

**MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**October 15, 2014**

# Mediterra South 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 8, 2014

Board of Supervisors  
Mediterra South Community Development District

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

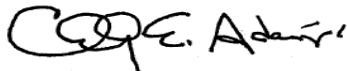
Dear Board Members:

A Regular Meeting of the Mediterra South Community Development District's Board of Supervisors will be held on **Wednesday, October 15, 2014 at 11:30 a.m.**, 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. Discussion: Continuing Disclosure Review
4. Consideration of **Resolution 2015-1**, Adopting A Policy Governing Reporting of Incidents of Potential Violations
5. Discussion: Allowing Public Phonetic "Listen In" Participation to CDD Board Meetings
6. Approval of **September 4, 2014** Public Hearing and Regular Meeting Minutes
7. Other Business
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - i. Approval of Unaudited Financial Statements as of August 31, 2014
    - ii. **NEXT MEETING DATE: January 21, 2015 at 11:30 A.M.**
9. Supervisors' Requests
10. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

# Hopping Green & Sams

Attorneys and Counselors

## MEMORANDUM

To: Board of Supervisors  
Mediterra South Community Development District (the “District”)

From: Jonathan T. Johnson

Date: October 3, 2014

Re: Continuing Disclosure Review

---

Recently, our firm conducted a review of the District’s compliance with prior continuing disclosure undertakings (typically titled “Continuing Disclosure Agreement” or “CDA”) entered into in connection its past bond issuances.

The prompt for such a review was the Security and Exchange Commission’s (the “SEC”) recent announcement of plans to increase enforcement actions brought against Issuers and Underwriters for material misrepresentations about prior continuing disclosure compliance in bond offering documents. In anticipation of this increased enforcement, the SEC also announced the launch of the Municipal Continuing Disclosure Cooperation Initiative (the “MCDC Initiative”), which allows Issuers and Underwriters that discover such potential material misrepresentations to self-report such violations in exchange for favorable settlement terms. In order to qualify for the MCDC Initiative, Underwriters were required to self-report by September 10, 2014, and Issuers must self-report by December 1, 2014.

In response, our firm conducted a review of (i) all continuing disclosure obligations entered into by the District, (ii) disclosures made by the District and Developer (if any) pursuant to such obligations; and (iii) any statements or omissions made in subsequent bond offering documents regarding any failures to comply with such obligations. We then evaluated misstatements or omissions made in bond offering documents, if any, to determine if they met the standard of materiality that would warrant self-reporting. We also contacted the Underwriter involved in any such issuances to determine if they had conducted a similar review and their findings.

In regards to the District, we found that over the past five years, the District has timely filed its reports as required by such continuing disclosure undertakings. Therefore we do not see any reason to recommend participation in the MCDC Initiative.

If you have any questions or concerns, please don’t hesitate to call.

**RESOLUTION 2015-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING REPORTING OF INCIDENTS OF POTENTIAL VIOLATIONS; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Mediterra South Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Collier 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 desires to implement a plan for reporting potential violations of state or local law, code, or ordinance involving District facilities or operations; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Reporting of Incidents of Potential Violations Policy (the “Incident Reporting Policy”) for immediate use and application.

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

**SECTION 1.** As stated in this resolution the term “management” shall mean:

District Manager and employees and staff of District Management.

**SECTION 2.** The following policy governs reporting of incidents of potential violation:

If Management, during the course of administering the day to day operations of the District, should observe or be alerted to an incident or situation that a reasonable person could interpret as a potential violation of state and/or local law, code or ordinance violations involving District facilities or operations, Management shall immediately communicate the incident to the District Board of Supervisors, including any planned or proposed actions by the District. District Management and the Board Chairman or Vice Chairman, if the Chairman is not available, will make a determination if the incident is of a level that requires an emergency meeting of the Board to further discuss and consider its options. Any emergency meeting called will be in accordance with District Rule 1.3(6).

