

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

October 19, 2011

Mediterra North Community Development District

6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073

Phone: (954) 426-2105 • Fax: (954) 426-2147 • Toll-free: (877) 276-0889

October 11, 2011

Board of Supervisors
Mediterra North Community Development District

ATTENDEES:

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

Dear Board Members:

A Regular Meeting of the Mediterra North Community Development District's Board of Supervisors will be held on **Wednesday, October 19, 2011 at 1:30 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135**. The agenda is as follows:

1. Call to Order/Roll Call
2. Administrative Items
 - a. Consideration of **August 17, 2011** Public Hearing and Regular Meeting Minutes
 - b. Notice of Landowners' Meeting, **November 2, 2011 [Seats 3, 4, 5]**
 - Election Instructions
 - Official Ballot
 - Landowner's Proxy
3. Other Business
 - a. Consideration/Acceptance of Quit Claim Deed from Long Bay Partners, LLC, and Mediterra North Community Development District
 - b. Consideration of Award of Contract: Lake & Wetland Maintenance
4. Staff Reports
 - a. Attorney
 - b. Engineer
 - c. Manager
 - i. Unaudited Financial Statements as of August 31, 2011
 - ii. **NEXT MEETING DATES:**
 - **November 2, 2011 at 1:30 P.M. (Landowners' Meeting)**
 - **January 18, 2012 at 1:30 P.M.**

5. Audience Comments/Supervisors' Requests
6. Adjournment

If you have any questions, please do not hesitate to contact me 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

CONFERENCE ID: 8593810

CA:dg

42 **THIRD ORDER OF BUSINESS** **Public Hearing on Budget and**
43 **Assessments for Fiscal Year 2011-2012**

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45 **a. Affidavit of Publication for August 17, 2011 Public Hearing and Regular Meeting**

46 Mr. Adams presented the affidavit of publication for today’s public hearing and regular
47 meeting, located behind Tab 3.

48 **b. Consideration of Resolution 2011-3, Relating to the Annual Appropriations and**
49 **Adopting the Budget for the Fiscal Year Beginning October 1, 2011, and Ending**
50 **September 30, 2012**

51 Mr. Adams reviewed the operating budget. He indicated the budget is status quo in terms
52 of the levels of service across the departments; the only exception being that both Boards agreed
53 to increase the appropriation levels for aquascaping, for the upcoming year, by utilizing \$50,000
54 of the surplus fund balance. Also, both Districts agreed to roll up an additional \$50,000 of their
55 surplus fund balances, to provide relief with regard to the O&M assessments. Mr. Adams
56 summarized that the \$50,000 increase in aquascaping was offset by \$50,000 from the fund
57 balance and the O&M assessments are reduced by about \$50, per unit, by rolling up an additional
58 \$50,000 of fund balance. Mr. Adams referred to the table on Page 5, noting the current year’s
59 assessment of \$556.42, compared to the proposed Fiscal Year 2012 assessment of \$504.85.

60 Mr. Abrams indicated that the legal line item was increased 20%, for both Mediterra
61 North and Mediterra South, and asked Mr. Adams if District Counsel is being asked to do more.
62 Mr. Adams advised that the line item was reduced, from \$15,000 to \$10,000. He explained that,
63 based upon the projections through the end of March, a decrease of 30% to 35% was proposed,
64 resulting in the reduction from \$15,000 to \$10,000. He noted District Counsel is not currently
65 being asked to do more work; however, as the year progresses, they may need the attorney or the
66 engineer to be involved, on the Districts’ behalf.

67 *****Mr. Adams opened the Public Hearing.*****

68 No members of the public were present.

69 *****Mr. Adams closed the Public Hearing.*****

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71 **On MOTION by Mr. Kaenzig and seconded by Mr. Hirsch,**
72 **with all in favor, Resolution 2011-3, Relating to the Annual**
73 **Appropriations and Adopting the Budget for the Fiscal Year**
74 **Beginning October 1, 2011 and Ending September 30, 2012,**
75 **was adopted.**

76 **c. Consideration of Resolution 2011-4, Imposing Special Assessments and Certifying**
77 **an Assessment Roll**

78 Mr. Adams stated Resolution 2011-4 is the assessment levying resolution, which
79 indicates that the assessment levies will be consistent with those amounts identified within the
80 budget and will be billed on roll, through the tax collector’s office, and become part of the non-
81 ad valorem assessment portion of the property tax bills sent in November. He noted the
82 resolution also certifies the assessment roll.

84 **On MOTION by Mr. Van Tassel and seconded by Mr. Neary,**
85 **with all in favor, Resolution 2011-4, Imposing Special**
86 **Assessments and Certifying an Assessment Roll, was adopted.**

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FOURTH ORDER OF BUSINESS

Other Business

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91 **a. Consideration of Special Assessment Roll Services Agreement with AJC Associates,**
92 **Inc.**

93 Mr. Adams explained that this item was included on the agenda because the Mediterra
94 South Board requested changes to their agreement with AJC Associates, Inc., and the Mediterra
95 North agreement should be consistent with theirs.

96 Mr. Adams highlighted the modifications to the agreement, contained in Paragraph 8. He
97 indicated some concerns were raised by several Mediterra South Board Members with regard to
98 the electronic data backup and the safeguarding of the data files. They questioned if those files
99 are kept in an offsite, secure location, other than Ms. Carlson’s office in Naples. In the
100 agreement, Ms. Carlson is confirming the fact that it does happen. In addition, if something were
101 to happen, where Ms. Carlson is no longer in a capacity to provide this service, all of the
102 working data files will be turned over to the Districts.

103 Mr. Adams referred to Paragraph 6, noting that the first year of the new agreement will
104 terminate on September 30, 2012 and will then be an ongoing, continuing services agreement.
105 He stated, within this paragraph is a provision that if either party wishes to terminate, they must
106 do so prior to April 1, the reason being, the bulk of Ms. Carlson’s service takes place during that
107 time of year. The property appraiser is required, by law, to update the property appraiser’s
108 records by June 1 and provide them to the governmental entities. Mr. Adams noted that this is in
109 both parties’ best interests and recommended this agreement for the Board’s approval.

On MOTION by Mr. Kaenzig and seconded by Mr. Van Tassel, with all in favor, the Special Assessment Roll Services Agreement with AJC Associates, Inc., was approved.

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b. Discussion/Consideration of Quality Assurance Audit – Lake Maintenance

Mr. Adams recalled that this item was discussed several months ago. He explained that this service is provided to several of his firm's clients, particularly when a portion of the infrastructure is aging and it comes time to review, on a regular basis, to determine if there is deterioration and, if so, if it needs to be further monitored or replaced. In this particular case, it is strictly the stormwater system and the one component subject to deterioration are the lakes, primarily the lake banks, including headwalls and pipe work coming into the lakes. Mr. Adams stated this report was compiled by Ms. Crismond and the LakeMasters branch manager.

Mr. Adams reviewed the report, noting that the first year sets a benchmark. He indicated that there is a report for each of the 79 lakes throughout the entire community, along with photos. The map identifies each of the photo locations. Mr. Adams explained that, each year, updated photos from those same locations will be taken and, over a period of three (3) to five (5) years, they will be able to do photo comparisons to see how the lake has evolved. He stated, in particular, with the aquascaping program, there should be a significant increase in the plant population around the perimeters.

Mr. Neary asked what Mr. Adams was suggesting, if oil from the roadways is identified in the lakes. Mr. Adams stated if the lakes exceed certain parameters and there are excessive amounts of oils and greases in the lakes, there is an approach that deals with installation of certain facilities that have oil and grease absorbing battons in them. If there are high levels of nitrogen or phosphorous coming off of the roadway, or it is occurring within their boundaries, they can try to pinpoint the source cause by matching it up with fertilizing activities on adjacent properties, etc. Mr. Neary asked Mr. Adams if he feels this is a worthwhile expenditure. Mr. Adams responded affirmatively, the reason being, the state has been challenging the EPA regarding water quality standards, essentially numeric values related to phosphorous and nitrogen loading within waterways and how they are affecting the water quality in the State of Florida. Mr. Adams stated this helps build a base of information that the District can use to combat any hand down provisions that the larger entities may be faced with.

