmental
333 Resource Permit (ERP), which is a vast improvement over 28 noncompliant lakes in last year's
334 Report.

335 ➤ Work orders were put in for various items, primarily for spikerush on the east side of the
336 CDD, as shown on Page 2 of the Report. The 15' spikerush ribbon is being pared back.

337 ➤ Lakes 16, 25 and 33 might need further restoration in the future due to the drop off.

338 ➤ Lake Remediation is ongoing in Lakes 15, 22 and 43.

339 Ms. Gartland asked about large dirt mounds in the middle of lakes, such as Lake 63. Mr.

340 Willis stated that Lake 63 is very shallow. It was noted that plantings are not advisable.

Discussion ensued regarding water levels during the severe drought; some lakes, such as Lake 57, whose water levels do not seem to be affected by the drought; the irrigation lakes and wells; and effects on adjacent lakes.

- **2025 Operations Financial Impact Analysis**

The Board and Staff discussed the 2025 Operations Financial Impact Analysis.

- **Breakdown/Summary Report**

- **NEXT MEETING DATE: May 21, 2025 at 9:00 AM**

- **QUORUM CHECK**

It was noted that there would be no quorum for the May meeting. A meeting will be scheduled for June 12, 2025 and the June 18, 2025 meeting will be canceled.

D. Operations Manager: Wrathell, Hunt and Associates, LLC

- **Key Activity Dates Report**

The April 2025 Key Activity Dates Report was included for informational purposes.

FIFTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

This item was deferred.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 12:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

375

376

377 _____
Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2022	
ASSETS				
Cash				
Suntrust - 3651	\$ 198	\$ -	\$ -	\$ 198
Suntrust - 7218	478,649	-	-	478,649
Suntrust - 9789	1,101	-	-	1,101
BankUnited - 0882	443,617	-	-	443,617
ICS - Bankunited	195,693	-	-	195,693
Series 2013				
Revenue	-	497,964	-	497,964
Reserve	-	75,000	-	75,000
Series 2022				
Principal	-	-	3	3
Prepayment	-	-	982	982
Revenue	-	-	1,025,799	1,025,799
Due from general fund	-	10,245	24,458	34,703
Due from MS 2022	55,405	-	-	55,405
Due from other	818,601	-	-	818,601
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 1,995,610</u>	<u>\$ 583,209</u>	<u>\$ 1,051,242</u>	<u>\$ 3,630,061</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 122,365	\$ -	\$ -	\$ 122,365
Due to General fund	-	-	55,405	55,405
Due to Debt Service Fund				
Due to debt service - series 2013	10,245	-	-	10,245
Due to debt service - series 2022	24,458	-	-	24,458
Total liabilities	<u>157,068</u>	<u>-</u>	<u>55,405</u>	<u>212,473</u>
Fund Balances				
Restricted for:				
Debt service	-	583,209	995,837	1,579,046
Assigned				
3 months working capital	268,067	-	-	268,067
Future fire mitigation clean-up	160,000	-	-	160,000
Unassigned	1,410,475	-	-	1,410,475
Total fund balances	<u>1,838,542</u>	<u>583,209</u>	<u>995,837</u>	<u>3,417,588</u>
Total liabilities and fund balances	<u>\$ 1,995,610</u>	<u>\$ 583,209</u>	<u>\$ 1,051,242</u>	<u>\$ 3,630,061</u>
*Required bank loan reserve which will be applied to final payment				

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED APRIL 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 41,740	\$ 1,327,324	\$ 1,352,268	98%
Interest and miscellaneous	3,732	27,403	30,000	91%
Total revenues	<u>45,472</u>	<u>1,354,727</u>	<u>1,382,268</u>	98%
EXPENDITURES				
Administrative				
Supervisors	923	6,731	9,900	68%
Management	4,164	24,986	49,973	50%
Accounting	1,392	8,350	16,700	50%
Audit	-	-	15,000	0%
Legal	1,373	6,521	15,000	43%
Field management	1,275	7,650	15,300	50%
Engineering	-	52,754	50,000	106%
Trustee	4,031	4,031	10,000	40%
Dissemination agent	333	2,000	4,000	50%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	417	2,500	5,000	50%
Postage	148	765	1,500	51%
Insurance	-	12,871	13,600	95%
Legal advertising	502	3,314	3,000	110%
Contingencies	294	1,927	3,000	64%
Annual district filing fee	-	175	175	100%
Website	705	705	705	100%
ADA website compliance	-	210	210	100%
Total administrative	<u>15,557</u>	<u>135,490</u>	<u>214,563</u>	63%
Water management				
Lake Maintenance	27,898	136,782	350,000	39%
Contractual services	1,785	7,875	37,900	21%
Aquascaping/cutbacks/pipe cleanout	58,700	301,600	100,000	302%
Fuel Load reduction of right of ways	-	196,672	-	N/A
Fuel Load reduction conservation areas	-	-	350,000	0%
Lake bank erosion repairs	-	65,639	100,000	66%
Electricity	3,532	19,862	30,000	66%
Aeration replacement and repairs	10,471	122,414	44,730	274%
Miscellaneous	-	128	-	N/A
Total water management	<u>102,386</u>	<u>850,972</u>	<u>1,012,630</u>	84%
Other fees & charges				
Property appraiser & tax collector	620	23,823	35,456	67%
Total other fees & charges	<u>620</u>	<u>23,823</u>	<u>35,456</u>	67%
Total expenditures	<u>118,563</u>	<u>1,010,285</u>	<u>1,262,649</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(73,091)	344,442	119,619	
Fund balances - beginning	1,911,633	1,494,100	1,194,456	
Fund balance - ending (projected)				
Assigned				
3 months working capital	268,067	268,067	268,067	
Future fire mitigation clean-up	160,000	160,000	160,000	
Unassigned	1,410,475	1,410,475	886,008	
Fund balances - ending	<u>\$ 1,838,542</u>	<u>\$ 1,838,542</u>	<u>\$ 1,314,075</u>	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 204 - SERIES 2013 (REFUNDED 2003A BONDS)
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 10,454	\$ 310,428	\$ 315,756	98%
Interest	1,861	9,732	-	N/A
Total revenues	<u>12,315</u>	<u>320,160</u>	<u>315,756</u>	101%
EXPENDITURES				
Debt service				
Principal	-	-	185,000	0%
Interest	-	59,000	118,000	50%
Total debt service	<u>-</u>	<u>59,000</u>	<u>303,000</u>	19%
Other fees & charges				
Property appraiser & tax collector	208	7,637	11,512	66%
Total other fees & charges	<u>208</u>	<u>7,637</u>	<u>11,512</u>	66%
Total expenditures	<u>208</u>	<u>66,637</u>	<u>314,512</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	12,107	253,523	1,244	
Fund balances - beginning	571,102	329,686	310,748	
Fund balances - ending	<u>\$ 583,209</u>	<u>\$ 583,209</u>	<u>\$ 311,992</u>	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 222 - SERIES 2022 (REFUNDED SERIES 2012)
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	24,767	811,516	\$ 827,957	98%
Interest	3,227	12,828	-	N/A
Total revenues	<u>27,994</u>	<u>824,344</u>	<u>827,957</u>	100%
EXPENDITURES				
Debt service				
Principal	-	-	708,000	0%
Interest	-	55,134	110,289	50%
Total debt service	<u>-</u>	<u>55,134</u>	<u>818,289</u>	7%
Other fees & charges				
Property appraiser & tax collector	309	11,333	17,156	66%
Total other fees & charges	<u>309</u>	<u>11,333</u>	<u>17,156</u>	66%
Total expenditures	<u>309</u>	<u>66,467</u>	<u>835,445</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	27,685	757,877	(7,488)	
Fund balances - beginning	968,152	237,960	209,331	
Fund balances - ending	<u>\$ 995,837</u>	<u>\$ 995,837</u>	<u>\$ 201,843</u>	

Mediterra CDD
2025 Operations Financial Impact Analysis
5.20.25

<u>Operations Account</u>	<u>Budget</u> <u>FY 2025</u>	<u>Encumbered</u> <u>FY 2025</u>	<u>Variance</u> <u>FY 2025</u>	<u>Notes</u>
Lake Maintenance Contract	\$ 350,000	\$ 338,613	\$ 11,387	
Contract Services	\$37,900	\$ 40,430	\$ (2,530)	
Aqua/cut backs/pipe cleanout	\$ 100,000	\$ 269,400	\$ (169,400)	
Fuel Load reduction right of ways	\$ -	\$ 196,672	\$ (196,672)	
Fuel Load reduction conservations	\$350,000	\$ 859,647	\$ (509,647)	
Lake Bank - Erosion Repairs	\$ 100,000	\$ 101,629	\$ (1,629)	
Electricity	\$ 30,000	\$ 12,687	\$ 17,313	
Aeration Repairs and replacements	\$ 44,730	\$ 112,774	\$ (68,044)	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
	\$ 1,012,630	\$ 1,931,852	\$ (919,222)	

Carry Over Unassigned as of 9/30/24: 1,018,357
Current Balance as of 5/20/25: 99,135

Fiscal Year 2023:	<u>Budget</u>	<u>Encumbered</u>	<u>Variance</u>
Engineering - Nature Trail	\$169,480.00	\$31,947.00	\$ 137,533
Water Management:			
Capital Outlay - Nature Trail	\$100,000.00	\$0.00	\$ 100,000
Fiscal Year 2024:			
Engineering - Nature Trail	\$100,000.00	\$0.00	\$ 100,000
Water Management:			
Capital Outlay - Nature Trail	\$100,000.00	\$900.00	\$ 99,100
Total Budgeted For this Project:	\$469,480.00		
Total Spent:	\$32,847.00		

Engineering Fees: Pond 74: On November 2nd 2020 The District executed with Johnson Engineering \$58,500.00.

Mediterra Breakdown May 20, 2025

Summary:

Water Management:

Lake Maintenance Contract	\$349,365.00 (expires 10/31/25) <u>\$ 11,151.90</u> C/O (January thru October) \$ 338,212.70
Conservation 4-B Dead Pine/Palm	\$ 400.00 (Cintron – invoice received 11.22.24)

Total: \$338,612.70

Contract Services:

Cane Toad Removal Project	\$ 20,000.00 (expires 11/30/25)
Lake 52 bacteria applications	\$ 5,700.00 (expires 11/30/25)
Water Quality Testing	\$ 13,995.00 (approved 3/2025)
Iguana Inspections	\$ 735.00

Total: \$40,430.00

Aqua/cutbacks/pipe cleanout:

Annual Pipe Cleanout Project	\$183,300.00 (commenced in 2024/Completed 2/2025)
Annual Pipe Cleanout 2025	\$ 58,700.00 (Approved 2/2025)
Annual Pipe Inspections	\$ 6,500.00
Pipe Repairs	\$ 20,900.00
Littoral Plantings Project	\$

Total: \$269,400.00

Fuel Load Reduction right of ways	\$205,891.00 <u>\$ 9,219.00</u> C/O (Deduction RMZ-7 is MCA Property) \$196,672.00
Fuel Load Reduction conservation areas	\$785,250.00 <u>\$74,397.11</u> C/O (additional 2.48 acres - Approved 3/2025) \$859,647.11

Total: \$1,056,319.11

Lake Bank - Erosion Repairs

Lake 6/Villorsi	\$13,800.00
Lakes 15, 22 & 43	\$99,472.00 (Cortile/Medici/Verona)
	<u>\$34,498.00</u> (C/O to remove Lake 43 Project)
	\$64,974.00
Lake 15	\$ 800.00 (C/O approved 2/2025)
Lake 15	\$ 2,500.00 (C/O approved 3/2025)
Lake 32	\$ 233.00 (lake bank damage)
Lake 15	\$ 1,800.00 (Drain Pipe/Rocks Repairs approved 4/2025)
Lake 43	\$ 17,522.00 (J.E. Survey approved 4/2025)

Total: \$101,629.00

Aeration Repairs & Replacement:	\$ 99,859.99 (Fire ball/Cabinet Install)
Aeration Repairs & Replacement:	\$ 4,670.00
Aeration Repairs & Replacement:	\$ 6,752.95
Aeration Repairs & Replacement:	\$ 4,657.76
Aeration Repairs & Replacement:	\$ 6,149.11

Total: \$112,774.18

Note: Lake 52 bacteria applications (Bio-Zyme Eco Socks) is a combination of beneficial aerobic bacteria, enzymes, and other microbial or natural nutrient binding and limiting products as required for the proper maintenance of the pond. Approved by the Board February 20, 2019 in an effort to minimize growth of algae.

Water Testing/Sampling of four outfall ponds (Lake-24, Lake 35, L-37, L-52 & L-55) performed during the month of September (wet season); and February thru May (dry season).

Note: Pipe Repairs include \$2,300.00 Lake 1 Hydro-seal Repair to structure 245/Villoresi (\$2,300.00) and Major outfall from Lake 55 (south side of Veteran's Memorial Blvd (\$6,800.00) and approved June 20, 2024. Dredging of Storm Inlet Lake 6/Villoresi lake end to extend this pipe out five feet and approved August 21, 2024. Cost \$11,800.00 + C/O \$2K for required sod for a total of \$13,800.00
Bank Restoration of Lakes 15 & 22 completed/invoiced 2.18.25

Note: Fuel Load Reduction "right of ways" project was a budgeted line item for fiscal year 2024 and project will be paid utilizing fund balance.