**SECTION 3.** 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.** This resolution shall become effective upon its passage and shall remain in

effect unless rescinded or repealed. Furthermore, upon its passage this resolution supersedes any Incident Reporting Policy previously adopted by the District.

**PASSED AND ADOPTED** this \_\_\_\_ day of October, 2014.

**ATTEST:**

**MEDITERRA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

1  
2  
3  
4  
5  
6  
7  
8  
9

**MINUTES OF MEETING  
MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

10  
11  
12  
13  
14  
15  
16  
17  
18  
19

A Public Hearing and Regular Meeting of the Mediterra South Community Development District's Board of Supervisors was held on **Thursday, September 4, 2014 at 11:30 a.m.**, in the **Bella Vita Room at the Mediterra Sports Club, 15735 Corso Mediterra Circle, Naples, Florida 34110.**

20  
21  
22  
23  
24  
25  
26  
27

**Present and constituting a quorum were:**

Kenneth Nails	Chair
Bill Rowe	Vice Chair
Dallas Luby	Assistant Secretary
Kenneth Tarr ( <i>via telephone</i> )	Board Member
Michael Bishko ( <i>via telephone</i> )	Board Member

28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

**Also present were:**

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Andy Tilton	District Engineer
Carl Eldred ( <i>via telephone</i> )	District Counsel
Donald Tendick ( <i>via telephone</i> )	Resident
Greg Pick	MCA Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Nails called the meeting to order at 11:35 a.m., and noted, for the record, that Supervisors Rowe, Luby and Nails were present, in person. Supervisors Tarr and Bishko were attending via telephone.

Mr. Nails advised that the Public Hearing and Regular Meeting were properly noticed, as evidenced by the proof of publication, located behind Tab 3.

Mr. Tarr pointed out that the proof of publication in the agenda references Mediterra South but not Mediterra North and asked if it was an error that the advertisement did not include both CDDs.

Mr. Adams replied no, it was not an error and explained that each District's public hearing and regular meeting must be advertised individually, since the Districts do not meet

40 jointly. He further stated Mediterra North met on their originally scheduled meeting date;  
41 however, the Mediterra South meeting date was changed, due to quorum issues.

42 Mr. Tarr questioned why the advertisement appeared twice in the Naples Daily News.

43 Mr. Adams advised that public hearings are required to be advertised on two separate  
44 days, with the latter date being at least seven days prior to the actual public hearing date.

45 Mr. Tarr contended that the proof of publication was dated August 18, 2014. Mr. Adams  
46 indicated that the advertisement appeared on August 18 and 25; it was properly advertised.

47 Mr. Tarr noted Mr. Donald Tendick’s attendance, as a resident, and asked if, going  
48 forward, all residents have the opportunity to participate in a meeting via telephone. Mr. Adams  
49 advised that attendance via telephone is not open to all general residents. Mr. Tarr questioned  
50 why Mr. Tendick can attend via telephone. Mr. Adams stated that Mr. Tendick was invited by  
51 Mr. Nails to participate because he qualified for one of the seats up for election in November.

52 Mr. Nails indicated that Mr. Tendick and Mr. Greg Pick, MCA Manager, were in  
53 attendance.

54

55 **SECOND ORDER OF BUSINESS**

**Public Comments**

56

57 Mr. Nails asked if anyone from the public wished to speak. He explained that the public  
58 may speak now regarding any matters and will also be given the opportunity to speak on agenda  
59 items as they are discussed during the meeting.

60 Mr. Tendick indicated that he was attending so as to understand what the Board is doing  
61 and how it is proceeding.

62

63 **THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
Objections on Adoption of Fiscal Year  
2014/2015 Budget**

64

65

66

67 *\*\*\*Mr. Nails opened the Public Hearing.\*\*\**

68 **A. Affidavit of Publication**

69 This item was previously discussed.

70 **B. Consideration of Resolution 2014-7, Relating to the Annual Appropriations and**  
71 **Adopting the Budget for the Fiscal Year Beginning October 1, 2014 and Ending**  
72 **September 30, 2015**

73 Mr. Nails presented Resolution 2014-7 for the Board’s consideration. He noted that the  
74 Board discussed the proposed budget at the last meeting.