142 Mr. Hirsch stated pressure treated lumber is found to have arsenic and, fortunately, the
143 land supposedly is draining in the opposite direction from Mediterra. Mr. Adams advised him
144 that the arsenic treated lumber is the type of thing they are looking for in the water quality and
145 that helps build the case that Mediterra is not the contributor; it is the solution.

146 Mr. Adams referenced Ms. Crismond's memo, which summarizes the issues to be
147 brought to the Board's attention for consideration. He referred to the photos of Lake #20 and
148 indicated that Ms. Crismond and Mr. Robson feel that the putting green encroaches into the 20
149 feet immediately adjacent to the lake that the District utilizes for maintenance. He stated the
150 question becomes whether the 10 to 15-foot encroachment is on District owned property or if it
151 is on the homeowner's property, on which the District has an access easement. Mr. Robson will
152 review the plat and report back with a resolution. Mr. Adams indicated if it is encroaching on
153 property owned by the District, it will have to be removed or the District may entertain granting
154 an easement to allow it to remain there. Currently, it does not impede the District's ability to
155 maintain the lake; however, at some point in the future, if Staff needs heavy equipment access, it
156 may be subject to removal.

157 Mr. Adams stated several items in the summary report suggest that the homeowner may
158 need to extend a yard drainage pipe, from the edge, farther out into the lake. His
159 recommendation to the Mediterra South Board was that the District should make that connection
160 because the District owns the lake. Further discussion ensued. Mr. Adams clarified that if the
161 District has an easement, it cannot make an improvement on private property; the easement is
162 only for access, with no other rights or responsibilities. The homeowners would have to make
163 the improvements on their property. Mr. Neary asked who would notify the homeowner. Mr.
164 Adams advised that Staff will handle the notification.

165 Mr. Adams noted there are areas in need of attention. He stated these are areas where
166 there are drop offs, at the edge of the lake, which are in the eight (8) to nine (9)-inch range. Mr.
167 Adams referred to the South Florida Water Management District (SFWMD) specification
168 whereby a drop-off of nine (9) inches or greater is out of compliance with the permit and must be
169 addressed.

170 Mr. Adams advised, as this report was discussed with the Mediterra South CDD Board
171 and several areas were identified as requiring immediate action, they looked at some of the other
172 areas and realized that they are going to get worse and decided to fix all of them at once. Mr.

173 Adams estimated the Districts’ cost to be in the \$20,000 to \$30,000 range. The Mediterra South
 174 CDD Board authorized Mr. Adams to secure proposals and proceed with the lowest priced
 175 contract for the entire package. He stressed that a lot of coordination will be required with the
 176 homeowners. He indicated he will try to obtain a price on a per lot basis for underdrain work
 177 and offer it to the individual homeowners so they can use the same contractor, which will
 178 provide some bulk purchasing power. Mediterra North CDD would have a proportionate share
 179 of about \$5,000 to \$7,000, maximum.

180 Mr. Neary commented that the CDD has been paying LakeMasters to maintain the lakes,
 181 on a monthly basis, for years and asked why these problems were not identified sooner. Mr.
 182 Adams explained that their contract does not require them to look at the structural issues; their
 183 focus is to look at the water quality and to identify the invasive, exotic nuisance materials and
 184 treat them.

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186 **On MOTION by Mr. Hirsch and seconded by Mr. Kaenzig,**
 187 **with all in favor, authorizing Staff to obtain proposals to**
 188 **complete all of the work and proceed with the lowest bid, for**
 189 **the entire package, unless the bids are higher than \$30,000,**
 190 **was approved.**

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193 **c. Continued Discussion: Potential Nature Trail Project and Alternative Funding**
 194 **Opportunities**

195 Mr. Adams informed the Board that the Engineer’s evaluation of the existing permit over
 196 the wetlands indicated that there is no language within the permit that would preclude the ability
 197 to design and permit a nature trail within any of the wetlands. Mr. Neary asked if Johnson
 198 Engineering performed an analysis and, if so, was it passed on to Mediterra South only. Mr.
 199 Adams responded affirmatively.

200 Mr. Adams stated he looked at alternative funding, in the form of grants, and provided
 201 the Boards with a grant application packet, which is a recreational trails program administered by
 202 the Department of Environmental Protection (DEP). He discussed the attachment regarding
 203 general public access and advised they need not go any further with alternative funding because
 204 all of the grants will have the same attachment. They would have to look at a financing
 205 mechanism for the Districts and, perhaps jointly, with the Mediterra Community Association
 206 (MCA). Mr. Adams explained that Ms. Holm-Sheeley came across plans showing a conceptual

207 nature trail off of the playground park in Mediterra North, which prompted some discussion
 208 between her and the landscape architect who developed the plans, as well as discussions with
 209 some of the Board Members of the MCA. He stated there appears to be some interest on their
 210 part. The Mediterra South Board feels it is very important that there be support from the MCA,
 211 prior to considering moving the project forward. Ms. Holm-Sheeley offered to discuss this with
 212 the MCA Board Members to determine the amount of support for the nature trail project. Mr.
 213 Adams will report back to both Boards at the October meeting. Discussion ensued regarding
 214 financing, permitting, cost, insurance and maintenance. Mr. Hirsch commented that there is no
 215 benefit, other than an amenity benefit to the residents of Mediterra; therefore, the impetus should
 216 come from the MCA. Mr. Adams pointed out the ability of the CDDs to secure long-term
 217 financing to pay for large capital expenses, as well as the recreational powers of the CDD
 218 Boards.

219 With regard to financing, Mr. Abrams noted that obtaining funds for CDDs in Florida is
 220 difficult. He felt they should not commit to financing. Mr. Adams stated this item will be
 221 carried on future agendas, for informational purposes.

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223 **FIFTH ORDER OF BUSINESS**

Staff Reports

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225 **a. Attorney**

226 There being no report, the next item followed.

227 **b. Engineer**

228 There being no report, the next item followed.

229 **c. Manager**

230 **i. Unaudited Financial Statements as of June 30, 2011**

231 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2011.

232 **ii. Fiscal Year 2012 Proposed Annual Meeting Schedule**

233 Mr. Adams presented the Fiscal Year 2012 proposed meeting schedule for the Board's
 234 consideration.

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<p>On MOTION by Mr. Van Tassel and seconded by Mr. Neary, with all in favor, the Fiscal Year 2012 Proposed Annual Meeting Schedule, as presented, was approved.</p>
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240 **SIXTH ORDER OF BUSINESS** **Audience** **Comments/Supervisors'**
241 **Requests**

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243 There being no audience comments or Supervisors' requests, the next item followed.

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245 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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247 There being no further business, all were in agreement with adjournment.

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249 **On MOTION by Mr. Van Tassel and seconded by Mr. Neary,**
250 **with all in favor, the meeting adjourned at 2:30 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**INSTRUCTIONS RELATING TO
LANDOWNERS' MEETING OF THE
MEDITERRA NORTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE : WEDNESDAY, NOVEMBER 2, 2011

TIME: 1:30 P.M.

LOCATION: THE RENAISSANCE CENTER, 28121 PALMIRA BLVD., BONITA SPRINGS,
FLORIDA 34135

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent Landowners' Meeting for the purpose of electing members of the Board of Supervisors every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.**

At the Landowners' Meeting, the first step is to elect a Chair, who may be any person present at the meeting. The landowners may also elect a Secretary, who may be any person present at the meeting. The Secretary shall be responsible for the minutes of the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors, for the District, every two (2) years in November, on a date established by the Board of Supervisors, upon proper notice, until the District qualifies to have its Board Members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property, for which the vote is cast, and must contain the typed or printed name of the individual, who signed the proxy; the street address, legal description of the property or tax parcel identification number and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT
MEDITERRA NORTH COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING NOVEMBER 2, 2011

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term and the candidate receiving the next largest number of votes will receive a two (2)-year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Mediterra North Community Development District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

Seat #	Candidate Name	Number of Votes

Date: _____

Signed: _____

Printed Name: _____

**LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 2, 2011**

**MEDITERRA NORTH COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Mediterra North Community Development District to be held at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135 on November 2, 2011, at 1:30 p.m. and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner
(or, if applicable, authorized representative of Landowner)

Date

Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or legal description attached)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2010), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.)