Note: Fireball/Cabinet Install project was completed the week of November 25th.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6

Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L-1	Treated	Grasses/Weeds	4/7/25	Grasses/Weeds	4/24/25	Crew sprayed lake bank/ littorals
L-2	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L-3	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L-4	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L-5	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L-6	Treated	Grasses/Weeds	4/24/25			Treated shoreline grasses/weeds
L-7	Inspected		4/24/25			No Problems Noted
L-8	Treated	Grasses/Weeds	4/2/25			Treated shoreline grasses/weeds
L-9	Inspected		4/24/25			No Problems Noted
L-10	Treated	Grasses/Weeds	4/3/25			Treated shoreline grasses/weeds
L-11	Inspected		4/24/25			No Problems Noted
L-11B	Inspected		4/24/25			No Problems Noted
L-12	Treated	Grasses/Weeds	4/3/25	Grasses/Weeds	4/10/25	Treated shoreline grasses/weeds
L-12B	Treated	Grasses/Weeds	4/3/25	Grasses/Weeds	4/10/25	Treated shoreline grasses/weeds
L-13	Treated	Grasses/Weeds	4/10/25			Treated shoreline grasses/weeds

Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L-14	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L-15	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L-16	Inspected		4/8/25			No Problems Noted
L-17	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds
L-18	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L-19	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L-20	Treated	Grasses/Weeds	4/2/25			Treated shoreline grasses/weeds
L-21	Treated	Grasses/Weeds	4/2/25			Treated shoreline grasses/weeds
L-22	Treated	Grasses/Weeds	4/8/25	Grasses/Weeds	4/22/25	Crew sprayed lake bank/ littorals
L-23	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds
L-24	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L25	Treated	Grasses/Weeds	4/8/25	Grasses/Weeds	4/9/25	Crew sprayed lake bank/ littorals
L26	Treated	Grasses/Weeds	4/3/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L27,28	Treated	Grasses/Weeds	4/3/25			Treated shoreline grasses/weeds
L29	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals

Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L30	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L31	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L32	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L33	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L34	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L35	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals
L36	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals
L37	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L38	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals
L39	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds
L40	Treated	Grasses/Weeds	4/3/25	Grasses/Weeds	4/9/25	Treated shoreline grasses/weeds
L41	Treated	Grasses/Weeds	4/10/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds
L42	Treated	Grasses/Weeds	4/9/25	Grasses/Weeds	4/22/25	Crew sprayed lake bank/ littorals
L43	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L44	Treated	Grasses/Weeds	4/10/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds

Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L45	Treated	Grasses/Weeds	4/10/25			Treated shoreline grasses/weeds
L46	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals
L47	Treated	Grasses/Weeds	4/17/25			Treated shoreline grasses/weeds
L48	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L49	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L50	Treated	Spikerush	4/16/25	Grasses/Weeds	4/22/25	Sprayed back Spikerush
L52	Treated	Vines	4/16/25	Grasses/Weeds	4/22/25	Treated Vines in Littorals
L53	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L54	Inspected		4/10/24			No Problems Noted
L55	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L56	Treated	Grasses/Weeds	4/2/25			Treated shoreline grasses/weeds
L57	Treated	Grasses/Weeds	4/9/25			Crew sprayed lake bank/ littorals
L58	Treated	Grasses/Weeds	4/2/25			Treated shoreline grasses/weeds
L59	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L60	Treated	Grasses/Weeds	4/2/25	Grasses/Weeds	4/22/25	Treated shoreline grasses/weeds

Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L61	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L62	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals
L63	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L64	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L65	Treated	Grasses/Weeds	4/22/25			Crew sprayed lake bank/ littorals
L66S	Treated	Grasses/Weeds	4/7/25	Vines	4/17/25	Crew sprayed lake bank/ littorals
L67	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L68	Treated	Spikerush	4/2/25	Chara	4/2/25	Sprayed back Spikerush
L69	Treated	Spikerush	4/2/25	Grasses/Weeds	4/16/25	Sprayed back Spikerush
L70	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L71	Treated	Algae	4/24/25			Added lake dye to lake
L72	Treated	Algae	4/25/25			Added lake dye to lake
L73	Treated	Grasses/Weeds	4/8/25	Vines	4/17/24	Crew sprayed lake bank/ littorals
L74	Treated	Grasses/Weeds	4/7/25			Crew sprayed lake bank/ littorals
L75			4/7/25			No Problems Noted



Mediterra CDD
Lake Treatment Report
Apr-25

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L76	Treated	Grasses/Weeds	4/8/25			Crew sprayed lake bank/ littorals



Mediterra CDD
Lake Treatment Report
Apr-25

Lake inspection was completed on May 30th. Water levels are leaving a lot of exposed banks. Some area the Spikerush is showing signs of damage due to the lack of water.

During April we treated the Spikerush in lakes 50, 52, 68 and 69

Lake 52 has an algae us to the decaying material from the Spikerush treatment

With low water there is an increase of weeds on exposed banks, we will monitor and treat as needed

Over all property is in good shade we will continue treating all lakes as needed

Mediterra CDD
Lake Treatment Report
Apr-25



Lake **4**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **5**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **8**

Notes/Comments
Minimal
Shoreline weeds

Action Needed
Routine maintenance

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **10**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **11**

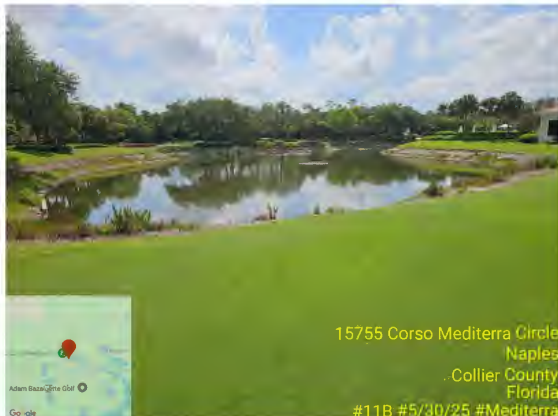
Notes/Comments

Minor

Shoreline weeds

Action Needed

Follow up treatment needed



Lake **11B**

Notes/Comments

Minor

Shoreline weeds

Action Needed

Follow up treatment needed

Mediterra CDD

Lake Treatment Report

Apr-25

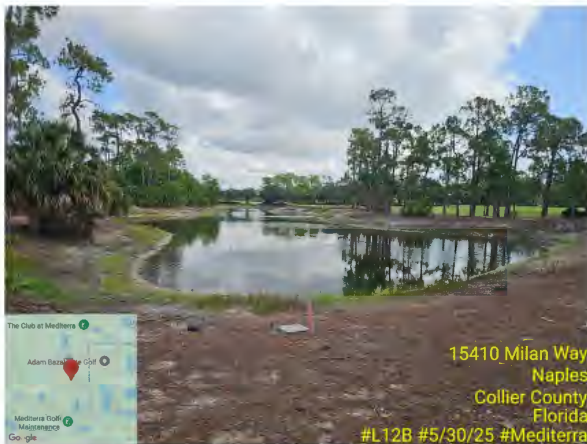


Lake **12**

Notes/Comments

Moderate
Shoreline weeds

Action Needed
Recently treated



Lake **12B**

Notes/Comments

Moderate
Shoreline weeds

Action Needed
Recently treated



Lake **13**

Notes/Comments

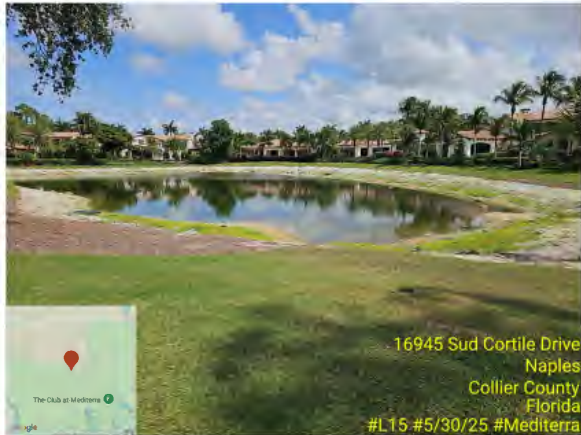
Moderate
Shoreline weeds

Action Needed
Recently treated

Mediterra CDD

Lake Treatment Report

Apr-25

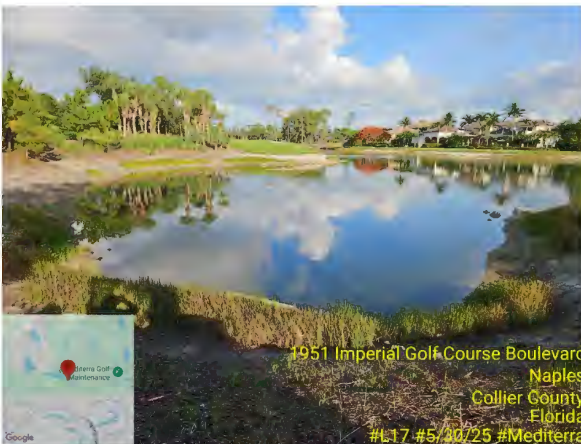


Lake **15**

Notes/Comments

Moderate
Shoreline weeds

Action Needed
Recently treated

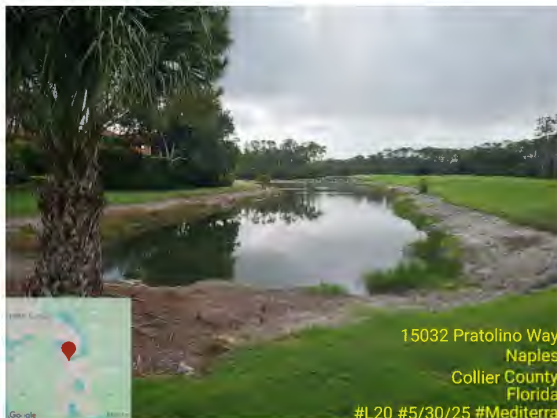


Lake **17**

Notes/Comments

No problems noted

Action Needed
Routine maintenance



Lake **20**

Notes/Comments

Minimal
Torpedograss

Action Needed
Routine maintenance

Mediterra CDD

Lake Treatment Report

Apr-25



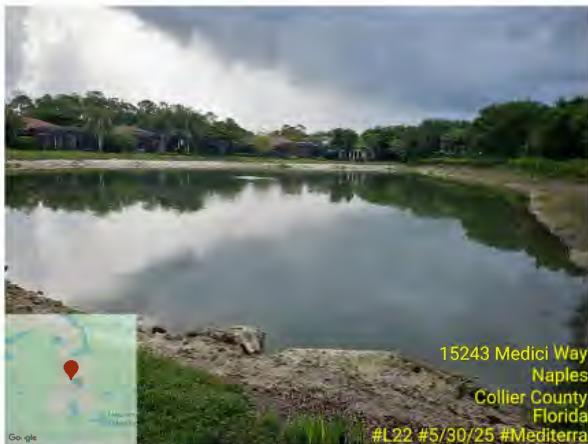
Lake **21**

Notes/Comments

Heavy
Shoreline weeds

Action Needed

Scheduled for treatment



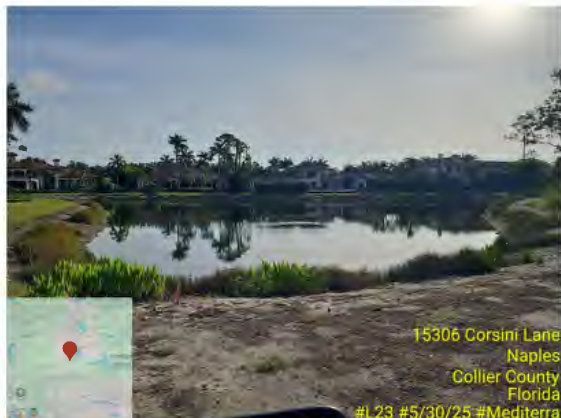
Lake **22**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **23**

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Scheduled for treatment

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **24**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **25**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **26**

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Scheduled for treatment

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **27/28**

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Scheduled for treatment



Lake **29**

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Scheduled for treatment



Lake **30**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **32**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **33**

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Follow up treatment needed



Lake **34**

Notes/Comments

Minimal
Shoreline weeds

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **40**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **50**

Notes/Comments

Spikerush

Action Needed

Recently treated



Lake **52**

Notes/Comments

Heavy
Algae

Action Needed

Will be treated on the next scheduled service

Mediterra CDD

Lake Treatment Report

Apr-25



Lake **54**

Notes/Comments

Moderate
Shoreline weeds

Action Needed
Recently treated



Lake **55**

Notes/Comments

No problems noted

Action Needed
Routine maintenance



Lake **56**

Notes/Comments

No problems noted

Action Needed
Routine maintenance

Mediterra CDD

Lake Treatment Report

Apr-25



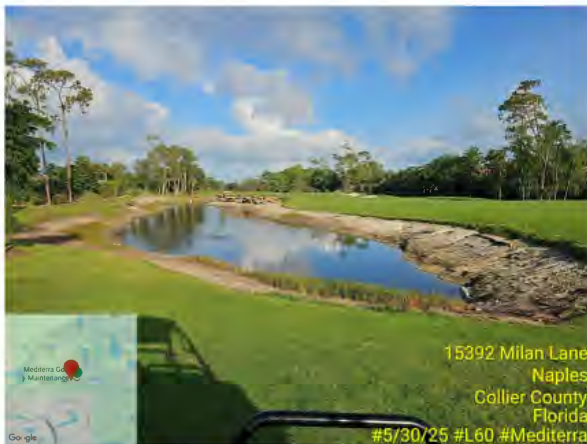
Lake **58**

Notes/Comments

Minimal
Shoreline weeds

Action Needed

Routine maintenance



Lake **60**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **63**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

7

Financial Report

September 30, 2024

**Mediterra Community
Development District**

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22
Management Letter	23
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	25

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mediterra Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Mediterra Community Development District* (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain and understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance on the management's discussion and analysis starting on page 3.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 6, 2025, on our consideration of the District's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
May 6, 2025

Our discussion and analysis of the *Mediterra Community Development District's* (the "District") financial performance provides an overview of the District's financial activities for the fiscal years ended September 30, 2024 and 2023. Please read it in conjunction with the District's financial statements which immediately follow this discussion.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024:

- The District's total assets and deferred outflows exceeded its liabilities at September 30, 2024 by \$27,747,007, an increase in net position of \$1,013,453 in comparison with the prior year.
- At September 30, 2024, the District's governmental funds balance sheet on page 9 reported a combined fund balance of \$2,061,747, an increase of \$683,646 in comparison with 2023 fiscal year.