75 Mr. Tarr referred to the definition, under "Supervisors", on Page 2, and voiced his  
76 opinion that "per Board Member" should be added behind "\$200".

77 Mr. Tarr referred to the definition, under "Insurance", on Page 3, and questioned the "fire  
78 damage liability limit of \$50,000" portion. He recalled the recent fires in The Preserves and  
79 stated that he does not understand the fire damage liability limits and under what circumstances  
80 it would be paid. Mr. Tarr suggested discussing this later.

81 Mr. Adams explained that the District has electrical and mechanical facilities, primarily  
82 aeration systems, which could create or cause fires or damage to adjacent homes. Mr. Tarr asked  
83 if this means that, if there was fire damage to a multi-million dollar home, the District would  
84 only be liable for \$50,000. Mr. Adams replied no, the insurance relates to protection of the  
85 District's facilities; general liability would be related to others. Mr. Tarr asked if the fire damage  
86 liability limit of \$50,000 is what the District would pay to someone who filed a claim against the  
87 District because of a fire related to the District's equipment. Mr. Adams replied no and  
88 reiterated that the fire damage liability limit is related to replacement of the District's equipment  
89 and/or facilities, if they caught fire. Mr. Tarr felt that \$50,000 is not a lot.

90 Discussion ensued regarding the difference between the fire damage liability coverage  
91 and the general liability coverage and what each covers. Mr. Adams offered to provide Mr. Tarr  
92 with a summary of the insurance policy and a copy of the policy. Mr. Tarr asked that the  
93 verbiage in the budget be changed.

94

**On MOTION by Mr. Luby and seconded by Mr. Rowe, with  
all in favor, Resolution 2014-7, Relating to the Annual  
Appropriations and Adopting the Budget for the Fiscal Year  
Beginning October 1, 2014 and Ending September 30, 2015,  
was adopted.**

95  
96  
97  
98  
99

100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-8,  
Making a Determination of Benefit;  
Imposing Special Assessments; Providing  
for the Collection and Enforcement of  
Special Assessments, Including But Not  
Limited to Penalties and Interest  
Thereon; Certifying an Assessment Roll;  
Providing for Amendments to the  
Assessment Roll; Providing a Severability  
Clause; and Providing an Effective Date**



112 Mr. Nails presented Resolution 2014-8 for the Board’s consideration.

113

**On MOTION by Mr. Bishko and seconded by Mr. Luby, with all in favor, Resolution 2014-8, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

114  
115  
116  
117  
118  
119  
120  
121

122  
123

**FIFTH ORDER OF BUSINESS**

**Presentation of Annual Quality Assurance Audit: Lake Maintenance**

124  
125  
126

- 127 **A. Memorandum**
- 128 **B. Evaluation Sheets/Photos**
- 129 **C. Maps**
- 130 **D. Detailed Specifications**

131 Ms. Crismond indicated numerous lakes with erosion concerns were identified for repair;  
 132 several carried over from last year and several were new areas. She advised that the golf course  
 133 superintendant is in the process of resolving all of their erosion issues. Ms. Crismond stated that  
 134 residential repairs, for those residents that contacted her, are scheduled for next week. She noted  
 135 that she was unable to reach a few residents and Mr. Pick assisted her in contacting them and  
 136 transmitting the letter to them. Ms. Crismond hoped to complete all of the repairs within the  
 137 next few months and avoid pursuing other action with residents.

138 Ms. Crismond indicated that new aeration systems were installed this year. She noted  
 139 that Lake #11 was not functioning properly; however, it has a new aeration system. Ms.  
 140 Crismond explained that she did not realize that, when a new system is installed, it must be on a  
 141 timer for a certain number of days; at the time of the inspection, the timer was turned off. She  
 142 confirmed that Lake #11 aeration is functioning properly at this time.