Prepared by and return to:
Thomas B. Hart, Esq.
Knott Ebelini Hart
1625 Hendry Street, Suite 301
Fort Myers, FL 33901
239-334-2722

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 31st day of August, 2011 between **Long Bay Partners, LLC**, a Florida limited liability company, referred to as Grantor, whose post office address is 9990 Coconut Road, Suite 200, Bonita Springs, Florida 34135, and **Mediterra North Community Development District**, referred to as Grantee, and whose post office address is c/o Wrathell, Hart, Hunt & Assoc., 6131 Lyons Road, Suite 100, Coconut Creek, FL 33073.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Lee County, Florida to-wit:

Legal Description attached hereto as Exhibit "A"

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered

in the presence of:

Karen Hildebrand

First Witness

Karen Hildebrand

Printed Name

Diane Murray

2nd Witness

Diane Murray

Printed Name

Long Bay Partners, LLC, a

Florida limited liability company

By: Bonita Bay Properties, Inc, a Florida corporation, its Managing Member

By: [Signature]

Printed Name: Gary Dumas,

its Vice President

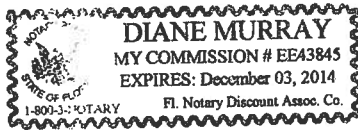
STATE OF FLORIDA)
) SS.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me on this 31st day of August, 2011, by Gary Dumas, as Vice President of Bonita Bay Properties, Inc., a Florida corporation, Managing Member of Long Bay Partners, LLC, a Florida limited liability company, on behalf of the corporation, who is personally known to me or has produced a driver's license as identification.

My Commission Expires:

Diane Murray
Notary Public

Diane Murray
Printed Name



DESCRIPTION

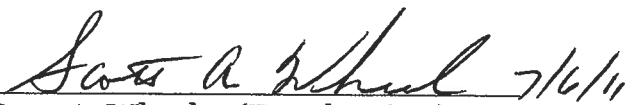
Parcel in
Section 2, Township 48 South, Range 25 East
Lee County, Florida

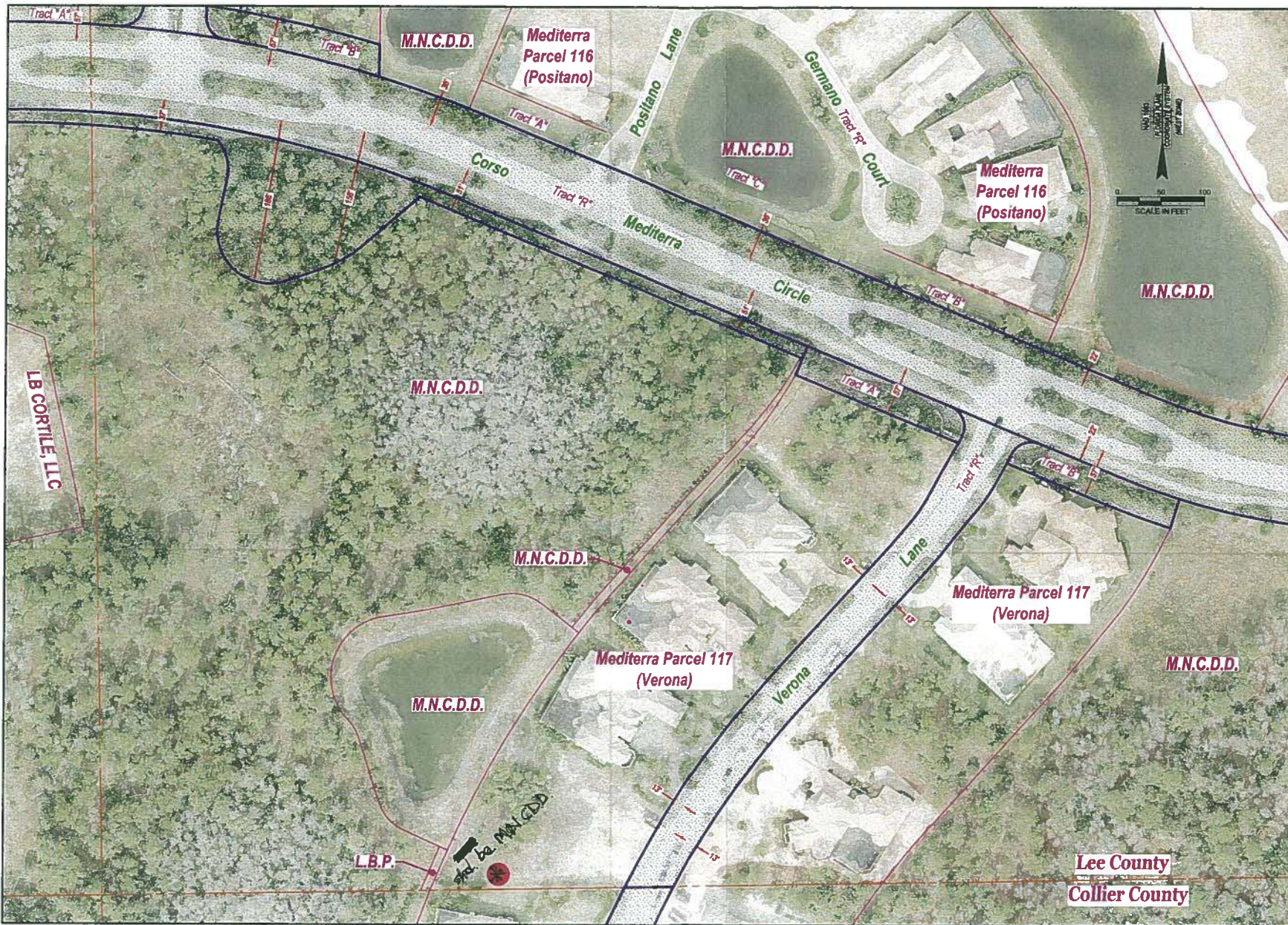
A tract or parcel of land lying in Section 2, Township 48 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of Lot 5 of the record plat of Mediterra Parcel 117, as recorded in Instrument No. 2005000061830, Lee County Records, run S88°57'52"W along the South line of said Section 2 for 10.84 feet to an intersection with the Easterly line of Conservation Area "4AL" as recorded in Official Records Book 3492, Page 3551, Lee County Records; thence run Northeasterly along said Easterly line, along an arc of a curve to the right of radius 1,235.00 feet (delta 02°32'21") (chord bearing N22°53'55"E) (chord 54.72 feet) for 54.73 feet to an intersection with the Southerly line of Tract "L41" as recorded in Official Records Book 3742, Page 917, Lee County Records; thence run S65°49'55"E along said Southerly line for 10.00 feet to an intersection with the Westerly line of said Lot 5; thence run Southwesterly along said Westerly line, along an arc of a curve to the left of radius 1,225.00 feet (delta 02°20'37") (chord bearing S22°59'46"W) (chord 50.10 feet) for 50.11 feet to the POINT OF BEGINNING.

Containing 0.01 acres, more or less

Bearings hereinabove mentioned are based on the South line of Lot 5 as shown on the record plat of "Mediterra Parcel 117" recorded in Instrument No. 2005000061830, Lee County Records to bear S88°57'52"W.