Using the Annual Report

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 7-8 provide information about the activities of the district as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 9. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a whole - Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in net position. You can think of the District's net position - the difference between assets and liabilities - as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District. The government-wide financial statements can be found on pages 7-8 of this report.

Reporting the District's most significant funds - Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 9 and provide detailed information about the most significant funds - not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities and governmental funds in a reconciliation with the fund financial statements.

Government-Wide Financial Analysis

The following table reflects the condensed government-wide statements of net position as of September 30, 2024 and 2023:

	September 30, 2024	September 30, 2023
Assets, excluding capital assets	\$ 2,103,148	\$ 1,414,397
Capital assets, net of depreciation	33,315,716	33,855,733
Total assets	35,418,864	35,270,130
Deferred outflows of resources	78,165	88,266
Liabilities, excluding long-term liabilities	136,522	140,545
Long-term liabilities	7,613,500	8,484,297
Total liabilities	7,750,022	8,624,842
Net Position:		
Net investment in capital assets	25,780,381	25,459,702
Restricted for debt service	472,524	403,694
Unrestricted	1,494,102	870,158
Total net position	\$ 27,747,007	\$ 26,733,554

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2024 and 2023.

	2024	2023
Revenues:		
Program revenues	\$ 2,552,548	\$ 2,301,028
General revenues	25,408	116
Total revenues	2,577,956	2,301,144
Expenses:		
General government	231,534	399,825
Maintenance and operations	1,079,606	926,423
Interest on long-term debt	253,363	274,868
Total expenses	1,564,503	1,601,116
Change in net position	1,013,453	700,028
Net position, beginning	26,733,554	26,033,526
Net position, ending	\$ 27,747,007	\$ 26,733,554

Governmental activities for the year ended September 30, 2024 increased the District's net position by \$1,013,453, as reflected in the table above.

The District's Funds

As the District completed the year, its governmental funds (as presented in the balance sheet on page 9) reported a combined fund balance of \$2,061,747 which is an increase from last year's balance that totaled \$1,378,101.

The fund balance of the Debt Service Fund increased by \$59,702 in the 2023 fiscal year because of decreased expenditures. The fund balance of the General Fund increased by \$623,944 due to increased assessment revenue. At September 30, 2024, the District's governmental funds reported a combined fund balance of \$2,061,747. Of this total, \$15,217 is nonspendable, \$567,645 is restricted and the remainder is an unassigned fund balance of \$1,478,885.

Governmental Funds Budgetary Highlights

An operating budget was established by the government board for the District pursuant to the requirements of the Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2024, the District had approximately \$33.3 million invested in capital assets. This amount represents a net decrease of \$540,017 for fiscal year 2024 depreciation.

<u>September 30,</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
Capital assets not being depreciated	\$ 29,178,178	\$ 29,178,178	\$ -
Capital assets being depreciated	16,483,148	16,483,148	-
Total, prior to depreciation	45,661,326	45,661,326	-
Accumulated depreciation	(12,345,610)	(11,805,593)	(540,017)
Net capital assets	<u>\$ 33,315,716</u>	<u>\$ 33,855,733</u>	<u>\$ (540,017)</u>

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2024, the District had \$7.6 million in bonds and notes outstanding. This amount represents a net decrease of \$870,797 from the prior fiscal year.

<u>September 30,</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
Series 2013 Bonds	\$ 2,360,000	\$ 2,540,000	\$ (180,000)
Original issue discount	(23,500)	(25,703)	2,203
Series 2022 Note	5,277,000	5,970,000	(693,000)
	<u>\$ 7,613,500</u>	<u>\$ 8,484,297</u>	<u>\$ (870,797)</u>

Additional information on the District's long-term debt is presented in Note 5 to the financial statements.

Contacting the District's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to show the District's accountability for the funds it receives. If you have questions about this report or need additional financial information, contact the Mediterra Community Development District's, Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Mediterra Community Development District
Statement of Net Position
September 30, 2024

	Governmental Activities
Assets	
Cash	\$ 1,386,000
Assessments receivable	30,699
Due from other governmental agencies	55,456
Prepaid	12,871
Deposits	2,346
Restricted assets:	
Temporarily restricted investments	615,776
Capital assets:	
Capital assets not being depreciated	29,178,178
Capital assets being depreciated, net	4,137,538
Total assets	35,418,864
Deferred Outflows of Resources	
Deferred charge on refunding	78,165
Liabilities	
Accounts payable and accrued expenses	41,401
Accrued interest payable	95,121
Noncurrent liabilities:	
Due within one year	893,000
Due in more than one year	6,720,500
Total liabilities	7,750,022
Net Position	
Net investment in capital assets	25,780,381
Restricted for debt service	472,524
Unrestricted	1,494,102
Total net position	\$ 27,747,007

Mediterra Community Development District
Statement of Activities
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenue		Net (Expense)
		Charges for	Operating Grants and Contributions	Revenue and
				Changes in Net Position
		Services		Governmental Activities
Governmental activities:				
General government	\$ 231,534	\$ 240,173	\$ -	\$ 8,639
Maintenance and operations	1,079,606	1,119,886	-	40,280
Interest on long-term debt	253,363	1,149,712	42,777	939,126
Total governmental activities	\$ 1,564,503	\$ 2,509,771	\$ 42,777	988,045
General Revenues:				
		Investment income		25,408
		Total general revenues		25,408
		Change in net position		1,013,453
		Net position, beginning		26,733,554
		Net position, ending		\$ 27,747,007

	General	Debt Service	Total Governmental Funds
Assets			
Cash	\$ 1,386,000	\$ -	\$ 1,386,000
Investments	-	615,776	615,776
Assessments receivable	16,775	13,924	30,699
Due from other funds	62,055	-	62,055
Due from other governments	55,456	-	55,456
Prepaid	12,871	-	12,871
Deposits	2,346	-	2,346
Total assets	\$ 1,535,503	\$ 629,700	\$ 2,165,203
Liabilities and Fund Balances			
Liabilities:			
Accounts payable and accrued expenses	\$ 41,401	\$ -	\$ 41,401
Due to other funds	-	62,055	62,055
Total liabilities	41,401	62,055	103,456
Fund Balances:			
Nonspendable	15,217	-	15,217
Restricted for debt service	-	567,645	567,645
Unassigned	1,478,885	-	1,478,885
Total fund balances	1,494,102	567,645	2,061,747
Total liabilities and fund balances	\$ 1,535,503	\$ 629,700	\$ 2,165,203

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances, governmental funds	\$ 2,061,747
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	33,315,716
Deferred charges on refunding are not financial resources and therefore are not reported as assets in governmental funds.	78,165

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(95,121)	
Bonds and notes payable	(7,613,500)	(7,708,621)
Net position of governmental activities		\$ 27,747,007

Mediterra Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 1,360,059	\$ 1,149,712	\$ 2,509,771
Investment and other income	25,408	42,777	68,185
Total revenues	1,385,467	1,192,489	2,577,956
Expenditures			
Current			
General government	221,934	9,600	231,534
Maintenance and operations	539,589	-	539,589
Debt service:			
Interest	-	250,187	250,187
Principal	-	873,000	873,000
Total expenditures	761,523	1,132,787	1,894,310
Excess (Deficit) of Revenues Over Expenditures	623,944	59,702	683,646
Fund balances, beginning of year	870,158	507,943	1,378,101
Fund balances, end of year	\$ 1,494,102	\$ 567,645	\$ 2,061,747

Mediterra Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities**
Year Ended September 30, 2024

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	683,646
--	----	---------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.

Depreciation	(540,017)	(540,017)
--------------	-----------	-----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.

Principal payments		873,000
--------------------	--	---------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	9,128	
Amortization of deferred charge on refunding	(10,101)	
Amortization of bond discount	(2,203)	(3,176)

Change in net position of governmental activities	\$	1,013,453
--	-----------	------------------

Mediterra Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Revenues				
Special assessments	\$ 1,352,268	\$ 1,352,268	\$ 1,360,059	\$ 7,791
Investment income	-	-	25,408	25,408
Total revenues	<u>1,352,268</u>	<u>1,352,268</u>	<u>1,385,467</u>	<u>33,199</u>
Expenditures				
Current				
General government	345,009	345,009	221,934	123,075
Maintenance and operations	<u>727,260</u>	<u>727,260</u>	<u>539,589</u>	<u>187,671</u>
Total expenditures	<u>1,072,269</u>	<u>1,072,269</u>	<u>761,523</u>	<u>310,746</u>
Excess (Deficit) of Revenues Over Expenditures	<u>279,999</u>	<u>279,999</u>	<u>623,944</u>	<u>343,945</u>
Fund balance, beginning	<u>870,158</u>	<u>870,158</u>	<u>870,158</u>	<u>-</u>
Fund balance, ending	<u><u>\$ 1,150,157</u></u>	<u><u>\$ 1,150,157</u></u>	<u><u>\$ 1,494,102</u></u>	<u><u>\$ 343,945</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 1 NATURE OF ORGANIZATION

The Mediterra Community Development District (the "District") previously known as Mediterra South Community Development District (the "South"), was established on September 14, 1999, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 of the Florida Statutes, by Collier County Ordinance No. 99-67 and amended its boundaries on July 2, 2001 by Collier County Ordinance 2001-38. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

On June 11, 2018, The South merged with Mediterra North Community Development District to operate under the new name of the District.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has a final responsibility for:

- Assessing and levying special assessments
- Approving budgets
- Exercising control over facilities and property
- Controlling the use of funds generated by the District
- Approving the hiring and firing of key personnel
- Financing improvements

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP). The primary criteria for including organizations within the District's reporting entity, is defined by the Governmental Accounting Standards Board (GASB) Statement No. 14, 39 and 61. The District is financially accountable if it appoints a voting majority of the organization's governing body and (a) a separately elected governing board, (b) a governing board appointed by a higher level of government, or a jointly appointed board. Based on the foregoing criteria, no potential component units were found.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to Generally Accepted Accounting Principles (GAAP) as applicable to governments in accordance with those promulgated by the Governmental Accounting Standards Board (GASB). The following is a summary of the District's more significant accounting policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2024, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or as soon thereafter as certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of the notices to taxpayers may result in a delay throughout this process.

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessment due.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District reports the following major governmental funds:

General Fund - The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2024, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by *Governmental Accounting Standards Board, Statement Number 40, Deposits and Investment Disclosures (An Amendment of Governmental Accounting Standards Board, Statement Number 3)*.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	10 - 30
Improvements other than buildings	10 - 15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are expensed.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category for the year ended September 30, 2024.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

Net Position Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

Stewardship, Compliance and Accountability

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with generally accepted accounting principles for the general fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- A public hearing is conducted to obtain comments.
- Prior to October 1, the budget is legally adopted by the District Board.
- Certain budget changes must be approved by the District Board.
- Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

- 1. The Local Government Surplus Funds Trust Fund (SBA);
- 2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
- 3. Interest-bearing time deposits or savings accounts in qualified public depositories;
- 4. Direct obligations of the U.S. Treasury.

The District has the following recurring fair value measurements as of September 30, 2024:

- Money market mutual funds of \$615,776 are valued using Level 2 inputs.

The following is a summary of the District's investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund Y	\$ 615,776	AAA _m	31 days
	<u>\$ 615,776</u>		

Custodial credit risk

For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2024, all investments, except for investments in money market funds, were held in custodial accounts in the District's name by an independent custodial bank.

Concentration risk

The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to see reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

Credit risk

Florida Statutes require investments held by the District to have the highest credit quality rating from a nationally recognized rating agency. The District complies with the requirements of the Florida Statutes.

Interest rate risk

Florida Statutes provide that the investment portfolio be structured in such a manner as to provide sufficient liquidity to pay obligations as they come due. The District complies with the requirements of the Florida Statutes.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated:				
Land and improvements	\$ 29,178,178	\$ -	\$ -	\$ 29,178,178
Total capital assets, not being depreciated	<u>29,178,178</u>	<u>-</u>	<u>-</u>	<u>29,178,178</u>
Capital assets being depreciated:				
Infrastructure	15,868,539	-	-	15,868,539
Improvements other than buildings	614,609	-	-	614,609
Total capital assets being depreciated	<u>16,483,148</u>	<u>-</u>	<u>-</u>	<u>16,483,148</u>
Total capital assets	<u>45,661,326</u>	<u>-</u>	<u>-</u>	<u>45,661,326</u>
Less accumulated depreciation for:				
Infrastructure	(11,243,481)	(534,735)	-	(11,778,216)
Improvements other than buildings	(562,112)	(5,282)	-	(567,394)
Total accumulated depreciation	<u>(11,805,593)</u>	<u>(540,017)</u>	<u>-</u>	<u>(12,345,610)</u>
Total capital assets being depreciated, net	<u>4,677,555</u>	<u>(540,017)</u>	<u>-</u>	<u>4,137,538</u>
Governmental activities capital assets, net	<u>\$ 33,855,733</u>	<u>\$ (540,017)</u>	<u>\$ -</u>	<u>\$ 33,315,716</u>

Depreciation of \$540,017 was allocated to maintenance and operations in the Statement of Activities. The infrastructure for the District is completed.

NOTE 5 BONDS AND NOTES PAYABLE

Capital Improvement Revenue Refunding Bonds, Series 2013 - Public Offering

On May 3, 2013, the District issued \$4,030,000 Series 2013 Capital Improvement Revenue Refunding Bonds. The Series 2013 Bonds consist of \$1,640,000 Term Bonds due May 1, 2024 with a fixed interest rate of 4.125% and \$2,390,000 Term Bonds due May 1, 2034 with a fixed interest rate of 5.0%. Interest is paid semi-annually on each May 1 and November 1. Principal on the Series 2013 Bonds is paid serially and commences on May 1, 2014. The Bonds were issued to redeem and refund the Series 2003A Bonds and are secured by the pledge of revenues derived from the collection of non-ad valorem special assessments.