143 Regarding the contractor’s work performance, Ms. Crismond stated that, upon inspection,  
 144 the majority of the lakes had minimal submersed issues, which is positive. She noted that a  
 145 tremendous amount of weeds were observed on the lake banks. Ms. Crismond met with the  
 146 contractor to discuss mechanical removal and what must be done, going forward, to keep the  
 147 banks free of weeds. She advised that the annual littoral planting project is in progress and

148 should be completed this week. Ms. Crismond pointed out that, last year, 182,000 plants were  
149 installed and, this year, 60,000 plants will be installed.

150 Mr. Bishko asked what caused the problem with the aeration systems in the lakes. Ms.  
151 Crismond indicated that it could be because the diffusers need to be replaced, hose or mechanical  
152 issues and wear and tear. The contractor was notified. Mr. Bishko asked in which lakes new  
153 diffusers were installed. Ms. Crismond advised that new aeration systems were installed in Lake  
154 #2, #6, #11, #11B, #13 and #23; a new system is currently being installed in Lake #65, which  
155 will be connected through Lake #64.

156 Mr. Bishko questioned the amount of money being spent to install diffusers and voiced  
157 his opinion that the District should try to determine if the diffusers accomplish much. He  
158 recalled reading that they do not.

159 Mr. Adams advised that aeration was found to be very positive for the lakes. He  
160 forwarded a DVD to the Board regarding a local community, which concluded that aeration was  
161 a way to revive a dying lake system. Mr. Adams discussed a year-long lake study completed in  
162 another community, in which a Florida Gulf Coast University (FGCU) professor concluded that  
163 aeration was a primary way to improve the health of lakes. It was found that aeration increases  
164 oxygen levels in water, which benefits plants and aquatic life, as well as increasing activity of  
165 natural bacteria, which breaks down the organic sediment layer on the bottom of lakes. Mr.  
166 Adams explained that demucking is very expensive; therefore, a natural method of reducing the  
167 buildup is preferred.

168 Mr. Tarr recalled discussions with Ms. Crismond regarding spikerush. He noted a  
169 resident that was upset because spikerush had grown to obscure her lake view. Mr. Tarr  
170 questioned why spikerush is used.

171 Mr. Adams stated that spikerush is successful in deep water or the outer limits of the  
172 littoral shelf. He noted that, as water levels increase, the outer edges will die. Mr. Adams  
173 advised that bulrush is successful, as well; however, it grows 6' to 8' above the water level. He  
174 discussed a lake that was not dug with a contour that will allow those plants; therefore, those  
175 areas must be sprayed to ensure that spikerush does not get into those areas and appear to take  
176 over the lake.

177 Mr. Tarr summarized that spikerush must be used because of the location in the lake and  
178 to achieve the desired aquatic standards. He noted residents that bought a water property and  
179 want their water view and asked if the District will do anything.

180 Mr. Adams replied affirmatively and stated that the District is weighing the  
181 environmental needs along with the residents’ needs. He stressed the importance of vegetation  
182 along the outer edge of the littoral shelf for water quality purposes and to abate erosion.

183 Mr. Nails referred to the number of lakes that are not in compliance, due to weeds, and  
184 asked how the weeds are removed. Ms. Crismond indicated that the weeds are sprayed and  
185 pulled. Mr. Adams recalled that the president of the lake contractor participated in a meeting and  
186 fully committed to doing everything possible to ensure that the lake treatment program will be as  
187 non-impactful to the littoral shelves as possible. The contractor will spot spray and use crews to  
188 hand pull the weeds versus the broadcast spraying that was causing significant discoloration of  
189 the littoral shelf plants.

190

191 **SIXTH ORDER OF BUSINESS**

**Update M.R.I. Under Water Specialists,  
Inc. Culvert Inspection Report**

192

193

194 Ms. Crismond recalled that, last year, based on the inspection report, pipes that were  
195 blocked 25% or more, were cleaned. This year, the remaining pipes with debris up to 25%, were  
196 cleaned. She reported a blocked headwall on Lakes #27/28. Ms. Crismond stated that the CDD  
197 cleaned it last year, although, the blockage was a direct result of golf course erosion. She  
198 explained that the pipe is clogged again, as a result of the golf course superintendant not making  
199 the necessary repairs. Ms. Crismond advised the golf course superintendant of the situation and  
200 asked them to pay to have it cleaned, along with resolving the erosion repairs. Once the golf  
201 course completes its other repairs, they plan to have this work completed.