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949



Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN
 www.barraco.net
 2271 MACGREGOR BLVD., SUITE 100
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 481-3770
 FAX (239) 481-3180
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7895 - SURVEYING LB-8403
 PREPARED FOR:

**Mediterra
 Community
 Association,
 Inc.**

13735 CORSO MEDITERRA CIRCLE
 NAPLES, FL 34110

PROJECT DESCRIPTION

Mediterra
 a parcel of land lying in
 Sections 1, 2, 11 & 12
 Township 48 South,
 Range 25 East
 Collier County & Lee
 County, Florida

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE
 AND THE ORIGINAL PAPER SEAL OF A
 FLORIDA LICENSED SURVEYOR AND SUPPORT

FILE NAME	22984.DWG
LAYOUT	19
LOCATION	A:\22984\DWG\LAYOUT\19.DWG
PLOT DATE	WED, 6/16/2011 12:34 PM
PLOTTED BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-23-2009
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

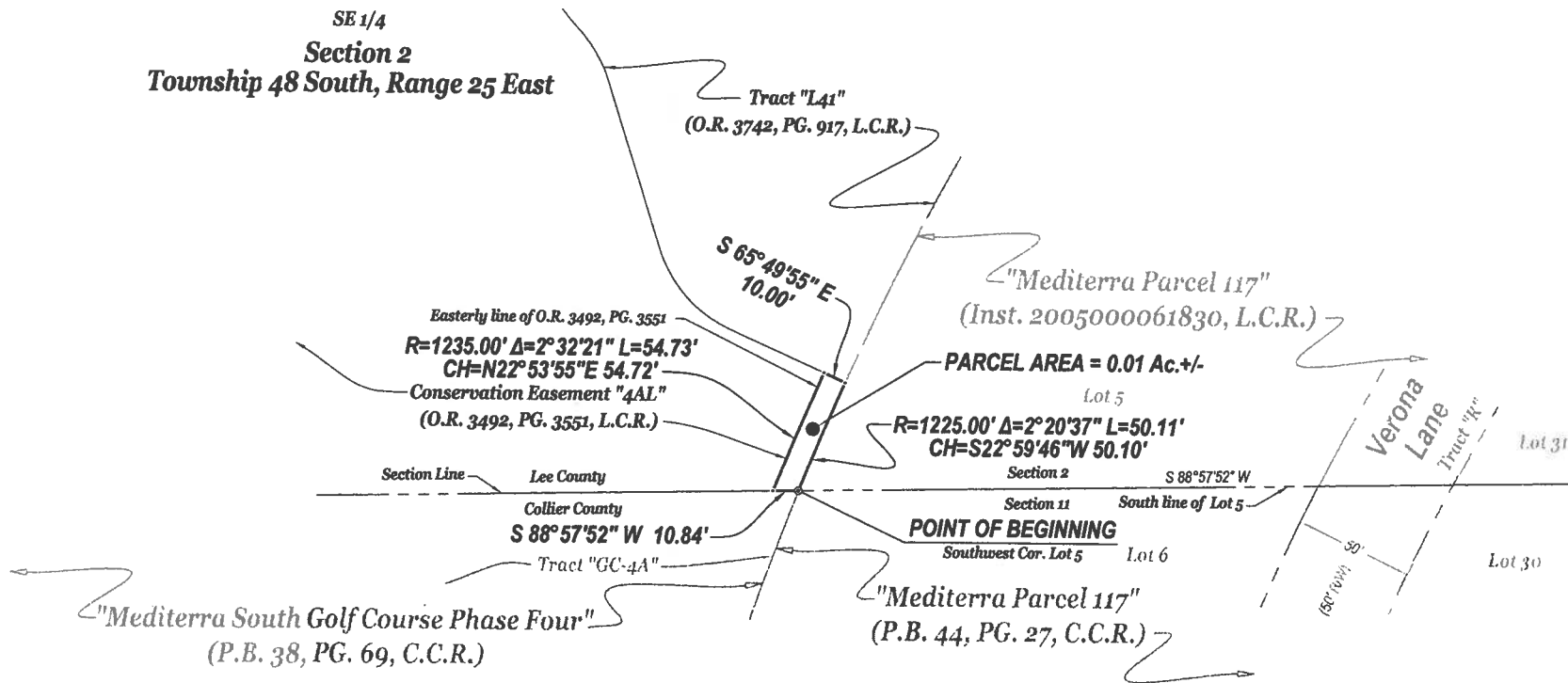
PLAN REVISIONS	

STAMP NUMBERS

OWNERSHIP
 EXHIBIT

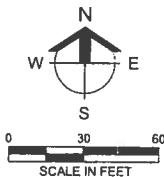
PROJECT / FILE NO.	SHEET NUMBER
22984 1-48-25	19 of 56

SE 1/4
Section 2
Township 48 South, Range 25 East



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. C.C.R. - DENOTES LEE COUNTY RECORDS.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No. - DENOTES INSTRUMENT NUMBER.
5. L.C.R. - DENOTES LEE COUNTY RECORDS.
6. O.R. - DENOTES OFFICIAL RECORD BOOK.
7. (P) - DENOTES PLAT.
8. P.B. - DENOTES PLAT BOOK.
9. PG. - DENOTES PAGE.
10. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
11. T.U.E. - DENOTES TECHNOLOGY UTILITY EASEMENT
12. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5 TO BEAR S88°57'52"W, AS SHOWN ON THE RECORD PLAT OF MEDITERRA PARCEL 117, RECORDED IN INST. NO. 2005000061830, LEE COUNTY RECORDS.
13. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Scott A. Wheeler 7/6/11
SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco
and Associates, Inc.

CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33907-2800
PHONE (239) 461-3170
FAX (239) 461-3189
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING TYPE - SURVEYING LB 6940

**Mediterra
Community
Association,
Inc.**

18735 CORSO MEDITERRA CIRCLE
NAPLES, FL 34110

PROJECT DESCRIPTION

Mediterra

a parcel of land lying in
Section 2
Township 48 South,
Range 25 East
Lee County, Florida

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2005000061830.DWG
LAYOUT	LAYOUT1
LOCATION	FLORIDA SURVEYING AND MAPPING
PLS DATE	FRI 11-20-11 1:12 PM
PLOT BY	PETER OLSEN
DRAWING DATE	
SURVEY DATE	07-06-2011
DRAWN BY	P. OLSEN
CHECKED BY	SM
SCALE	1"=50'
FIELD BOOK	
PLAN REVISIONS	

STRAP NUMBERS
02-48-25-03-00011 1130

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
22954	2 OF 2
2-48-25	

MEMORANDUM

Date: October 19, 2011

To: Mediterra North & South Board of Supervisors

From: Cleo Crismond – Operations Manager

Subject: Consideration of Award of Contract – Lake & Wetland Maintenance

Cc: File

Your current lake and wetland management contract is set to expire 10/31/11. Staff has recently put out a request for sealed bids for this service. The bid was advertised in the Fort Myers News Press as well as the Naples Daily News, as required by statute. Nine companies attended the mandatory pre-bid meeting and were provided bid packages, with three companies submitting bids. The financial tabulation is as follows:

<u>Company:</u>	<u>1st Year Price:</u>	<u>2nd Year Price:</u>
• Aquagenix	\$120,074.88	\$120,074.88
• Lake Masters	\$146,844.00	\$146,844.00
• Collier Environmental	\$186,776.50	\$186,776.50

Aquagenix, as well as your current contractor Lake Masters; have a significant presence throughout the state, as well as locally, for lake and wetland maintenance. They have been in this industry for numerous years and have the stability, knowledge and resources to perform the scope of services under the District's contract.

Management needs to point out that although the Aquagenix bid is 23% lower than Lake Masters, they failed to submit all of the information required under Section 3.07 of the General Conditions, Part D.3; which specifically states "The Bidder must submit with his bid an accompanying letter in which he shall list the names and addresses of his major subcontractors together with the services they will supply. These subcontractors will be subject to review as to their competency by the District prior to the award of contract and shall be one of the considerations in determining the lowest responsive and responsible Bidder as defined hereinafter; and "has evidenced that all the subcontractors he proposes to use hold all valid necessary state, county, and local licenses or certificates of competency covering all operations of said subcontractor. Additionally, Section 3.07 Part d.4 iii. – Specifically states "proof that he has suitable financial backing status to allow him to meet the obligations as outlined in and incidental to the work".

Aquagenix has indicated they intend to utilize Earthbalance as their wetland subcontractor; however, they did not include their address, nor submit evidence that Earthbalance holds all valid and necessary state, county, and local licenses or certificates of competency covering all proposed operations Earthbalance will be responsible for. Additionally, Aquagenix failed to submit proof of their own suitable financial backing status as required under the specifications of the contract.

Lake Masters has been maintaining your lakes for the past 10 years with minimal concerns. They recently severed all ties with Earthbalance and no longer utilize their services for the wetland/preserve portion of the current contract. Since opening a wetland division in the Southwest Region, in June of 2011, Lake Masters has employed key personnel formally employed by Earthbalance that have been working within the Mediterra wetlands for numerous years.