The bonds are subject to optional, mandatory and extraordinary redemption at certain maturity dates. The District is required to redeem the bonds at par prior to schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2024.

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indentures. In the event of default, Bonds outstanding to be due and payable immediately.

NOTE 5 BONDS AND NOTES PAYABLE (CONTINUED)

As of September 30, 2024, total principal and interest remaining on the Series 2013 Bonds was \$3,055,000. For the 2024 fiscal year, interest and principal of \$305,425 was paid on these bonds. Special assessment revenue pledged was \$317,335 in the 2024 fiscal year.

The balance of the long-term bonds at September 30, 2024 is summarized as follows:

<u>September 30</u>	<u>2024</u>
Bond principal balance	\$ 2,360,000
Less unamortized bond discount	(23,500)
Net balance	\$ 2,336,500

Capital Improvement Revenue Refunding Note, Series 2022 - Private Placement

In March 2022, the District issued a \$7,053,000 Series 2022 Capital Improvement Revenue Refunding Note with a fixed interest rate of 2.09%. Interest is paid semi-annually on each May 1 and November 1. Principal payments are due May 1 each year beginning May 1, 2022. The proceeds were used to refund all of the outstanding principal amount of the Series 2012 Bonds in the amount of \$7,980,000 and pay for the costs of issuance of the Series 2022 Note.

The Series 2022 Note will be payable from and secured by the revenues derived by the District from the special assessments imposed, levied and collected by the District in amounts sufficient to pay the principal and interest, when due.

The note is subject to optional, mandatory and extraordinary redemption, in whole or in part, prior to maturity. The District is required to redeem the note, in part, at a redemption price equal to the principal amount being redeemed, without premium, together with accrued interest, on May 1 of the years and in the principal amounts set forth in the Note Indenture.

As September 30, 2024, total principal and interest remaining on the Series 2022 Note was \$5,727,332. For the 2024 fiscal year, interest and principal of \$817,762 was paid on these bonds. Special assessment revenue pledged was \$832,377 in the 2024 fiscal year.

Long-term liability activity for the year ended September 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>New Issue</u>	<u>Reductions</u>	<u>Amortization</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Special Assessment						
Revenue Bonds:						
Series 2013	\$ 2,540,000	\$ -	\$ (180,000)	\$ -	\$ 2,360,000	\$ 185,000
Original issue discount	(25,703)	-	-	2,203	(23,500)	-
Improvement Revenue Note, Series 2022	5,970,000	-	(693,000)		5,277,000	708,000
Total	\$ 8,484,297	\$ -	\$ (873,000)	\$ 2,203	\$ 7,613,500	\$ 893,000

NOTE 5 BONDS AND NOTES PAYABLE (CONTINUED)

At September 30, 2024, the scheduled debt service requirements on long-term debt were as follows:

Year Ending September 30,	Bonds Payable		Notes Payable		Total
	Principal	Interest	Principal	Interest	
2025	\$ 185,000	\$ 118,000	\$ 708,000	\$ 110,289	\$ 1,121,289
2026	195,000	108,750	722,000	95,492	1,121,242
2027	210,000	99,000	738,000	80,402	1,127,402
2028	220,000	88,500	753,000	64,978	1,126,478
2029	230,000	77,500	769,000	49,240	1,125,740
2030-2034	1,320,000	203,250	1,587,000	49,931	3,160,181
	<u>\$ 2,360,000</u>	<u>\$ 695,000</u>	<u>\$ 5,277,000</u>	<u>\$ 450,332</u>	<u>\$ 8,782,332</u>

NOTE 6 MAINTENANCE SERVICE AGREEMENT

On June 26, 2014, the District entered into a maintenance service agreement with Mediterra Community Association, Inc. ("the Association"). The Association shall provide, at no cost, routine landscape maintenance services; provided, however, installation of additional plant material of any kind shall be at the cost of the District's cost.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

NOTE 8 MANAGEMENT COMPANY

The District has contracted with a management company to perform management consulting services, which include financial consulting and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Mediterra Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (government accounting standards), the financial statements of the governmental activities, and each major fund of the *Mediterra Community Development District* (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
May 6, 2025

MANAGEMENT LETTER

Board of Supervisors
Mediterra Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mediterra Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 6, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 6, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5b.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$148,552.

- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as:

	2022 North		2022 South (Refinanced		2022 South (Refinanced		2023 South	
	O&M	(Refinanced 2012 A) Debt Service	2012) Debt Service		2012 A-1) Debt Service		Debt Service	
Coach	\$ 1,286.96	\$ 624.40	\$ 553.26		\$ 606.61		\$ -	
Coach 1	1,286.96	651.78	-		-		-	
Estate 1	1,286.96	2,247.85	-		-		-	
Estate 1A	1,286.96	2,862.23	-		-		-	
Estate SF	1,286.96	-	1,850.94		-		-	
Estate SF A	1,286.96	-	-		1,819.82		-	
Estate SF B	1,286.96	-	-		2,305.11		-	
Manor 1	1,286.96	2,247.85	-		-		-	
Manor 2	1,286.96	2,310.29	-		-		-	
Manor 3	1,286.96	2,372.74	-		-		-	
Manor A	1,286.96	3,315.45	-		-		-	
Manor SF	1,286.96	-	1,850.94		-		-	
Manor SF A	1,286.96	-	-		1,941.14		-	
Manor SF B	1,286.96	-	-		2,183.79		-	
Manor SF C	1,286.96	-	-		1,819.82		-	
SF - 90	1,286.96	-	-		-		2,752.41	
Villa 1	1,286.96	1,092.70	-		-		-	
Villa 2	1,286.96	874.16	-		-		-	
Villa 2A	1,286.96	1,466.46	-		-		-	
Villa A	1,286.96	-	744.83		1,136.16		-	
Villa B	1,286.96	-	744.83		849.25		-	
Villa C	1,286.96	-	744.83		-		1,376.21	

- b. The total amount of special assessments collected by or on behalf of the district as \$2,509,771.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
May 6, 2025



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Mediterra Community Development District

We have examined Mediterra Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

McDermitt Davis

Orlando, Florida
May 6, 2025

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

7A

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, McDirmit Davis, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING LAKE BANK RESTORATION POLICY WITHIN THE DISTRICT; AUTHORIZING ACTIONS OF DISTRICT STAFF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Mediterra Community Development District (the “**District**”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Collier County and Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District owns, operates, and maintains the stormwater management system within the District (“**District Property**”) and at times accesses such District Property using certain easement areas within the District (“**District Easements**”); and

WHEREAS, from time to time the District must undertake certain erosion control and lake bank restoration activities on the District Property and within adjacent District Easements; and

WHEREAS, adjacent property owner’s activities may impact the District Property and cause damage to such District Property resulting in need for erosion control and lake bank restoration; and

WHEREAS, the District desires to set forth a policy for ensuring adjacent property owners are held responsible for any restoration or repair of District Property which is required as a result of damage caused by such adjacent property actions for immediate use and application and to authorize District staff to take certain action related to the restoration of District Property (the “**Lake Bank Restoration Policy**”).

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

SECTION 1. The District hereby adopts the Lake Bank Restoration Policy as described in Sections 2 and 3 below. As stated in this Resolution, District Staff shall mean the District Manager or the District Operations Manager or other professional staff (District Counsel or District Engineer) as noted below.

SECTION 2. REPAIR OF DAMAGE TO DISTRICT PROPERTY. District Staff is hereby authorized to take the following actions:

A. If District Staff, either District Manager, District Operations Manager, or District Engineer, observes damage to District Property, District Engineer shall coordinate an inspection including review of adjacent property uses.

B. If District Engineer observes adjacent property activities which District Engineer believes are contributing to the damage to the District Property, District Engineer shall prepare summary of such observations and provide to District Operations Manager and District Counsel.

C. District Operations Manager shall obtain proposal of cost to repair damage to District Property. District Counsel and District Operations Manager shall prepare letter to adjacent property owner with District Engineer summary of cause of damage and request for payment to District for such costs of repair within thirty (30) days of receipt of letter.

D. In the event of question as to cause of damage or nonpayment within 30 days of receipt of letter, the item shall be included on the next District Board of Supervisor's meeting agenda.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-06
[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mediterra Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 20, 2025
TIME: 9:00 A.M.
LOCATION: Bella Vita I Room at the Sports Club at Mediterra
15735 Corso Mediterra Circle
Naples, Florida 34110

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF JUNE, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A: Proposed Budget

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

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
General Fund Definitions	3 - 4
Debt Service Fund Series 2013	5
Debt Service Fund Series 2013 Amortization Schedule	6
Debt Service Fund Series 2022	7
Debt Service Fund Series 2022 Amortization Schedule	8
Projected Fiscal Year 2022 Assessments	9 - 12

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	Budget FY 2026
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	50,000
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	215,943

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
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
Fuel load reduction conservation areas	350,000	-	950,000	950,000	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	1,012,630	125,197	1,542,691	1,667,888	1,012,900
Other fees and charges					
Property appraiser & tax collector	35,456	23,000	12,456	35,456	35,456
Total other fees and charges	35,456	23,000	12,456	35,456	35,456
Total expenditures	1,262,649	222,461	1,694,717	1,917,178	1,264,299
Excess/(deficiency) of revenues over/(under) expenditures	119,619	1,067,486	(1,602,396)	(534,910)	87,969
Fund balance - beginning (unaudited)	1,194,456	1,494,099	2,561,585	1,494,099	959,189
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	315,662	268,067	268,067	268,067	316,075
Future aeration cabinet replacement (2yrs)	35,000	35,000	35,000	35,000	35,000
Unassigned	963,413	2,258,518	656,122	656,122	696,083
Fund balance - ending (projected)	\$ 1,314,075	\$ 2,561,585	\$ 959,189	\$ 959,189	\$ 1,047,158

**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	50,000
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.	
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 is with Superior Waterways and Conservation Area 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.		
Fuel load reduction conservation areas		350,000
This effort is a continuation of the program initiated by the District in 2017 which includes the vegetation and debris clean up of the District's Conservation Area perimeters that are adjacent to residences.		
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>\$ 1,264,299</u></u>

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

	Fiscal Year 2025				Proposed 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>	337,615
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				Proposed 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

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

11



CHANGE ORDER #2

PROJECT NAME: **Mediterra Residential Fuel Reduction**

ATTENTION: Mark A. Zordan, PMP, Project Manager
Mediterra Community Development District
c/o Johnson Engineering, LLC.
2122 Johnson Street
Fort Myers, FL 33901
maz@johnsoneng.com

EarthBalance® has received a request from Mediterra Community Development District to perform additional work for the Mediterra Residential Fuel Reduction project. The original Contract was signed on January 24, 2025, in the amount of \$785,250.00. The Terms and Conditions of the original Contract shall remain in full force.

The need for additional services has caused a change in the scope of the project and has prompted us to submit this contract addendum.

PRICE QUOTED:

Description	Total Price
Brolio Lane Preserve Clearing	\$11,350.00

SCOPE OF WORK:

Brolio Lane Preserve Clearing

EarthBalance® will supply the labor and materials necessary for a one-time fuel load reduction event within approximately .18 acres at Brolio Lane in Collier County, Florida. This Task will include trimming all palms and saw palmettos under 12-feet in height; including trimming the boots of the palms, all dead fronds, and live fronds that hang below 45-degrees. All dead material within the boundary will be removed. The duff layer will be raked up and hand removed from site. All debris generated will be removed from the site and disposed of at an approved facility. All work will be directed by a qualified Project Manager.

EarthBalance® will perform the services described above for a fixed fee of **\$11,350.00**.



CHANGE ORDER #2 (continued)

The net amount for Change Order #2 is an increase of \$11,350.00.

Original Contract Amount	\$ 785,250.00
Change Order #1	\$ 74,397.11
Change Order #2	<u>\$ 11,350.00</u>
New Contract Amount	\$ 870,997.11

I hereby grant authorization for the Scope of Work and Fees listed above. I understand that all terms and conditions of the standard **EarthBalance®** Professional Services Agreement still apply to these requested services. This Change Order shall remain valid for a period not to exceed thirty (30) days beyond the submittal date of **June 9, 2025**.