202 Mr. Tarr asked Ms. Crismond to explain the second line of the report. Ms. Crismond  
203 stated that several pipes that were 5% clogged last year are now 30% clogged and pipes that  
204 were 20% clogged are now 80% clogged. Discussion ensued regarding rainfall levels, last year  
205 and this year and whether it increased clogging. Mr. Tarr asked if it could be concluded that, “if  
206 we have a very rainy summer, it would not be a surprise...that we would get additional  
207 blockages and the course of action is, after an extraordinarily rainy summer, that pipe inspection  
208 and cleaning might be warranted, or should be”. Mr. Tarr stated that he was led to believe that,  
209 once the pipes were cleaned, the minimally clogged pipes would not have much more blockages,  
210 because there was minimal construction. Mr. Bishko stated that he was under the same  
211 impression and asked if blockage must be addressed every year.

212 Mr. Adams explained that the golf course has loose debris, such as sand traps, that can  
213 wash out and cause clogging; built out neighborhoods experience normal sedimentation but trees  
214 that drop a lot of leaves can enter the system and cause clogs. Mr. Adams felt that the golf  
215 course areas and active construction zones are the primary locations, where there is exposed soil  
216 that can wash into the drainage system; these locations should be inspected each year.

217 Mr. Tarr asked Mr. Adams if he is aware of a plan to complete a major “redo” of the golf  
218 course and asked if that exacerbated the situation. Mr. Adams replied no and stated that, if a  
219 major “redo” occurs, county code will require installation of sedimentation barriers. Mr. Adams  
220 indicated that he was speaking about normal golf course operations and exposed sand traps, etc.,  
221 which can enter the lakes and cause blockage, which is what occurred on Lake #27/28, as  
222 previously discussed.

223 Mr. Tarr questioned if the golf course should pay for this work, if the blockage can be  
224 clearly traced to the golf course. Mr. Adams confirmed that the golf course will pay to have the  
225 blockage on Lake #27/28 cleared, in addition to blockages in other areas; however, it does not  
226 alleviate the District’s responsibility to monitor the conditions on an annual basis.

227 Mr. Rowe stated that, going back four years, rainfall, through September 3, was 35.1” in  
228 2014, 2013 was 67.6”, 2012 was 47.1” and 2011 was 33.35”. He explained that total rainfall for  
229 2013 was 80.1”, 2012 was 72.6” and 2011 was 57.5”. Mr. Rowe pointed out that there is a lot of  
230 variance between September and the end of the year.

231 Mr. Tarr asked Mr. Pick if he and Terry regularly compare the rainfall amount and  
232 discuss variances across the property. Mr. Pick noted that the District purchases irrigation water,  
233 which is monitored because it is the second largest budget item. Mr. Tarr questioned if there is a  
234 lot of rainfall variation throughout the property. Mr. Pick noted that rainfall this year is about  
235 60% of last year’s figures. Mr. Pick confirmed that his rainfall amounts are “spot on” with Mr.  
236 Rowe’s figures.

237  
238 **SEVENTH ORDER OF BUSINESS** **Approval of May 21, 2014 Regular**  
239 **Meeting Minutes**  
240

241 Mr. Nails presented the May 21, 2014 Regular Meeting Minutes and asked for any  
242 additions, deletions or corrections. The following changes were made:

- 243 Line 140: Change “recalled that” to “stated, as an example, that if”
- 244 Line 143: Change “District” to “MCA”

- 245 Line 144: Delete “and that is no longer the case”
- 246 Line 144: Change “he” to “I”
- 247 Line 144: Change “contractors” to “a contractor”
- 248 Line 145: Change “preserves” to “lake behind my house”
- 249 Line 95: Chang “ire” to “are”