With regards to Collier Environmental Services, they are being deemed as not being responsible bidders as they failed to submit all of the information required under Section 3.07 of the General Conditions which includes proof of suitable financial backing status and their equipment list.

The current year contract price is \$146,838.00. Your 2011/12 combined budget appropriated \$150,000 for this service.

**Mediterra North and South Community Development Districts
Bid Analysis - September 2011**

<u>Company Name:</u>	<u>Qualifying Description:</u> (Section 3.07)	<u>Comments:</u>
Aquagenix	1. Use of Provided Submittal Form/Bid Surety 2. Submitted in Sealed Envelope 3. Subcontractor Letter & Qualifications 4. i.) Proof of Place of Business ii.) Adequate Resources iii.) Suitable Financial Backing iv.) References of Similar size Scope v.) Licenses, Cert. vi.) Subcontractor Qualifications	Yes - Bid Bond Yes Not Submitted Yes - Fort Myers (Lee County Business License submitted). Yes - Equipment List Provided No Banking or Credit References Provided Yes Yes Not Submitted - indicate they will be utilizing Earthbalance for wetland maintenance
Lake Masters	1. Use of Provided Submittal Form/Bid Surety 2. Submitted in Sealed Envelope 3. Subcontractor Letter & Qualifications 4. i.) Proof of Place of Business ii.) Adequate Resources iii.) Suitable Financial Backing iv.) References of Similar size Scope v.) Licenses, Cert. vi.) Subcontractor Qualifications	Yes - Cashier's Check Yes N/A (No Subs) Yes Yes - Equipment List Provided Yes - Banking & Credit References Provided Yes - Brooks, Fiddlers Creek, Bayside/Baycreek Yes See #3
Collier Environmental Services	1. Use of Provided Submittal Form/Bid Surety 2. Submitted in Sealed Envelope 3. Subcontractor Letter & Qualifications 4. i.) Proof of Place of Business ii.) Adequate Resources iii.) Suitable Financial Backing iv.) References of Similar size Scope v.) Licenses, Cert. vi.) Subcontractor Qualifications	Yes - Bid Bond Yes N/A (No Subs) Yes No - Equipment List not Provided No Banking and credit references provided Yes - Ave Maria - 185 acres of lakes & 154 acres of wetland preserves. Yes See #3

FINANCIAL SUMMARY

<u>Contractor:</u>	<u>1st Year:</u>	<u>2nd Year:</u>
Aquagenix	\$120,074.88	\$120,074.88
Lake Masters	\$146,844.00	\$146,844.00
Collier Environmental Services	\$186,776.50	\$186,776.50

Additional Comments:

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2011**

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2011**

	Governmental Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 366,164	\$ -	\$ -	\$ 366,164
Investments				
Federated	302,833	-	-	302,833
BB&T - cdars	100,549	-	-	100,549
Revenue A	-	738,314	-	738,314
Reserve A	-	2,798,826	-	2,798,826
Reserve B	-	80,065	-	80,065
Prepayment A	-	10,189	-	10,189
Prepayment B	-	1,428	-	1,428
Due from Developer	15,493	-	-	15,493
Due from other funds				
General	-	188,121	-	188,121
Debt service	87	-	-	87
Total assets	<u>\$ 871,859</u>	<u>\$ 3,816,943</u>	<u>\$ -</u>	<u>\$ 4,688,802</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Due to other funds				
General	\$ -	\$ 87	\$ -	\$ 87
Debt service	188,121	-	-	188,121
Deferred revenue	102,226	-	-	102,226
Total liabilities	<u>290,347</u>	<u>87</u>	<u>-</u>	<u>290,434</u>
Fund Balances				
Reserved for:				
Debt service	-	3,816,856	-	3,816,856
Unreserved, undesignated	581,512	-	-	581,512
Total fund balances	<u>581,512</u>	<u>3,816,856</u>	<u>-</u>	<u>4,398,368</u>
Total liabilities and fund balances	<u>\$ 871,859</u>	<u>\$ 3,816,943</u>	<u>\$ -</u>	<u>\$ 4,688,802</u>

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED AUGUST 31, 2011**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on roll	\$ 9	\$ 496,535	\$ 490,331	101%
Special assessment: off-roll	1,544	34,751	105,259	33%
Interest and miscellaneous	49	775	2,000	39%
Total revenues	<u>1,602</u>	<u>532,061</u>	<u>597,590</u>	89%
EXPENDITURES				
Administrative				
Supervisors	1,937	10,334	7,751	133%
Management	6,250	68,750	75,000	92%
Accounting services	2,501	27,501	30,000	92%
Audit	-	15,500	15,500	100%
Legal	-	4,966	15,000	33%
Field management	1,250	13,750	15,000	92%
Engineering	-	4,799	7,500	64%
Trustee	3,000	15,503	25,000	62%
Dissemination agent	-	4,000	9,106	44%
Arbitrage calculation	-	7,200	7,000	103%
Assessment roll preparation	-	34,000	34,000	100%
Telephone	22	237	259	92%
Postage	6	1,022	1,600	64%
Insurance	-	11,000	10,500	105%
Printing and binding	129	1,423	1,552	92%
Legal advertising	-	1,746	3,246	54%
Office supplies	7	110	450	24%
Contingencies	179	18,431	2,200	838%
Annual District filing fee	-	350	350	100%
Total administrative	<u>15,281</u>	<u>240,622</u>	<u>261,014</u>	92%
Water management				
Other contractual	12,237	127,490	150,000	85%
Aquascaping	3,400	38,620	85,000	45%
Lake bank stabilization	-	53,941	70,000	77%
Electricity	186	1,967	2,200	89%
Miscellaneous	-	1,557	1,500	104%
Capital outlay	-	6,576	10,000	66%
Total water management	<u>15,823</u>	<u>230,151</u>	<u>318,700</u>	72%
Other fees & charges				
Property appraiser	-	95	10,215	1%
Tax collector	-	4,823	7,661	63%
Total other fees & charges	<u>-</u>	<u>4,918</u>	<u>17,876</u>	28%
Total expenditures	<u>31,104</u>	<u>475,691</u>	<u>597,590</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(29,502)	56,370	-	
Fund balances - beginning	611,014	525,142	312,913	
Fund balances - ending	<u>\$ 581,512</u>	<u>\$ 581,512</u>	<u>\$ 312,913</u>	

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2011**

	<u>Governmental Funds</u>		Total Governmental Funds
	General 101	Debt Service 2001A	
ASSETS			
Cash	\$ 204,597	\$ -	\$ 204,597
Investments			
Federated	131,016	-	131,016
Revenue A	-	138,870	138,870
Reserve A	-	1,163,513	1,163,513
Prepayment A	-	2,262	2,262
Due from other governments			
Mediterra South	3	-	3
General fund	-	77,095	77,095
Debt service - series 1999	48	-	48
Debt service - series 2001	22	-	22
Debt service - series 2003	17	-	17
Total assets	<u>\$ 335,703</u>	<u>\$ 1,381,740</u>	<u>\$ 1,717,443</u>
LIABILITIES AND FUND BALANCE			
Liabilities			
Due to other funds			
Debt service - series 2001 bonds	\$ 77,095	\$ -	\$ 77,095
Total liabilities	<u>77,095</u>	<u>-</u>	<u>77,095</u>
Fund balances			
Reserved for:			
Debt service	-	1,381,740	1,381,740
Unreserved, undesignated	258,608	-	258,608
Total fund balances	<u>258,608</u>	<u>1,381,740</u>	<u>1,640,348</u>
Total liabilities & fund balance	<u>\$ 335,703</u>	<u>\$ 1,381,740</u>	<u>\$ 1,717,443</u>