QUOTED BY: James Barron
Project Manager
EarthBalance®
2570 Commerce Parkway
North Port, FL 34289
jbarron@earthbalance.com

EARTHBALANCE®

By: _____

Printed: _____

Title: Vice President

Date: _____, 2025

CLIENT

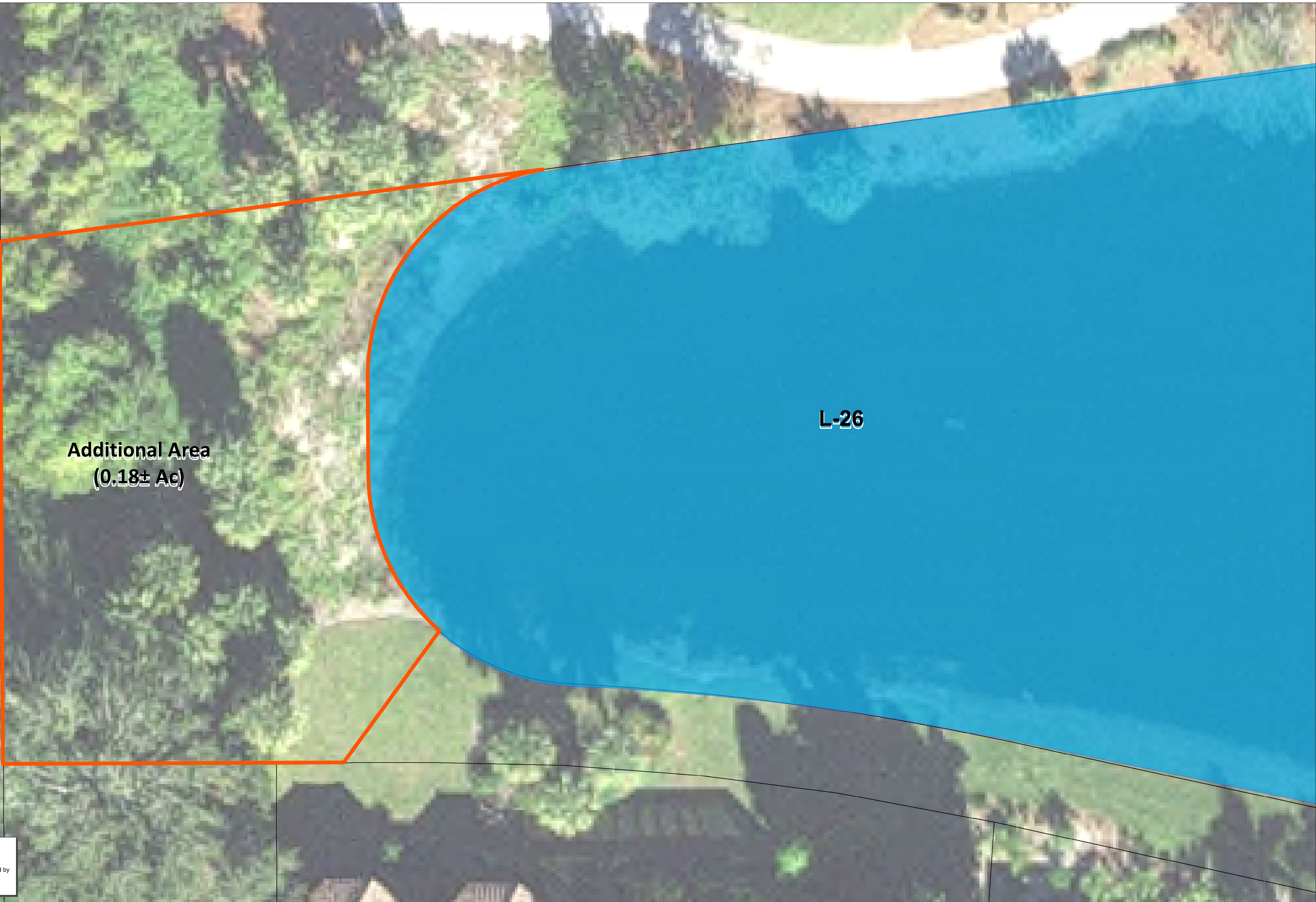
By: _____

Printed: _____


Title: _____


Date: _____, 2025


\\fms01\archived\arch-drawings\2002\20023589-001 Misc\Environmental\Exhibits\Additional Areas 20250226\Briole Ave Add Areas.mxd



LEGEND

Mediterra CDD

Parcel Lines

Lakes

NOTES

1. Most of the aerial photographs shown were provided by Collier County government and have a flight date of 2024. A narrow portion of the aerial photos to the north were provided by Lee County government and have a flight date of 2023.

REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
-----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Collier County Property Appraiser Property Summary

Parcel ID **59966005103**

Site Address

***Disclaimer**



Site City **NAPLES**

Site Zone

***Note**

34110

Name / Address **MEDITERRA SOUTH COMMUNITY**

DEVELOPMENT DISTRICT

2300 GLADES RD #410W

City **BOCA RATON**

State **FL**

Zip **33431**

Map No.

3A11

Strap No.

485055GC-4 13A11

Section

11

Township

48

Range

25

Acres ***Estimated**

7.86

Legal

MEDITERRA SOUTH GOLF COURSE PHASE FOUR TRACTS GC-4, 4A, 4B & 4C, LESS THOSE PORTIONS AS DESC WITHIN THE REFERENCED PARCELS "GOLF HOLE #2, 3, 4 & 5 SOUTH" AND "GOLF HOLE #16 SOUTH" AND "GOLF HOLE #13, 14 & 15 NORTH" AND "GOLF HOLE #16 NORTH" AND "GOLF HOLE 1, 9, 10, 17 & 18 NORTH, 1, 9, 10, 17 & 18 SOUTH, DRIVING RANGE" IN OR 4518 PGS 145-47 & 154-169, LESS THOSE PORTIONS AS DESC IN OR 4561 PGS 913-915 REFERENCED AS "PARCELS 1-4"

Millage Area 143

Millage Rates *Calculations

Sub./Condo **485055 - MEDITERRA SOUTH GC PHASE 4**

School

Other

Total

Use Code 86 - COUNTIES INCLUDING NON-MUNICIPAL GOV.

4.3132

5.2568

9.57

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
10/05/10	4612-2440	\$ 0

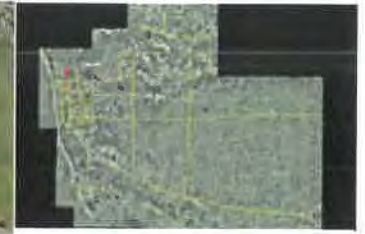
2024 Certified Tax Roll

(Subject to Change)

Land Value	\$ 100
(+) Improved Value	\$ 0
(-) Market Value	\$ 100
(-) Assessed Value	\$ 100
(-) School Taxable Value	\$ 0
(-) Taxable Value	\$ 0
Ad Valorem Taxes	\$ 0
(+) Non-Ad Valorem Taxes	\$ 0
(-) Total Taxes	\$ 0

Values are as of January 1st each year. If all values are 0, this parcel was created after the Final Tax Roll.

Disclaimer: The actual total property taxes may vary due to changes in millage rates set by taxing authorities, the addition of non-ad valorem assessments, and special assessments. For the most accurate and up-to-date tax information, please visit the [Collier County Tax Collector's office to see the final Tax bills.](#)



MAP LEGEND

Major Roads

Street Names



Parcels

Aerials 2025 Urban (6W)

Aerials 2025 Rural (1FT)



Collier County

Folio Number: 59966005103
Name: MEDITERRA SOUTH
COMMUNITY
Street# & Name:
Build# / Unit#: GC-4 / 1
Legal Description: MEDITERRA
SOUTH GOLF COURSE PHASE
FOUR TRACTS GC-4, 4A, 4B & 4C,
LESS THOSE PORTIONS AS DESC
WITHIN THE REFERENCED

Collier County Property Appraiser, Naples, FL

0 1 2 3 4 5 6 7 8 9 10

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Mediterra CDD

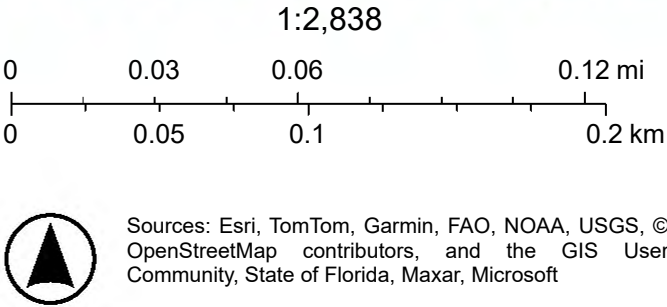


5/13/2025, 9:39:02 AM

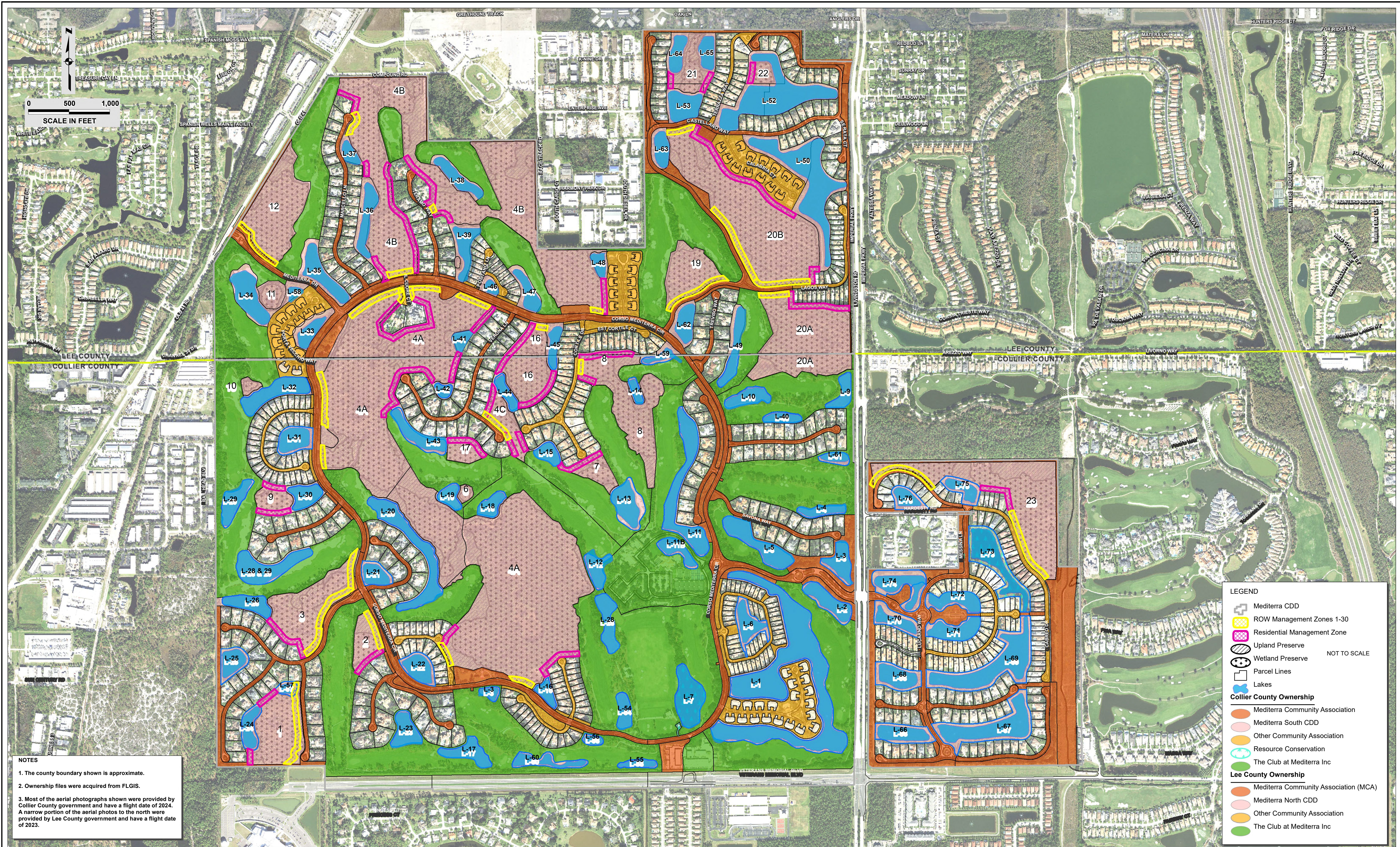
- Mediterra CDD
- ROW Zones 1-9 (9.38± Ac)
- ROW Management Zones 10-25 (8.68± Ac)
- ROW Zones 10-25
- Upland (3.29± Ac)
- Wetland (5.39± Ac)

- Residential Management Zone (0' - 60')
- Area 3 (6.78± Ac)
- Conservation Areas
- Community Labels
- Lakes
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



\\fms01\archived\arch-drawings\2002\23589-001 Misc\Environmental\Exhibits\Fuel Load Management Zones.mxd



Medterra
Lee & Collier Counties, Florida

JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Fuel Load Management Zones

DATE	PROJECT	FILE NO.	SCALE	SHEET
February 2025	20023589-001	--	As Shown	1

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

13

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT

April 30, 2025

Mediterra CDD

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Terms: Net 30 days

DESCRIPTION

Provide labor to install wildfire sensors throughout the preserves.

SWS will provide Six (6) technicians per day, 10 hours per day

Technicians will be on site for nine (9) hours each day with one (1) hour travel time

SWS will supply ladders and drills for installation.

***Sensors to be supplied by Dryad**

Per Day: \$5,500.00

***Sensor locations to be determined by Dryad**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

14

PROFESSIONAL SERVICES SUPPLEMENTAL AGREEMENT NO. _____

THIS IS A SUPPLEMENTAL AGREEMENT made as of _____, 20__, between **MEDITERRA COMMUNITY DEVELOPMENT DISTRICT** ("CDD/OWNER") and **JOHNSON ENGINEERING, LLC** ("CONSULTANT").

For **Mediterra Lakes Assessment**, (the "Project").

This Professional Services Supplemental Agreement ("Supplemental Agreement") is made and entered into on the date first written above between OWNER and CONSULTANT, and is made pursuant to and shall be attached to and made a part of the Professional Services Agreement ("Original Agreement"), for the Project known as **District Engineer – General Engineering**, Section 11, Township 48 South, Range 25 East, which Original Agreement was made and entered into on **February 26, 2003**.

Execution of this Supplemental Agreement by CONSULTANT and OWNER constitutes OWNER's written authorization to CONSULTANT to proceed on the date first above written with the Services or amended Services described in Exhibit A, ("Scope of Services") and in other exhibits listed below. This Supplemental Agreement will become effective on the date first above written. All of the covenants, terms, conditions, provisions, and contents of the Original Agreement, referred to hereinabove, and any Amendments executed thereto, shall be and are applicable to this Supplemental Agreement, as if the same were set forth and contained herein.

A determination has been made by the OWNER and the CONSULTANT that pursuant to and under the purview of the Original Agreement, the OWNER and CONSULTANT desire to supplement the service(s) of said CONSULTANT.

The OWNER hereby authorizes the CONSULTANT, and the CONSULTANT hereby agrees, to provide and perform the particular services and/or work as set forth hereinafter as a supplement to the services and/or work previously authorized and agreed to.

SECTION 1.00 SCOPE OF PROFESSIONAL SERVICES

CONSULTANT hereby agrees to provide and perform the professional services, tasks, and work required and necessary to complete the services and work as set forth in Exhibit A entitled "Scope of Services", which is attached hereto and made a part of this Supplemental Agreement.