250 Mr. Tarr referred to the sentence “Mr. Johnson explained that the Board has discretion  
 251 and is not obligated to report; however, reporting the incident is an option”, on Lines 238 and  
 252 239 and asked for confirmation that Mr. Johnson reviewed what he said and that the statement is  
 253 correct. Mr. Eldred stated that he will follow up with Mr. Johnson to confirm that he is  
 254 comfortable with the statement. Mr. Tarr indicated that it is very important because the Board  
 255 will discuss reporting incidents and potential violations. Mr. Tarr believed that it is a critical  
 256 issue. Mr. Eldred expressed his opinion that, as Mr. Johnson stated, the Board has discretion but  
 257 it does not have a legal obligation to report an incident.

- 258 Line 490: Change “Tarr” to “Luby” and “Luby” to “Tarr”
- 259 Line 568: Add “and MCA Board Member” after “resident”
- 260 Lines 568 and 570: Change “Davina” to “Dibino”
- 261 Line 21: Delete “(via telephone)”

263 **On MOTION by Mr. Rowe and seconded by Mr. Luby, with**  
 264 **all in favor, the May 21, 2014 Regular Meeting Minutes, as**  
 265 **amended, were approved.**

266  
 267  
 268 **EIGHTH ORDER OF BUSINESS** **Other Business**

269  
 270 Mr. Nails recalled the discussion, at the last meeting, regarding reporting incidents of  
 271 potential violation. He noted that Mr. Adams provided a proposed draft and Mr. Bishko has  
 272 suggested changes, for clarification.

- 273 Mr. Adams read Mr. Bishko’s changes:
- 274 Line 1: Change “As Management is” to “If Management, during the course of”
- 275 Line 2: Delete “Management”
- 276 Line 3: Change “relating to” to “or situation that a reasonable person could interpret as a”
- 277 Line 4: Insert “violation of” after “potential”

278 Mr. Luby asked what means of communication will be used. Mr. Adams stated that they  
279 will use means of communication that are reasonable for the situation; he anticipated emails to  
280 everyone and telephone calls to the Chair and/or Vice Chair, with a telephone call to all Board  
281 Members, if the situation warrants. Mr. Luby advised that email communication is best for him.

282 Mr. Tarr asked how incidents would be reported to the public and whether they would be  
283 included in the next meeting. Mr. Adams indicated that the incident would be addressed during  
284 the Manager's Report or, if the incident rose to a higher level, it would be addressed through a  
285 specific agenda item, during a regular meeting; if the incident rose to an even higher level, a  
286 special meeting would be held. Mr. Tarr felt that it would be very important to include the term  
287 "future generations of Mediterrians" in the reporting statement. Mr. Tarr recalled that District  
288 Counsel advised that the District is not obligated to report incidents, under Florida law; rather,  
289 reporting is optional. Mr. Tarr voiced his opinion that the proposed reporting procedures are  
290 unclear about what the line is for reporting. Mr. Adams stated that the proposed rule was not  
291 intended to draw a distinction; it was intended to provide a communication to the Board and let  
292 the Board make a determination, on a case-by-case basis, if the Board believes there is a  
293 requirement, obligation or interest in reporting the incident. Mr. Adams thought that it comes  
294 from the prior discussion about the Board not having an obligation but that it should discuss  
295 incidents and make a determination, as a group, regarding whether the Board wants to report it.

296 The following change was made:

297 Line 10: Change "it's" to "its"

298 Mr. Luby advised that the District will experience another fish kill and stated that he  
299 would like to "loop in" the MCA, as the communication vehicle, so that, when a fish kill or  
300 similar situation occurs, the MCA broadcasts the information to the entire community. Mr.  
301 Adams felt that approach would be good for incidents that affect a large portion of the  
302 community; however, he would not recommend that approach in a situation such a dumping of  
303 grass clippings. Mr. Luby agreed.