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED AUGUST 31, 2011**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ -	\$ 185,342	\$ 182,148	102%
Interest and miscellaneous	22	322	608	53%
Total revenues	<u>22</u>	<u>185,664</u>	<u>182,756</u>	102%
EXPENDITURES				
Administrative				
Supervisors	581	3,100	2,355	132%
Management	1,899	20,886	22,785	92%
Accounting services	760	8,355	9,114	92%
Audit	-	4,650	4,709	99%
Legal	-	1,490	4,557	33%
Field management	380	4,177	4,557	92%
Engineering	-	1,440	2,278	63%
Trustee	900	4,651	7,595	61%
Dissemination agent	-	1,200	2,766	43%
Arbitrage calculation	-	2,160	2,127	102%
Assessment roll preparation	-	10,200	10,329	99%
Telephone	7	72	79	91%
Postage	2	305	486	63%
Insurance	-	3,300	3,190	103%
Printing and binding	39	432	471	92%
Legal advertising	-	524	986	53%
Office supplies	2	33	137	24%
Contingencies	73	5,729	668	858%
Annual District filing fee	-	105	106	99%
Total administrative	<u>4,643</u>	<u>72,809</u>	<u>79,295</u>	92%
Water management				
Contractual services	3,671	38,247	45,570	84%
Aquascaping	1,020	11,586	25,823	45%
Lake bank stabilization	-	16,182	21,266	76%
Electricity	56	590	668	88%
Miscellaneous	-	467	456	102%
Capital outlay	-	1,973	3,038	65%
Total water management	<u>4,747</u>	<u>69,045</u>	<u>96,821</u>	71%
Other fees & charges				
Property appraiser	-	12	3,794	0%
Tax collector	-	200	2,846	7%
Total other fees & charges	<u>-</u>	<u>212</u>	<u>6,640</u>	3%
Total expenditures	<u>9,390</u>	<u>142,066</u>	<u>182,756</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	(9,368)	43,598	-	
Fund balances - beginning	267,976	215,010	185,243	
Fund balances - ending	<u>\$ 258,608</u>	<u>\$ 258,608</u>	<u>\$ 185,243</u>	

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 251 - SERIES 2001A BONDS
FOR THE PERIOD ENDED AUGUST 31, 2011**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on roll	\$ -	\$ 579,742	\$ 570,640	102%
Special assessment: off-roll	-	771,539	771,540	100%
Miscellaneous income	-	167	-	N/A
Total revenues	<u>-</u>	<u>1,351,448</u>	<u>1,342,180</u>	101%
EXPENSES				
Debt service				
Principal	-	330,000	330,000	100%
Interest	-	1,011,330	1,012,180	100%
Principal prepayment	-	25,000	-	N/A
Total debt service	<u>-</u>	<u>1,366,330</u>	<u>1,342,180</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,882)	-	
Fund balances - beginning	<u>1,381,740</u>	<u>1,396,622</u>	<u>1,397,636</u>	
Fund balances - ending	<u>\$ 1,381,740</u>	<u>\$ 1,381,740</u>	<u>\$ 1,397,636</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2011**

	Governmental Funds					Total Governmental Funds
	General 001	Debt Service 1999A	Debt Service 2001	Debt Service 2003 A&B	Capital Projects 2003	
ASSETS						
Cash	\$ 161,567	\$ -	\$ -	\$ -	\$ -	\$ 161,567
Investments						
Federated	171,817	-	-	-	-	171,817
BB&T - cdars	100,549	-	-	-	-	100,549
Revenue A	-	320,022	128,546	150,876	-	599,444
Reserve A	-	959,891	344,767	330,655	-	1,635,313
Reserve B	-	-	-	80,065	-	80,065
Prepayment A	-	2,782	3,986	1,159	-	7,927
Prepayment B	-	-	-	1,428	-	1,428
Construction	-	-	-	-	-	-
Due from Developer	15,493	-	-	-	-	15,493
Due from other funds						
General fund	-	34,653	42,622	33,751	-	111,026
Accounts receivable	86,733	-	-	-	-	86,733
Total assets	<u>\$ 536,159</u>	<u>\$ 1,317,348</u>	<u>\$ 519,921</u>	<u>\$ 597,934</u>	<u>\$ -</u>	<u>\$ 2,971,362</u>
LIABILITIES & FUND BALANCE						
Liabilities						
Due to other governments						
Mediterra North	\$ 3	\$ 48	\$ 22	\$ 17	\$ -	\$ 90
Due to other funds						
Debt service - series 1999 bonds	34,653	-	-	-	-	34,653
Debt service - series 2001 bonds	42,622	-	-	-	-	42,622
Debt service - series 2003 bonds	33,751	-	-	-	-	33,751
Deferred revenue	102,226	-	-	-	-	102,226
Total liabilities	<u>213,255</u>	<u>48</u>	<u>22</u>	<u>17</u>	<u>-</u>	<u>213,342</u>
Fund balances						
Reserved for:						
Debt service	-	1,317,300	519,899	597,917	-	2,435,116
Capital projects	-	-	-	-	-	-
Unreserved, undesignated	322,904	-	-	-	-	322,904
Total fund balances	<u>322,904</u>	<u>1,317,300</u>	<u>519,899</u>	<u>597,917</u>	<u>-</u>	<u>2,758,020</u>
Total liabilities & fund balance	<u>\$ 536,159</u>	<u>\$ 1,317,348</u>	<u>\$ 519,921</u>	<u>\$ 597,934</u>	<u>\$ -</u>	<u>\$ 2,971,362</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2011**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUE				
Special assessment: on roll	\$ 9	\$ 311,193	\$ 308,183	101%
Special assessment: off-roll	1,544	34,751	105,259	33%
Interest and miscellaneous	27	453	1,392	33%
Total revenues	<u>1,580</u>	<u>346,397</u>	<u>414,834</u>	84%
EXPENDITURES				
Administrative				
Supervisors	1,356	7,234	5,396	134%
Management	4,351	47,864	52,215	92%
Accounting	1,741	19,146	20,886	92%
Audit	-	10,850	10,791	101%
Legal	-	3,476	10,443	33%
Field management	870	9,573	10,443	92%
Engineering	-	3,359	5,222	64%
Trustee	2,100	10,852	17,405	62%
Dissemination agent	-	2,800	6,340	44%
Arbitrage calculation	-	5,040	4,873	103%
Assessment roll preparation	-	23,800	23,671	101%
Telephone	15	165	180	92%
Postage	4	717	1,114	64%
Insurance	-	7,700	7,310	105%
Printing and binding	90	991	1,081	92%
Legal advertising	-	1,222	2,260	54%
Office supplies	5	77	313	25%
Contingencies	106	12,702	1,532	829%
Annual District filing fee	-	245	244	100%
Total administrative	<u>10,638</u>	<u>167,813</u>	<u>181,719</u>	92%
Water management				
Contractual services	8,566	89,243	104,430	85%
Aquascaping	2,380	27,034	59,177	46%
Lake bank stabilization	-	37,759	48,734	77%
Electricity	130	1,377	1,532	90%
Miscellaneous	-	1,090	1,044	104%
Capital outlay	-	4,603	6,962	66%
Total water management	<u>11,076</u>	<u>161,106</u>	<u>221,879</u>	73%
Other fees & charges				
Property appraiser	-	83	6,421	1%
Tax collector	-	4,623	4,815	96%
Total other fees & charges	<u>-</u>	<u>4,706</u>	<u>11,236</u>	42%
Total expenditures	<u>21,714</u>	<u>333,625</u>	<u>414,834</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(20,134)	12,772	-	
Fund balances - beginning	343,038	310,132	311,289	
Fund balances - ending	<u>\$ 322,904</u>	<u>\$ 322,904</u>	<u>\$ 311,289</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 201 - SERIES 1999A BONDS
FOR THE PERIOD ENDED AUGUST 31, 2011**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 9	\$ 341,252	\$ 896,266	38%
Special assessment: off-roll	-	543,595	-	N/A
Total revenues	<u>9</u>	<u>884,847</u>	<u>896,266</u>	99%
EXPENDITURES				
Debt service				
Principal	-	195,000	195,000	100%
Interest	-	667,895	668,590	100%
Prepayment	-	20,000	-	N/A
Total debt service	<u>-</u>	<u>882,895</u>	<u>863,590</u>	102%
Other fees & charges				
Property appraiser	-	133	14,004	1%
Tax collector	-	12,231	18,672	66%
Total other fees & charges	<u>-</u>	<u>12,364</u>	<u>32,676</u>	38%
Total expenditures	<u>-</u>	<u>895,259</u>	<u>896,266</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	9	(10,412)	-	
Fund balances - beginning	<u>1,317,291</u>	<u>1,327,712</u>	<u>1,325,904</u>	
Fund balances - ending	<u>\$ 1,317,300</u>	<u>\$ 1,317,300</u>	<u>\$ 1,325,904</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2001 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2011**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on roll	\$ 12	\$ 410,793	\$ 409,977	100%
Total revenues	<u>12</u>	<u>410,793</u>	<u>409,977</u>	100%
EXPENDITURES				
Debt Service				
Principal	-	95,000	95,000	100%
Interest	-	299,859	300,030	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>399,859</u>	<u>395,030</u>	101%
Other fees & charges				
Tax collector	-	6,116	8,541	72%
Property appraiser	-	60	6,406	1%
Total other fees & charges	<u>-</u>	<u>6,176</u>	<u>14,947</u>	41%
Total expenditures	<u>-</u>	<u>406,035</u>	<u>409,977</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	12	4,758	-	
Fund balances - beginning	<u>519,887</u>	<u>515,141</u>	<u>505,800</u>	
Fund balances - ending	<u>\$ 519,899</u>	<u>\$ 519,899</u>	<u>\$ 505,800</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 203 - SERIES 2003 A&B BONDS
FOR THE PERIOD ENDED AUGUST 31, 2011**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 9	\$ 325,293	\$ 322,176	101%
Special assessment: off-roll	-	133,037	133,202	100%
Total revenues	<u>9</u>	<u>458,330</u>	<u>455,378</u>	101%
EXPENDITURES				
Debt service				
Principal A	-	80,000	80,000	100%
Interest A	-	276,834	276,994	100%
Interest B	-	86,638	86,638	100%
Prepayment A	-	5,000	-	N/A
Total debt service	<u>-</u>	<u>448,472</u>	<u>443,632</u>	101%
Other fees & charges				
Property appraiser	-	47	5,034	1%
Tax collector	-	4,844	6,712	72%
Total other fees & charges	<u>-</u>	<u>4,891</u>	<u>11,746</u>	42%
Total expenditures	<u>-</u>	<u>453,363</u>	<u>455,378</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	9	4,967	-	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	1,428	-	N/A
Special assessment: refunds	-	(6,408)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4,980)</u>	<u>-</u>	N/A
Net increase/(decrease) in fund balance	9	(13)	-	
Fund balances - beginning	597,908	597,930	565,646	
Fund balances - ending	<u>\$ 597,917</u>	<u>\$ 597,917</u>	<u>\$ 565,646</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 303 - SERIES 2003 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2011**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES	-	-
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(1,428)
Net change in fund balances	-	(1,428)
Fund balances - beginning	-	1,428
Fund balances - ending	\$ -	\$ -