SECTION 2.00 COMPENSATION

The OWNER shall pay the CONSULTANT for all requested and authorized services, tasks, or work completed under this Supplemental Agreement by the CONSULTANT, in accordance with the provisions for compensation and payment of said services, tasks, or work as set forth and described in Exhibit B, entitled "Compensation", which is attached hereto and made a part of this Supplemental Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement to be effective as of the date first above written.

OWNER:

**MEDITERRA
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

By: Chesley "Chuck" Adams
Name Typed or Printed

Title: Director of Operations

Address for giving notices:

Mediterra CDD c/o
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Phone: (239) 464-7114

Email: adamsc@whhassociates.com

ATTEST:

Secretary

(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this _____ day of _____, 20____, by _____.

CONSULTANT:

JOHNSON ENGINEERING, LLC

Signature

By: Lonnie V. Howard
Name Typed or Printed

Title: President

Address for giving notices:

Johnson Engineering, LLC
2122 Johnson Street
Fort Myers, Florida 33901-3408

Phone: (239) 334-0046

Email: lhoward@johnsoneng.com

Notary Public

Name typed, printed or stamped (Seal)

____ Personally Known OR

____ Produced Identification

Type of Identification Produced _____

Exhibit A

Exhibit A consisting of **five** (5) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:
OWNER _____
CONSULTANT _____

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

The "Scope of Professional Services" as set forth in Exhibit "A" of the Professional Services referred to hereinbefore is hereby supplemented so that the SERVICE PROVIDER shall provide and perform the following professional services, tasks, or work as a supplement to the scope of services previously agreed to and authorized:

SCOPE OF SERVICES DEFINITIONS

The following are definitions of terms relating to scope items throughout this proposal:

- PROJECT refers to the Mediterra Lakes Assessment
- CONSULTANT refers to Johnson Engineering, LLC.
- OWNER refers to The Mediterra Community Development District

PROJECT BACKGROUND

The Mediterra Community Development District (OWNER) has expressed an interest in understanding the current stormwater lakes quality and therefore, has requested professional engineering services from Johnson Engineering, LLC (CONSULTANT) for an independent comprehensive review of the seventy-six (76) lakes within the Mediterra Community to include:

- General consultation, project coordination, and meeting attendance
- Littoral plantings – conduct lake(s) site observations to visually assess and evaluate the littorals, confirm the identity of the plant species, determine plant coverage areas, assess the overall quality of the existing ponds vegetation, and verify plant health and performance
- Vegetation maintenance review to document potential issues which may require resolution, such as existence of invasive/nuisance vegetation, and potential eutrophication related issues
- Water quality - specific lake(s) testing comprises limited field water chemistry assessment to include dissolved oxygen levels, and general visual and odor observation
- Lake bank erosion assessment – identify areas of lake banks with drop-offs greater than nine (9) inches vertical, rocks, stumps, and debris to be removed, gully repair, rip rap repair, sod repair, or other spot location deficiencies
- Identify sources of erosion that cause gullies and washouts such as pool & roof discharges

- Illicit discharges – identify the visible release of any substance into the lakes other than stormwater. This includes dumping, spilling, or emitting substances that can introduce pollutants such as heavy metals, oil, and grease
- General observation and documentation of the visible lake(s) stormwater structures (ex. outfall structures and headwalls) and identify visual deficiencies such as broken or missing grates, or spalling concrete. This does not include structures that are underwater at the time of the observation.
- Preparation and presentation of two final reports for the “Limnological Assessment Report” and “Lake Bank Assessment Report” including accompanying plan sets

TASK 1.0 – GENERAL CONSULTATION, PROJECT COORDINATION, & MEETING ATTENDANCE

CONSULTANT shall communicate and coordinate with the OWNER and District Staff for scheduled activities for site visits and attend any meetings deemed necessary to provide updates and respond to the OWNER during the duration of the PROJECT. CONSULTANT shall communicate and coordinate with field and office staff for the project activities including the field survey, aerial survey, field/office work for vegetation assessment and report, water quality testing, field/office work for the lake(s) banks assessment and report.

OWNER shall be responsible to issue a community notification that drone activities will occur above the seventy-six lakes during an established time period, to be determined.

TASK 2.0 – LAKE(S) VEGETATION CONDITIONS ASSESSMENT & PLANS

The CONSULTANT shall utilize information generated in Task 2.1 to assess lake vegetation within the privately maintained Mediterra Community Development District. The CONSULTANT and/or a SUB-CONSULTANT shall perform aerial photography via either a drone-controlled camera or traditional manned aircraft at necessary portions of each lake to assist in documenting existing lake vegetation. The CONSULTANT shall incorporate the current drone images into the “Littoral Assessment Plan Set” to be included in the final “Limnological Assessment Report” referred to in Task 2.2. This plan set will document the areas of existing lake vegetation at the time of the drone flight and include general line work from the approved development plans, provided by others, to depict location context and lake littoral planting areas. Each lake plan will be appropriately scaled on an individual basis and include lake bank vegetation tables identifying plant species and percentage of species coverage. The preparation of the “Littoral Assessment Plan Set” will be based on data collected from lake site visits, aerial photography, development linework provided by others, and limnological assessment. The final plan set will be included in the “Limnological Assessment Report” in digital (.PDF) format on 11”x17” sheets.

The deliverable for this task shall be a final plan set in digital (.PDF) format on 11”x17” sheets.

TASK 2.1 – FIELD/OFFICE WORK FOR VEGETATION OBSERVATIONS

The CONSULTANT shall conduct lake site visits at seventy-six (76) lakes to record and document the physical limits of existing lake vegetation and visually assess and evaluate the littorals, confirm the identity of the plant species, determine approximate percentage plant coverage areas, assess the overall quality of the existing pond vegetation, and document potential issues which may require resolution. Potential issues include existence of invasive/nuisance vegetation and eutrophication related issues. This additional

information will be included in the “Littoral Assessment Plan Set” for review and consideration during the presentation of the “Limnological Assessment Report” and recommendations.

CONSULTANT shall create an appendix of the photographic documentation, a table of vegetation species and coverages, for inclusion in a “Limnological Assessment Report”. This report will also summarize the methods used in evaluating the seventy-six (76) lakes within the community.

The deliverable for Task 2.1 shall be the deliverable as identified in Task 2.2.

TASK 2.2 – LIMNOLOGICAL ASSESSMENT OF LAKE SYSTEM & REPORT

SUB-CONSULTANT shall prepare a final “Limnological Assessment Report” and presentation, utilizing information generated in the other tasks. SUB-CONSULTANT shall attend one meeting with the OWNER to present the “Limnological Assessment Report” and to discuss the findings and recommendations.

The deliverable for this task shall be the “Limnological Assessment Report” including the “Littoral Assessment Plan Set” The CONSULTANT shall provide the OWNER with a digital (.PDF) copy of this report and plan set as a final project deliverable. Any revisions requested following the delivery of the final report shall be considered in addition to the scope and fee provided herein.

TASK 3.0 – WATER QUALITY TESTING AND OBSERVATIONS

CONSULTANT will collect one (1) set of dry season (March-May) water quality (WQ) samples from seven (7) lakes within the Mediterra CDD boundaries (L-24, L-35, L-37, L-52, L-55, L-66S and L-76). Field measurements including Temperature (°C), Dissolved Oxygen (%), Specific Conductance (µg/L), and pH will be collected using a Florida Department of Environmental Protection (FDEP) approved WQ meter. Additionally, to the field readings a Secchi disk depth (ft) measurement will be taken. WQ samples will be collected no less than two (2) feet below the surface of the water from the center of the lakes using a vessel. Sampling will be conducted in accordance with applicable FDEP Standard Operating Procedures (SOP's), and samples will be delivered to an accredited certified water laboratory following proper chain-of-custody procedures under standard turnaround time. The WQ samples will be analyzed for total nitrogen (TN), total phosphorus (TP), chlorophyll-a and color. The WQ results will be incorporated into the “Limnological Assessment Report” (Task 2.2) as a one-time snapshot of current conditions to determine conditions of each lake.

The deliverable for this task shall be the compilation of the lab results for the testing of the seven lakes.

TASK 4.0 – LAKE(S) BANKS CONDITION ASSESSMENT FIELD WORK

CONSULTANT shall make the necessary site visits to visually assess and document the existing conditions of the lake banks located within the privately maintained Mediterra Community Development District as follows:

- Identify areas of lake banks with drop-offs greater than nine (9) inches vertical, rocks, stumps, and debris to be removed, gully repair, rip rap repair, sod repair, or other spot location deficiencies
- Identify sources of erosion that cause gullies and washouts, such as pool & roof discharges

- Look for and identify illicit discharges which are the visible release of any substance into the lakes other than stormwater. This includes dumping, spilling, or emitting substances that can introduce pollutants such as heavy metals, oil, and grease
- General observation of the visible lake stormwater structures (ex. outfall structures and headwalls) and identify visual deficiencies such as broken or missing grates, or spalling concrete. This does not include structures that are underwater, buried, or not visible at the time of the observation. Internal portions of stormwater structures will not be inspected. This is not intended to be an exhaustive inspection of the structures.

The information generated from this task shall be included in the “Lake Bank Assessment Report” and plan set as identified in Task 4.1.

TASK 4.1 – LAKE(S) BANKS CONDITION ASSESSMENT REPORT & PLANS

CONSULTANT shall analyze and document findings and prepare a report for the OWNER. The report shall include suggested types of lake bank rehabilitation/restoration efforts for consideration of a maintenance program for the lake banks.

The final plans shall include a lake tabulation showing the total perimeter and the linear feet of needed repairs and type of repair as well as stormwater structure observations. The plan set will be in digital (.PDF) format on 11”x17” sheets at a scale of 1”=100’. The CONSULTANT shall provide the OWNER with a digital (.PDF) copy of this report and plan set as a final project deliverable. Any revisions requested following the delivery of the final report shall be considered in addition to the scope and fee provided herein.

The CONSULTANT in no way will warranty any lake bank restoration/rehabilitation efforts performed during and after the lakes assessment has been performed. The CONSULTANT will not guarantee the life or longevity of the current or future conditions of the lake banks. The report will provide professional opinions and recommendations and shall be considered and treated as such. The OWNER assumes all liability for the lake’s current conditions and the lake bank stabilization workmanship and installation.

The deliverable for this task shall be a “Lake Bank Assessment Report” and a 11”x17” digital (.PDF) plan set as mentioned above.

TASK 5.0 – MEETING ATTENDANCE AND PRESENTATION TO CLIENT

Upon preparation of a final report, the CONSULTANT shall attend a meeting to present and discuss the findings and recommendations with the OWNER.

The deliverable for this task is meeting attendance and presentation of the final reports and accompanying plan sets.

DELIVERABLES

- Limnological Assessment Report & accompanying Littoral Assessment Plan Set
- Lake Bank Assessment Report & accompanying Lake Bank Assessment Plan Set

REIMBURSABLE EXPENSES

This task will cover courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project, as needed.

EXCLUDED SERVICES

Changes from the anticipated scope of services as described herein will require an adjustment to CONSULTANT's compensation, which shall be negotiated and authorized through a Change Order or Supplemental Agreement executed by both parties.

Specific exclusions from the scope of work include:

- Boundary and topo graphic survey
- Archaeological surveys and impact assessments
- Subsurface Utility Exploration (SUE)
- Title work
- Preparation of easements or sketch & descriptions
- Geotechnical investigation or engineering
- Structural Engineering
- Architectural Services
- Fencing or signage
- Well Permits
- Zoning
- Development of engineering design plans
- Utility design services
- Pathway lighting design
- Landscape design
- Construction cost estimate
- Permitting fees
- Water use permits
- South Florida Water Management District (SFWMD) permitting
- U.S. Army Corps of Engineers (USACOE) Permitting
- Utility coordination
- Bid packages
- Construction engineering observation services
- Record drawings

Exhibit B

Exhibit B consisting of two (2) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Initial:
OWNER _____
CONSULTANT _____

COMPENSATION

Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided, and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT'S services which is on account of the Lump Sum will be based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T&M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. The amount payable for the services of CONSULTANT's Sub-Consultants engaged to perform or furnish services in Exhibit A will be the amount billed to CONSULTANT times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10.

Estimated Fees: CONSULTANT'S estimate of the amount that will become payable for Services (including CONSULTANT'S Sub-Consultants and reimbursable expenses) is only an estimate for planning purposes, is not binding on the parties and is not the maximum amount payable to CONSULTANT for the services under this Agreement. Notwithstanding the fact that the estimated amount for the services is exceeded, CONSULTANT shall receive compensation for all Services furnished or performed under this Agreement.