304 Mr. Nails summarized that this outlines a procedure to be followed by Management; it is  
305 not a rule.

306 Mr. Adams indicated that this procedure can be adopted by resolution, as modified, at the  
307 October meeting, in order to memorialize the procedure.

308

309

310 **NINTH ORDER OF BUSINESS**

**Staff Reports**

311

312 **A. Attorney**

313 Mr. Eldred provided an update on Senate Bill 1672, which included increased penalty for  
 314 violating the annual financial reporting or audit requirement. He explained that, if the audit is  
 315 not filed on time, a Notice of Failure will be provided to the city or county of the CDD. Mr.  
 316 Eldred stated that the bill also requires all CDDs to have a website by October 1, 2015. He  
 317 advised that, although Mediterra South has a website, the bill sets forth specific requirements  
 318 regarding what must be on the website; District Counsel will coordinate with Management to  
 319 confirm that the website is fully compliant with the new law.

320 **B. Engineer**

321 There being nothing additional to report, the next item followed.

322 **C. Manager**

323 **i. Approval of Unaudited Financial Statements as of July 31, 2014**

324 Mr. Nails presented the Unaudited Financial Statements as of July 31, 2014.

325

326 **On MOTION by Mr. Luby and seconded by Mr. Rowe, with**  
 327 **all in favor, the Unaudited Financial Statements as of July 31,**  
 328 **2014, were approved.**

329

330

331 **ii. Consideration of Fiscal Year 2015 Proposed Annual Meeting Schedule**

332 Mr. Nails presented the proposed meeting schedule for Fiscal Year 2015 for the Board’s  
 333 consideration. Mr. Adams indicated that the schedule is similar to prior years and announced  
 334 that, beginning in October, the meetings will be held at The Club.

335

336 **On MOTION by Mr. Rowe and seconded by Mr. Luby, with**  
 337 **all in favor, the Fiscal Year 2015 Proposed Annual Meeting**  
 338 **Schedule, as presented, and directing Staff to advertise,**  
 339 **accordingly, were approved.**

340

341

342 **TENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

343

344 Mr. Bishko referred to Page 13, of the May 21, 2014 Regular Meeting Minutes, and  
 345 asked if the minutes were already approved. Mr. Adams replied affirmatively. Mr. Bishko  
 346 asked if Mr. Philpot conferred with MCA counsel regarding irrigation and maintenance of the

347 pipes. Mr. Adams replied affirmatively; MCA took responsibility, as part of the agreement,  
348 which was accepted.

349 Mr. Bishko referred to Action Item 11, and asked for a status update. Mr. Adams advised  
350 that he will circulate the newsletter within the next one or two weeks. In response to Mr.  
351 Bishko’s question, Mr. Adams confirmed that the CDD and MCA maintain separate websites.  
352 Mr. Adams indicated that the item on the MCA website was intended to provide basic CDD  
353 information, while the CDD’s website provides a more elaborate description of the CDD and  
354 gives access to various CDD documents. Mr. Bishko suggested that the MCA delete the existing  
355 link from their website and replace it with a link to the CDD’s real website. Mr. Adams  
356 concurred and will follow up with the MCA.

357 Mr. Tarr asked to receive a final copy of the agreement for lake bank maintenance. Mr.  
358 Adams stated that he will circulate the agreement. Mr. Tarr recommended that the newsletter  
359 and the website advise residents that the lake bank maintenance matter was concluded. Mr.  
360 Adams indicated that he will include it in the newsletter and the newsletter will be posted on the  
361 CDD website.