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 1999A
\$11,415,000**

Date	Principal	Int. Rate	Interest	Total P+i
11/01/2010	\$ -	-	\$ 334,295.00	\$ 334,295.00
05/01/2011	195,000.00	6.950%	334,295.00	529,295.00
11/01/2011	-	-	327,518.75	327,518.75
05/01/2012	205,000.00	6.950%	327,518.75	532,518.75
11/01/2012	-	-	320,395.00	320,395.00
05/01/2013	220,000.00	6.950%	320,395.00	540,395.00
11/01/2013	-	-	312,750.00	312,750.00
05/01/2014	235,000.00	6.950%	312,750.00	547,750.00
11/01/2014	-	-	304,583.75	304,583.75
05/01/2015	255,000.00	6.950%	304,583.75	559,583.75
11/01/2015	-	-	295,722.50	295,722.50
05/01/2016	270,000.00	6.950%	295,722.50	565,722.50
11/01/2016	-	-	286,340.00	286,340.00
05/01/2017	290,000.00	6.950%	286,340.00	576,340.00
11/01/2017	-	-	276,262.50	276,262.50
05/01/2018	310,000.00	6.950%	276,262.50	586,262.50
11/01/2018	-	-	265,490.00	265,490.00
05/01/2019	330,000.00	6.950%	265,490.00	595,490.00
11/01/2019	-	-	254,022.50	254,022.50
05/01/2020	355,000.00	6.950%	254,022.50	609,022.50
11/01/2020	-	-	241,686.25	241,686.25
05/01/2021	380,000.00	6.950%	241,686.25	621,686.25
11/01/2021	-	-	228,481.25	228,481.25
05/01/2022	405,000.00	6.950%	228,481.25	633,481.25
11/01/2022	-	-	214,407.50	214,407.50
05/01/2023	435,000.00	6.950%	214,407.50	649,407.50
11/01/2023	-	-	199,291.25	199,291.25
05/01/2024	465,000.00	6.950%	199,291.25	664,291.25
11/01/2024	-	-	183,132.50	183,132.50
05/01/2025	495,000.00	6.950%	183,132.50	678,132.50
11/01/2025	-	-	165,931.25	165,931.25
05/01/2026	530,000.00	6.950%	165,931.25	695,931.25
11/01/2026	-	-	147,513.75	147,513.75
05/01/2027	570,000.00	6.950%	147,513.75	717,513.75
11/01/2027	-	-	127,706.25	127,706.25
05/01/2028	605,000.00	6.950%	127,706.25	732,706.25
11/01/2028	-	-	106,682.50	106,682.50
05/01/2029	650,000.00	6.950%	106,682.50	756,682.50
11/01/2029	-	-	84,095.00	84,095.00

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 1999A
\$11,415,000**

Date	Principal	Int. Rate	Interest	Total P+I
05/01/2030	695,000.00	6.950%	84,095.00	779,095.00
11/01/2030	-	-	59,943.75	59,943.75
05/01/2031	1,725,000.00	6.950%	59,943.75	1,784,943.75
Total	<u>\$ 9,620,000.00</u>		<u>\$ 9,472,502.50</u>	<u>\$ 19,092,502.50</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2001
\$5,585,000**

Date	Principal	Int. Rate	Interest	Total P+i
05/01/2010	\$ -	6.850%	\$ -	\$ -
11/01/2010	-	-	150,015.00	150,015.00
05/01/2011	95,000.00	6.850%	150,015.00	245,015.00
11/01/2011	-	-	146,761.25	146,761.25
05/01/2012	105,000.00	6.850%	146,761.25	251,761.25
11/01/2012	-	-	143,165.00	143,165.00
05/01/2013	110,000.00	6.850%	143,165.00	253,165.00
11/01/2013	-	-	139,397.50	139,397.50
05/01/2014	120,000.00	6.850%	139,397.50	259,397.50
11/01/2014	-	-	135,287.50	135,287.50
05/01/2015	125,000.00	6.850%	135,287.50	260,287.50
11/01/2015	-	-	131,006.25	131,006.25
05/01/2016	135,000.00	6.850%	131,006.25	266,006.25
11/01/2016	-	-	126,382.50	126,382.50
05/01/2017	145,000.00	6.850%	126,382.50	271,382.50
11/01/2017	-	-	121,416.25	121,416.25
05/01/2018	155,000.00	6.850%	121,416.25	276,416.25
11/01/2018	-	-	116,107.50	116,107.50
05/01/2019	170,000.00	6.850%	116,107.50	286,107.50
11/01/2019	-	-	110,285.00	110,285.00
05/01/2020	180,000.00	6.850%	110,285.00	290,285.00
11/01/2020	-	-	104,120.00	104,120.00
05/01/2021	190,000.00	6.850%	104,120.00	294,120.00
11/01/2021	-	-	97,612.50	97,612.50
05/01/2022	205,000.00	6.850%	97,612.50	302,612.50
11/01/2022	-	-	90,591.25	90,591.25
05/01/2023	220,000.00	6.850%	90,591.25	310,591.25
11/01/2023	-	-	83,056.25	83,056.25
05/01/2024	235,000.00	6.850%	83,056.25	318,056.25
11/01/2024	-	-	75,007.50	75,007.50
05/01/2025	255,000.00	6.850%	75,007.50	330,007.50
11/01/2025	-	-	66,273.75	66,273.75
05/01/2026	270,000.00	6.850%	66,273.75	336,273.75
11/01/2026	-	-	57,026.25	57,026.25
05/01/2027	290,000.00	6.850%	57,026.25	347,026.25