If it becomes apparent to CONSULTANT at any time before the Services to be performed or furnished under this Agreement are about eighty percent complete that the total amount of compensation to be paid to CONSULTANT on account of these Services will exceed CONSULTANT's estimate, CONSULTANT shall endeavor to give OWNER written notice thereof. Promptly thereafter OWNER and CONSULTANT shall review the matter of compensation for such Services, and either OWNER shall accede to such compensation exceeding said estimated amounts or OWNER and CONSULTANT shall agree to a reduction in the remaining services to be rendered by CONSULTANT under this Agreement so that total compensation for such Services will not exceed said estimated amount when such services are completed. The CONSULTANT shall be paid for all services rendered if CONSULTANT exceeds the estimated amount before OWNER and CONSULTANT have agreed to an increase in the compensation due to CONSULTANT or a reduction in the remaining services.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in "Exhibit A" entitled "Scope of Services", the OWNER shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
1.0	General Consultation, Project Coordination, & Meeting Attendance	\$25,908.00	LS
2.0	Lake(s) Vegetation Conditions Assessment & Plans (Lake Plans)	\$72,094.00	LS
2.1	Field/Office Work for Vegetation Observations	\$20,488.00	LS
3.0	Water Quality Testing & Observations	\$4,826.00	LS
4.0	Lake(s) Banks Condition Assessment Field Work	\$62,154.00	LS
4.1	Lake(s) Banks Condition Assessment Report & Plans	\$26,518.00	LS
5.0	Meeting Attendance & Presentation to Client	\$2,544.00	LS
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$214,532.00	LS

For services of CONSULTANT's Sub-Consultants engaged to perform or furnish services, the OWNER shall compensate the CONSULTANT as follows:

TASK	SUB-CONSULTANT	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
2.2	Ceilley Aquatic Science & Ecology - Limnological Assessment & Report	\$16,900.00	LS
3.0(a)	Benchmark Analytical	\$1,248.50	T&M
TOTAL COMPENSATION FOR SUB-CONSULTANT'S SERVICES:		\$18,148.50	LS; T&M

For reimbursable expenses of CONSULTANT, the OWNER shall compensate the CONSULTANT as follows:

REIMBURSABLE EXPENSES	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
Courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project.	\$2,500.00	T&M
Field monitoring instrument(s) & equipment	\$251.50	T&M
TOTAL COMPENSATION FOR REIMBURSABLE EXPENSES:	\$2,751.50	T&M

TOTAL COMPENSATION INCLUDING SUB-CONSULTANTS & REIMBURSABLE EXPENSES:	\$235,432.00	LS; T&M
--	---------------------	--------------------

**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE**
September 6, 2022

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

15



Estates Nursery LLC
24086 production circle
bonita springs, FL 34135
+12399637669
estatesnurseryllc@yahoo.com

Estimate

ADDRESS

Mediterra Community Association
15450 Corso Mediterra Circle
naples FL 34110
naples 34110

ESTIMATE # 1444

DATE 05/21/2025

P.O.

Medici Community Around Lake

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Remove plants (Cord grass)	1	780.00	780.00
Fakahatchee Grass	Fakahatchee Grass 3 Gallon	250	26.50	6,625.00T
SUBTOTAL				7,405.00
TAX				430.63
TOTAL				\$7,835.63

Accepted By

Accepted Date

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110</i>		
¹ <i>Bella Vita II Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110</i>		
² <i>Garden Room at The Club at Mediterra, 15755 Corso Mediterra Circle, Naples, Florida 34110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2024	Regular Meeting	9:00 AM
November 20, 2024	Regular Meeting	9:00 AM
December 4, 2024*	Regular Meeting	9:00 AM
January 15, 2025	Regular Meeting	9:00 AM
February 19, 2025	Regular Meeting	9:00 AM
March 11, 2025 ¹	Wildfire Workshop	10:30 AM
March 19, 2025	Regular Meeting	9:00 AM
April 16, 2025	Regular Meeting	9:00 AM
May 21, 2025 <i>rescheduled to June 12, 2025</i>	Regular Meeting	9:00 AM
June 12, 2025 ²	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	9:00 AM
June 18, 2025 CANCELED	Regular Meeting	9:00 AM
August 20, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	9:00 AM

Exception

**December meeting date is two (2) weeks earlier to accommodate the holidays.*

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

MEDITERRA CDD

Key Activity Dates

Updated: June - 2025

Highlighted boxes indicate current and upcoming projects within 60 days

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad & Tadpole removal project is scheduled to commence in February. 2 night visits per month (February through November).Program will include 18 visits.	2/24 thru 11/2025
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year.	Feb./May/ August/Nov 2025
Lake & Wetland Contract	SOP	N/A	Executed Contract Agreement with EarthBalance for Lake and Wetland Services.	11.1.24 thru 10.31.25
Elide Fire Extinguishing 6" Ball (Standard Bracket) Phase II Project to include the installation of 24 Cabinets	SOP	N/A	Project is scheduled to commence September 1, 2024.All work provided by the contractor shall be warranted for two (2) years. Manufacturer warranty is three (3) years; however they have indicated the fire balls last for five (5).Project completed November 25, 2024.	Warranty Expires 11/2026
Annual Financial Report June Agenda Item	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year. Auditor placed on notice of deadline being no later than April 30th annually, and provide in their May agenda package for Board's consideration/approval.	June Agenda Item and Due 6/30/2025
Proposed Budget June Agenda Item	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.	June agenda item and due 6/15/2025
O & M Assessment letter	SOP	N/A	Staff to provide Chairman's draft assessment letter to the Board 48 hours in advance of mailing to the Residents of proposed increases. Notices must be mailed thirty days in advance of meeting to adopt the budget and received by WHA (Corporate) forty days in advance of the hearing date.	7/1/2025 draft notice to Chairman & 7/7/25 notice to WHA
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.	9/15/2025

Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2025
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2025
TRIM Compliance Report	200.068	Department of Revenue, Property Tax Oversight, Trim Compliance Section	No later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)	10/15/2025
Canna Lilly cut back	SOP	N/A	Seasonal cut back and removal of large stands of Canna Lilly on lake banks owned by the District, to reduce seasonal unsightliness and promote new lush and vigorous growth. Program to be considered/completed between February & March of each year if necessary.	Feb. & March Annually
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30, 2024	11/30/2025
Fiscal Year Annual District Filing Fee and Update Form	190,189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by December 3rd.	12/3/2025
Laptop @ MCA	SOP	MCA GM Bill Bowden	Mr. Adams to create a cloud link on the website and will upload records of proceedings. This project is still in progress however the Webmaster is reviewing all items at this time to ensure ADA Compliance. Upon speaking with Corporate, the Webmaster has not been able to provide an estimated completion date.	On-going
Certification of District Registered Voters	190(3)(a)(2)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2025

Interconnecting Drain Pipe/Outfall Structures inspection and cleanout	SOP	N/A	Annual inspection and clean out of all lake and wetland interconnecting drain pipes and control structures, that are owned and operated by the District, where the percentage of pipe block exceeds 25%. 2025 Annual Inspections commenced on January 6th. Pipe cleaning approved during the February Board meeting for \$58,700.00. Project commenced 3/19/25 and was completed April 7th.	2026 Annual inspections completed in January
Water Testing/Sampling	SOP	N/A	Testing & Sampling of four outfall ponds (Lake - 24, 35, 37, 52 & 55) performed during the month of September (wet season); and February thru May (dry season).	September & February thru May annually
Lake Audit Report conducted by WHA	SOP	N/A	Annual inspection and report of all District owned lakes. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks, aerator operation and any unauthorized activities in or adjacent to the lakes.	3/1/2026
Littoral Planting Projects	SOP	N/A	Lakes will be identified during the annual Lake audit.	3/1/2026
Stormwater Management Needs Analysis Report	FL Statutes 403.9301 and 403.9302	20 year needs analysis	New legislation that requires the District to analyze its existing stormwater infrastructure necessary to comply with the statutory requirements to create a 20-year needs analysis. 6/30/22 and every five years there after.	6/30/2027
Residential Preserve Fire Reduction Program - Three Year Rotation Program	SOP	N/A	As approved June 16, 2021; Project commenced on January 3, 2022 and will continue every three years. Castellano Way Area RMZ-11 of \$14,200.00 to be added to the 3 year rotation project and added to the Fiscal Year 2023/24 Budget.	Estimated time frame: 2/3/25 thru 5/31/25
Fuel Load Reduction Right of Ways	SOP	N/A	As approved at the August 21, 2024 meeting; project awarded to Earthbalance and is scheduled to commence during the dry season and added to the Fiscal Year 2024/25 Budget.	December 9, 2024 thru January 28, 2025
Phase Three East - Stormwater Pond 74: Permit# 11-103215-P	SOP	N/A	The original issue date was April 16, 2020. Modified May 19, 2022. The duration of the permit is extended until October 7, 2027 per the request to SFWMD. As discussed at the December 6, 2023 meeting; possible extension due to Hurricane Ian of 9/2022 to early 2029. 90 day reminder is included, as reflected. Once the stormwater planning exercise is completed, it will have to be repeated every five years.	1/1/2026 (reminder) 10/7/2027 - deadline May 10, 2029

Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2025
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2025 annually
Goals, Objectives & Annual Reporting Form	SHB7013 Special Districts Performance Measures and Standards	Publish annually on the District's website	Starting October 1, 2024, or by the end of the first full fiscal year after its creating (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.	Due 12/1/2025
Qualified Public Deposit Identification and Acknowledgement Form	280.02	Maintain original document in District Reports	Complete each time a new account is opened with a Qualified Public Depository.	

Bond - Disclosure	Bond Indenture Update	E.M.M.A. (Electronic Municipal Marketing Access) and Bond Trustee	<p>Loan payments each April 1 and November 1, commencing May 1, 2022.</p> <p>Section 701(g) The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State. Within the first six months of each fiscal year (April 1), the District Manager shall file with registered owner of the 2022 Note (the "Owner") a compliance certificate as confirmation of the insurance coverages relating to the 2012 Project, such compliance certificate to include, without being limited thereto, a schedule of all insurance policies required by the Indenture which are then in effect, stating with respect to each policy the name of the insurer, the amount, number, and expiration date, and the hazards and risks covered thereby. Section 701(j) Furnish a copy of the District's audit by June 30 of each year to Owner. Section 701(k) Provide copy of annual budget to Owner within 45 days after commencement of each fiscal year (November 14). Budget must specifically detail the series 2022 assessments and any other special assessment levied by the District w/ respect to such fiscal year. Section 701(l) District shall maintain records with respect to the Series 2022 Assessments which shall be updated as Series 2022 Assessments are collected. The records shall detail Series 2022 Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting for the foregoing information will be provided to the Owner at such times, and in such format as the Owner may reasonably request. Section 701 (m) Commencing with the tax roll adopted during calendar year 2022, the District shall provide the Owner the certified assessment roll detailing the Series 2022 Assessments, if any, to be imposed for each tax year within 30 days of the date the such roll becomes available.</p>	April 1, May 1, June 30 November 1, November 14, and 30 days from certification of assessment roll annually
Bonds - Arbitrage	IRS Regulation	IRS - if a rebate is due.	The Bond Indenture refers to IRS rules which state an issuer must pay (an Arbitrage) rebate installment for computation dates that occur at least once every 5 years. Rebate payments are due within 60 days after each computation date. The final rebate payment for an issue is due within 60 days after the issue is discharged. See IRS Regulation Section 1.148-3(e) through (g).	11/1/2024

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
STORMWATER PONDS AND APPROXIMATE LOCATION
 Last Updated 9.15.2022

L-1	Monterosso & Villoresi	L-39	Teramo & Positano
L-2	Main Entrance Southside	L-40	Golf Course & Trebbio
L-3	Main Entrance Northside	L-41	Verona
L-4	Golf Course & Savona	L-42	Verona
L-5	Golf Course & Savona	L-43	Golf Course & Verona
L-6	Villoresi	L-44	Verona & Cortile
L-7	Golf Maintenance	L-45N	Cortile
L-8	Golf Course & Milan	L-45S	Cortile
L-9	Golf Course & Trebbio	L-46	Positano
L-10	Golf Course & Trebbio	L-47	Golf Course & Positano
L-11	Benvenuto	L-48	Brendisi
L-11B	Club House	L-49N	Golf Course & Treviso
L-12	Club House	L-49S	Golf Course & Treviso
L-12B	Club House	L-50	Serata, Calabria, and Villalago
L-13	Club House	L-52	Terrazza & Serata
L-14	Golf Course & Cortile	L-53	Amarone & Terrazza
L-15	Golf Course & Cortile	L-54	Golf Course Maintenance
L-16	Milan	L-55	Golf Course Maintenance
L-17	Golf Course & Corsini	L-56	Golf Course & Milan
L-18	Golf Course & Verona	L-57	Padova
L-19	Golf Course & Verona	L-58	Porta Vecchio
L-20	Bello Lago	L-59N	Cortile & Golf Course
L-21	Bello Lago	L-59S	Cortile & Golf Course
L-22	Medici	L-60	Golf Course & Milan
L-23	Golf Course & Corsini	L-61	Golf Course & Trebbio
L-24	Padova	L-62	Treviso
L-25	Padova	L-63	Amarone
L-26	Golf Course & Padova	L-64	Amarone
L-27 & 28	Golf Course & Ravello	L-65	Terrazza
L-29	Golf Course & Bellezza	L-66S	Celebrita & Felicita
L-30	Bellezza & Ravello	L-67	Cellini & Buonasera
L-31	Bellezza	L-68	Lucarno & Felicita
L-32	Porta Vecchio & Bellezza	L-69	Lucarno II, Cellini, and Cabreo
L-33	Porta Vecchio	L-70	Lucarno
L-34	Golf Course & Porta Vecchio	L-71	Lucarno II
L-35	Marcello & Golf Course	L-72	Lucarno II
L-36	Marcello	L-73	Lucarno II & Cabreo
L-37	Marcello	L-74	Lucarno II
L-38	Golf Course & Teramo	L-75	Caminetto
		L-76	Caminetto