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2001
\$5,585,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2027	-	-	47,093.75	47,093.75
05/01/2028	310,000.00	6.850%	47,093.75	357,093.75
11/01/2028	-	-	36,476.25	36,476.25
05/01/2029	330,000.00	6.850%	36,476.25	366,476.25
11/01/2029	-	-	25,173.75	25,173.75
05/01/2030	355,000.00	6.850%	25,173.75	380,173.75
11/01/2030	-	-	13,015.00	13,015.00
05/01/2031	380,000.00	6.850%	13,015.00	393,015.00
Total	<u>\$ 4,380,000.00</u>		<u>\$ 4,030,540.00</u>	<u>\$ 8,410,540.00</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003A
\$5,035,000**

Date	Principal	Int. Rate	Interest	Total P+I
05/01/2010	-	6.375%	-	\$ -
11/01/2010	-	-	138,496.88	138,496.88
05/01/2011	80,000.00	6.375%	138,496.88	218,496.88
11/01/2011	-	-	135,946.88	135,946.88
05/01/2012	85,000.00	6.375%	135,946.88	220,946.88
11/01/2012	-	-	133,237.50	133,237.50
05/01/2013	90,000.00	6.375%	133,237.50	223,237.50
11/01/2013	-	-	130,368.75	130,368.75
05/01/2014	95,000.00	6.375%	130,368.75	225,368.75
11/01/2014	-	-	127,340.63	127,340.63
05/01/2015	100,000.00	6.375%	127,340.63	227,340.63
11/01/2015	-	-	124,153.13	124,153.13
05/01/2016	110,000.00	6.375%	124,153.13	234,153.13
11/01/2016	-	-	120,646.88	120,646.88
05/01/2017	115,000.00	6.375%	120,646.88	235,646.88
11/01/2017	-	-	116,981.25	116,981.25
05/01/2018	125,000.00	6.375%	116,981.25	241,981.25
11/01/2018	-	-	112,996.88	112,996.88
05/01/2019	130,000.00	6.375%	112,996.88	242,996.88
11/01/2019	-	-	108,853.13	108,853.13
05/01/2020	140,000.00	6.375%	108,853.13	248,853.13
11/01/2020	-	-	104,390.63	104,390.63
05/01/2021	150,000.00	6.375%	104,390.63	254,390.63
11/01/2021	-	-	99,609.38	99,609.38
05/01/2022	160,000.00	6.375%	99,609.38	259,609.38
11/01/2022	-	-	94,509.38	94,509.38
05/01/2023	170,000.00	6.375%	94,509.38	264,509.38
11/01/2023	-	-	89,090.63	89,090.63
05/01/2024	180,000.00	6.375%	89,090.63	269,090.63
11/01/2024	-	-	83,353.13	83,353.13
05/01/2025	195,000.00	6.375%	83,353.13	278,353.13
11/01/2025	-	-	77,137.50	77,137.50
05/01/2026	205,000.00	6.375%	77,137.50	282,137.50
11/01/2026	-	-	70,603.13	70,603.13
05/01/2027	220,000.00	6.375%	70,603.13	290,603.13

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003A
\$5,035,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2027	-	-	63,590.63	63,590.63
05/01/2028	235,000.00	6.375%	63,590.63	298,590.63
11/01/2028	-	-	56,100.00	56,100.00
05/01/2029	250,000.00	6.375%	56,100.00	306,100.00
11/01/2029	-	-	48,131.25	48,131.25
05/01/2030	265,000.00	6.375%	48,131.25	313,131.25
11/01/2030	-	-	39,684.38	39,684.38
05/01/2031	285,000.00	6.375%	39,684.38	324,684.38
11/01/2031	-	-	30,600.00	30,600.00
05/01/2032	300,000.00	6.375%	30,600.00	330,600.00
11/01/2032	-	-	21,037.50	21,037.50
05/01/2033	320,000.00	6.375%	21,037.50	341,037.50
11/01/2033	-	-	10,837.50	10,837.50
05/01/2034	340,000.00	6.375%	10,837.50	350,837.50
Total	<u>\$ 4,345,000.00</u>		<u>\$ 4,275,393.90</u>	<u>\$ 8,620,393.90</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003B
\$8,110,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2008	\$ -	-	\$ -	\$ -
05/01/2009	-	-	-	-
11/01/2009	-	-	-	-
05/01/2010	-	-	-	-
11/01/2010	-	5.500%	43,318.75	43,318.75
05/01/2011	-	5.500%	43,318.75	43,318.75
11/01/2011	-	5.500%	43,318.75	43,318.75
05/01/2012	-	5.500%	43,318.75	43,318.75
11/01/2012	-	5.500%	43,318.75	43,318.75
05/01/2013	-	5.500%	43,318.75	43,318.75
11/01/2013	-	5.500%	43,318.75	43,318.75
05/01/2014	-	5.500%	43,318.75	43,318.75
11/01/2014	-	5.500%	43,318.75	43,318.75
05/01/2015	<u>1,195,000.00</u>	5.500%	<u>43,318.75</u>	<u>1,238,318.75</u>
Total	<u>\$ 1,195,000.00</u>		<u>\$433,187.50</u>	<u>\$ 1,628,187.50</u>

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2001A
\$18,200,000**

Date	Principal	Int. Rate	Interest	Total P+I
05/01/2010	\$ -	6.800%	\$ -	\$ -
11/01/2010	-	-	506,090.00	506,090.00
05/01/2011	330,000.00	6.800%	506,090.00	836,090.00
11/01/2011	-	-	494,870.00	494,870.00
05/01/2012	355,000.00	6.800%	494,870.00	849,870.00
11/01/2012	-	-	482,800.00	482,800.00
05/01/2013	380,000.00	6.800%	482,800.00	862,800.00
11/01/2013	-	-	469,880.00	469,880.00
05/01/2014	405,000.00	6.800%	469,880.00	874,880.00
11/01/2014	-	-	456,110.00	456,110.00
05/01/2015	435,000.00	6.800%	456,110.00	891,110.00
11/01/2015	-	-	441,320.00	441,320.00
05/01/2016	465,000.00	6.800%	441,320.00	906,320.00
11/01/2016	-	-	425,510.00	425,510.00
05/01/2017	495,000.00	6.800%	425,510.00	920,510.00
11/01/2017	-	-	408,680.00	408,680.00
05/01/2018	530,000.00	6.800%	408,680.00	938,680.00
11/01/2018	-	-	390,660.00	390,660.00
05/01/2019	570,000.00	6.800%	390,660.00	960,660.00
11/01/2019	-	-	371,280.00	371,280.00
05/01/2020	610,000.00	6.800%	371,280.00	981,280.00
11/01/2020	-	-	350,540.00	350,540.00
05/01/2021	650,000.00	6.800%	350,540.00	1,000,540.00
11/01/2021	-	-	328,440.00	328,440.00
05/01/2022	700,000.00	6.800%	328,440.00	1,028,440.00
11/01/2022	-	-	304,640.00	304,640.00
05/01/2023	745,000.00	6.800%	304,640.00	1,049,640.00
11/01/2023	-	-	279,310.00	279,310.00
05/01/2024	800,000.00	6.800%	279,310.00	1,079,310.00
11/01/2024	-	-	252,110.00	252,110.00
05/01/2025	855,000.00	6.800%	252,110.00	1,107,110.00
11/01/2025	-	-	223,040.00	223,040.00
05/01/2026	915,000.00	6.800%	223,040.00	1,138,040.00
11/01/2026	-	-	191,930.00	191,930.00
05/01/2027	980,000.00	6.800%	191,930.00	1,171,930.00

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2001A
\$18,200,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2027	-	-	158,610.00	158,610.00
05/01/2028	1,050,000.00	6.800%	158,610.00	1,208,610.00
11/01/2028	-	-	122,910.00	122,910.00
05/01/2029	1,125,000.00	6.800%	122,910.00	1,247,910.00
11/01/2029	-	-	84,660.00	84,660.00
05/01/2030	1,205,000.00	6.800%	84,660.00	1,289,660.00
11/01/2030	-	-	43,690.00	43,690.00
05/01/2031	1,285,000.00	6.800%	43,690.00	1,328,690.00
Total	<u>\$ 14,885,000.00</u>		<u>\$ 13,574,160.00</u>	<u>\$ 28,459,160.00</u>