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

ACTION/AGENDA
OR
COMPLETED
ITEMS

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	ACTION	Move "Completed" items 6 months or older from the date moved to completed to the Archive List.	Admin Staff	X		
2	03.03.21	ACTION	Board: Include Mrs. Adams/Mr. Willis/Chair in email requests to Mgt. Mrs. Adams: Respond to requests indicating person who will give info. Mr. Willis: Track all requests.	Board Mrs. Adams Mr. Willis	X		
3	04.21.21	ACTION	Obtain unit pricing for all contracts moving forward.	CDD Staff	X		
4	11.16.22	ACTION	Add Mr. Tarr in fire incident emails so he can alert Board.	Mr. Bowden	X		
5	02.21.24	ACTION	Take ethics training by 12.31.25. \$79 online course approved.	Board	X		
6	02.21.24	ACTION	Provide Board w/ permit for Permit Extension–Phase 3 East Stormwater Pond 74.	Mr. Adams	X		
7	04.17.24	ACTION	Draft specs for future lake bank remediations.	District Eng	X		
8	08.21.24	ACTION	Webmaster to send Shane monthly email regarding updates.	Mr. Willis	X		
9	08.21.24	ACTION	Email Board when agenda packages are late.	Corporate	X		
10	10.16.24	ACTION	Staff will develop a bulleted list of Code of Conduct items to be inserted into the CDD's standard contracts going forward.	Mr. Adams	X		
11	10.16.24	ACTION	Ensure palm fronds, trash & debris are removed from lakes as water levels recede.	Mr. Willis	X		
12	10.16.24	ACTION	Submit proposal for independent performance review of stormwater system according to scope of work as discussed.	Mr. Zordan	X		
13	10.16.24	ACTION	Monitor Operating Account to maintain \$250,000 & sweep excess to BankUnited ICS account.	Corporate	X		
14	11.20.24	ACTION	Lake 37 will be tested in dry season. Mr. Elizarraraz: Provide letter stating "We see no reason to take any additional action until the next regularly scheduled sampling".	Mr. Zordan/ Mr. Elizarraraz	X		
15	02.19.25	ACTION	Notify homeowners that their previous drainage system modifications caused washouts, some significant. Improve communications, ensure correct letters are sent to homeowners & develop timeline. Create checklist to track notifications, repairs, & movement of drainage to be done by owner versus the CDD.	CDD Staff	X		
16	02.19.25	ACTION	Research if plantings are prohibited in drainage easements.	Mr. Zordan	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
17	02.19.25	BOTH	Zordan: Re-bid Lake 43 Verona project. Mrs. Adams: Prep Change Order to remove \$34,498 MRI project cost. Include photos, maps & info on next agenda.	Mr. Zordan Mrs. Adams	X		
18	02.19.25	ACTION	Utilize property owners' official contact info from Property Tax Records for official communications & send copy of communication to any alternate contacts provided.	CDD Staff	X		
19	02.19.25	ACTION	Email EarthBalance preserve cleanup timeline to Mrs. Adams.	Mr. Barron	X		
20	02.19.25	BOTH	Draft policy to hold homeowners accountable for failure to make recommended lake bank remediations.	Ms. Willson	X		
21	02.19.25	BOTH	Include comprehensive Lake Bank Analysis for next calendar year on April agenda.	Mr. Zordan	X		
22	02.19.25	ACTION	Update Frequently Asked Questions (FAQs)	CDD Staff	X		
23	02.19.25	ACTION	Attempt to borrow "Owl" camera for future meetings when all Supervisors are not present.	Mr. Willis	X		
24	03.19.25	ACTION	Mr. Adams: Review Covenants. Mr. Willis: Work with District Engineer to ensure drainage issues are addressed.	Mr. Adams Mr. Willis	X		
25	03.19.25	BOTH	For next meeting, report annual lake audit findings/present recommendations. Obtain proposal for lake bank remediation & littoral plantings. Present at next meeting.	Mr. Willis		X	
26	03.19.25	BOTH	Board: Generate a list of questions re: fire mitigation	Board	X		
27	03.19.25	ACTION	FedEx Nov 2017 Johnson Eng report to Ms. Wheeler.	Management	X		
28	03.19.25	ACTION	Email Dryad report to Board.	CDD Staff	X		
29	03.19.25	BOTH	Ask GIS professionals if map overlay showing preserves w/in 60' of a residence can be done & cost; present proposal at next meeting.	Mr. Nychyk	X		
30	03.19.25	ACTION	Email Board FY24 cost for Johnson Eng. Work Authorization for Surface Water & Sediment Testing Analysis & Reporting (FY25: \$13,995)	CDD Staff	X		
31	03.19.25	ACTION	Discuss Unaudited Financials & CDD accounting with Mr. Light.	Mr. Adams	X		
32							
33							

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
34	03.19.25	ACTION	Reduce level of detail & conversation in meeting minutes.	Management	X		
35	03.19.25	ACTION	Reorganize agenda order to 1, 2, 3, 4, 11, 14, 7, 5, 12.	Management	X		
36	03.19.25	ACTION	Remove zoom info from the agenda letter.	Management		X after 04.16.25 meeting	
37	04.16.25	ACTION	Move Operations Financial Impact Analysis up in Agenda, following Unaudited Financials.	Management	X		
38	04.16.25	ACTION	Present Standard Operating Procedure for notifying & following up with residents re: needed remediations.	Ms. Willson	X		
39	04.16.25	ACTION	Present example of revised drainage schematic for residents who must arrange for drainage remediation.	Mr. Zordan	X		
40	04.16.25	ACTION	Schedule a pre-application call with SFWMD, Dryad & Mr. Nott re: the DRYAD system.	Mr. Zordan	X		
41	04.16.25	ACTION	Consult fire department, a monitoring company & the MCA re: the DRYAD system.	Mr. Light	X		
42	04.16.25	ACTION	Revise Section 2C of Resolution 2025-03.	Ms. Willson Mr. Adams	X		
43	04.16.25	ACTION	Modify Exhibit to Resolution 2025-03 to include PVC pipe as standard.	Mr. Zordan	X		
44	04.16.25	ACTION	Document areas w/ trees/vegetation planted in the LME.	Mr. Nott's team	X		
45	04.16.25	ACTION	Inform Mr. Bowden that Board Members attending MCA meetings are not representing the CDD. Questions or comments regarding CDD business should be submitted to the CDD Board for discussion at the CDD meeting.	Mr. Adams	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	06.20.24	ACTION	Determine if CDD can remediate/ repair if resident causes damage to CDD property & then enforce reimbursement.	Mr. Haber/ Ms. Willson		X	12.04.24
2	06.20.24	ACTION	Obtain proposal for repairs to Veterans/OS-Coco 1 outfall structures in dry season.	Mr. Zordan		X	12.04.24
3	08.21.24	ACTION	Ask wildlife expert to give iguana control presentation. 10.16.24: Schedule presentation by FWC/Cons. of SW Florida.	Mr. Willis		X	12.04.24
4	10.16.24	ACTION	Add 15221 Medici to MRI's list of drain pipes to be addressed.	Mr. Willis		X	12.04.24
5	10.16.24	ACTION	Ms. Willson's email to be attached to the 10.16.24 Minutes.	Corporate		X	12.04.24
6	10.16.24	ACTION	Send/email info package with approved vendors for remediations and schematics to Board Members.	Mr. Willis		X	12.04.24
7	10.16.24	BOTH	Appointment to Vacant Seat 4 might occur at Nov. meeting.	Mrs. Adams		X	12.04.24
8	10.16.24	ACTION	Resend the summary of insurance coverages to the Board.	Mrs. Adams		X	12.04.24
9	10.16.24	BOTH	Mr. Light & other interested candidates for vacant seat(s) to send email of interest to Mrs. Adams for next agenda.	Mrs. Adams		X	12.04.24
10	05.15.24	ACTION	Aquatics reports to be informative rather than repetitive or boilerplate. Factual reporting is needed, not marketing.	Mrs. Adams		X	02.19.25
11	08.21.24	ACTION	MRI Proposal #4931 for Lake #6 inlet in Villoresi: Schedule after rainy season.	Mrs. Adams		X	02.19.25
12	10.16.24	ACTION	Send MRI pipe inspection updates to Board when received.	Mrs. Adams		X	02.19.25
13	10.16.24	ACTION	Engage Pesky for one full sweep of both golf courses and rock banks, in a not-to-exceed amount of \$1,000.	Mr. Willis		X	02.19.25
14	10.16.24	ACTION	Confirm EarthBalance/Crosscreek tech # & service days/week.	Mr. Willis		X	02.19.25
15	10.16.24	BOTH	Prepare and send insurance summary to Board Members	Ms. Willson		X	02.19.25
16	10.16.24	ACTION	Schedule ROV pipe inspection for mid-January if possible.	Mrs. Adams		X	02.19.25
17	10.16.24	BOTH	Ms. Gartland: Draft Nov. Board Letter. Mrs. Adams: Email draft to Board; revisions to be discussed at Nov. meeting	Ms. Gartland/ Mrs. Adams		X	02.19.25
18	11.20.24	ACTION	Discuss second possible dog park site with MCA.	Mr. Tarr		X	02.19.25
19	11.20.24	ACTION	Follow up with GulfScapes re: proposal and engage contractor to replace washed out sod; NTE \$1,000.	Mr. Willis		X	02.19.25
20	11.20.24	ACTION	Update letter to residents, forward to Mrs. Adams to send to Mr. Tarr for review, after which the letter will be sent.	Ms. Gartland		X	02.19.25

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
21	11.20.24	ACTION	Review/approve Evaluation Criteria & project documents for preserves bid process, fire reduction RFP & fire ROW RFP; it is hoped that proposals can be reviewed in January 2025.	Board		X	02.19.25
22	11.20.24	ACTION	Provide Mr. Light a copy of the Lake Map.	Mrs. Adams		X	02.19.25
23	11.20.24	ACTION	Follow up with webmaster so Rules of Procedures are accessible on website.	Mr. Willis		X	02.19.25
24	11.20.24	ACTION	Offer Zoom mtgs going forward; re-advertise Meeting Sched.	Mrs. Adams		X	02.19.25
25	12.04.24	ACTION	Add link to FAQs to website home page, attach to nxt letter.	Mr. Willis		X	02.19.25
26	12.04.24	ACTION	Provide corrective action plan for Aquatic Maintenance Services.	Mr. Barron EarthBalance		X	02.19.25
27	12.04.24	ACTION	Advertise Fuel Load Reduction project for sealed bids. Open bids 01.06.25. Recommendations to BOS before Jan mtg.	Mr. Zordan		X	02.19.25
28	12.04.24	ACTION	Update Fuel Load Reduction Project Manual & solicit repeat contractors. Date to be extended if no responses are received.	Ms. Willson		X	02.19.25
29	12.04.24	ACTION	Readvertise & reschedule May mtg from 05.21.25 to 05.14.25.	Mrs. Adams		X	02.19.25
30	12.04.24	ACTION	Inspect lake structures #224 and #224A, re: complaint of foul odor emanating from cement structure	Mr. Willis		X	02.19.25
31	12.04.24	ACTION	Determine if dead palms can be removed from the preserve.	Mrs. Adams		X	02.19.25
32	12.04.24	ACTION	Speak with MRI re: failure to have flagmen directing traffic while working in CDD.	Mrs. Adams		X	02.19.25
33	01.15.25	ACTION	Identify CDD & MCA parcels cleared in ROW clearing project. Email GIS tech re: is info already in the shape files. MCA acreage to be deducted from contract. Alert MCA that Area 7 is not CDD's responsibility.	Mr. Zordan		X	02.19.25
34	01.15.25	ACTION	Inspect area of Medici Cocoplum hedge regarding 7 gaping holes & to mitigate issue. 2.19.25: The replacement Cocoplums installed were of inadequate size. Ms. Wheeler will not ask the CDD for compensation, as they will grow.	Mr. Barron EarthBalance		X	02.19.25
35	01.15.25	ACTION	Email Johnson Engineering standards for the Conservation Area Fuel Load Reduction Services RFP to Mr. Light.	Mr. Adams		X	02.19.25
36	01.15.25	ACTION	Have sod behind 15201 Medici replaced.	Mr. Willis		X	02.19.25

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
37	01.15.25	ACTION	Email Fishing Policy from another CDD to Board and/or Staff for informational purposes.	Mr. Adams		X	02.19.25
38	01.15.25	ACTION	Meet with Mr. Lively & follow up re: open structure behind pickleball court (can it be covered, runoff flow etc.)	Mr. Willis		X	02.19.25
39	03.03.21	ACTION	Email mtg agenda to Chair 3 days before sending to BOS. 10.16.24: Send to Vice Chair until new Chair elected	Admin Staff		X	03.19.25
40	03.03.21	ACTION	Review CDD website for accuracy & notify MCA GM of cancelled meetings/date changes to e-blast to residents.	Mr. Willis		X	03.19.25
41	04.21.21	ACTION	Add cloud link on website & upload record of proceedings. 11.16.22 Check status & provide update at 02/2024 meeting.	Webmaster		REMOVED	03.19.25
42	01.19.22	ACTION	Work with MCA Manager to ensure Staff has opportunity to proof communications before they are sent.	Mr. Willis		X	03.19.25
43	02.19.25	ACTION	Inspect large dead tree in Cortile pond area behind Mr. Peter Ray's home for possible removal.	Mr. Zordan		X	03.19.25
44	02.19.25	ACTION	Irrigation company to ensure irrigation reaches sod, install additional lines & irrigation heads.	Mr. Nott		X	03.19.25
45	02.19.25	ACTION	Ensure sod is watered twice per day for first month.	Mr. Nott		X	03.19.25
46	02.19.25	ACTION	Follow up with MRI regarding tractor left in cul-de-sac, sod damage from when tractor entered, and roadway stains.	Mr. Willis		X	03.19.25
47	11.20.24	BOTH	Work w/ ARC, MCA, etc to make sure drainage is addressed when approving lanai expansion and landscape remodels.	Admin Staff		REMOVED	03.19.25
48	01.15.25	ACTION	Plant "Land lock mat" littorals when rains begin. (April/May)	Mr. Zordan		REMOVED	03.19.25
49	02.19.25	ACTION	Notify resident, open max 20' in littorals behind the home.	Mr. Nott		X	03.19.25
50	02.19.25	ACTION	Present proposal for 3 extra acres of ROW clearing at residential rates.	Mr. Zordan/ Mr. Barron		X	03.19.25
51	02.19.25	ACTION	Mrs. Radford: Inform Mrs. Adams of MRI pipe cleaning date in advance. Send e-Blast to residents.	Ms. Radford/ Mrs. Adams		X	03.19.25
52	02.19.25	ACTION	Draft the notice to residents to be sent via e-blast.	Ms. Gartland		X	03.19.25
53	02.19.25	ACTION	Share most updated GIS map with Board & Staff. Post it on website. Present GIS map updates proposal at next meeting.	Mr. Zordan		X	03.19.25