362

363 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

364

365 There being no further business to discuss, the meeting adjourned.

366

367 **On MOTION by Mr. Luby and seconded by Mr. Rowe, with**  
368 **all in favor, the meeting adjourned at approximately 12:40**  
369 **p.m.**

370

371



372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**MEDITERRA SOUTH  
ACTION/COMPLETED ITEMS**

1.    **01/15/14**    **ACTION ITEM:** Mr. Adams to forward copies of the April, 2013 dissemination report to the Board. **STATUS: COMPLETED**
  
2.    **01/15/14**    **ACTION ITEM:** Ms. Crismond will contact the residents with erosion issues that must be addressed. **STATUS: COMPLETED**
  
3.    **01/15/14**    **ACTION ITEM:** Mr. Bishko requested that proposals for different plants that would better solve the erosion problem be presented. Mr. Adams recalled discussion about installing Bacopa and photographs of the plant will be provided at the January meeting. **STATUS: COMPLETED**
  
4.    **01/15/14**    **ACTION ITEM:** Mr. Johnson to add a specific reference to the statutory and rule provisions of the Commission on Ethics, F.S. 112.3143, as discussed, to the Rules of Procedure to Section 2, Paragraph 6, of the Rules of Procedure **STATUS: COMPLETED**
  
5.    **01/15/14**    **ACTION ITEM:** Mr. Adams to attach Mr. Tarr's documents regarding Mr. Tarr's opinion of the memorandum that was issued against him. **STATUS: COMPLETED**
  
6.    **01/15/14**    **ACTION ITEM:** Staff will continue monitoring the lake maintenance conditions and notify the Board of any findings. **STATUS: ONGOING**
  
7.    **01/15/14**    **ACTION ITEM:** Mr. Adams will prepare a statement regarding aeration activities and ask the MCA to e-blast it to the community. At the Board's suggestion, Mr. Adams will prepare a CDD communication to the community reporting on various items. **STATUS: COMPLETED**
  
8.    **01/15/14**    **ACTION ITEM:** Mr. Johnson to provide Mr. Adams with the entire chain of information between himself and Mr. Tarr, regarding Board membership in Club and potential conflicts of interest for Board Members, dissemination to the Board. **STATUS: COMPLETED**
  
9.    **01/15/14**    **ACTION ITEM:** Regarding establishing a protocol, if Board Members continue engaging the District Engineer and District Counsel, individually, Mr. Adams indicated that he will include this as a discussion item on the next agenda. **STATUS: COMPLETED**
  
10.   **01/15/14**    **ACTION ITEM:** Mr. Adams to verify whether the MCA performed deer reduction activities. **STATUS: COMPLETED**
  
11.   **01/15/14**    **ACTION ITEM:** Mr. Adams will prepare a "Do's and Don't's in the Preserves" for inclusion in the newsletter. **STATUS: ONGOING**

**MEDITERRA SOUTH  
ACTION/COMPLETED ITEMS**

12.   **05/21/14**    **ACTION ITEM:** Mr. Adams to draft procedure for reporting violations to Collier County. **STATUS: COMPLETED**
  
13.   **05/21/14**    **ACTION ITEM:** District Counsel to amend disclosure agreement, per discussion at May 21, meeting. **STATUS: COMPLETED**
  
14.   **09/04/14**    **ACTION ITEM:** Mr. Adams to provide Mr. Tarr with a copy of the insurance policy. **STATUS: ONGOING**
  
15.   **09/04/14**    **ACTION ITEM:** The Reporting of Incidents of Potential Violations procedure to be adopted by resolution, as modified, at the October meeting, in order to memorialize the procedure. **STATUS: ONGOING**
  
16.   **09/04/14**    **ACTION ITEM:** Mr. Adams to follow up with the MCA to delete the CDD literature from their website and replace it with a link to the CDD's website **STATUS: COMPLETED** (*subsequent to 09/04/14 meeting*)
  
17.   **09/04/14**    **ACTION ITEM:** Mr. Adams to circulate the agreement for lake bank maintenance, include it in the newsletter and post the newsletter on the CDD website. **STATUS: COMPLETED** (*subsequent to 09/04/14 meeting*)

**MEDITERRA NORTH & MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICTS  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2014**

**MEDITERRA NORTH & MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2014**

	Governmental Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 197,989	\$ -	\$ 197,989
Investments			
Federated	302,935	-	302,935
BB&T - cdars	100,769	-	100,769
Revenue A	-	494,922	494,922
Revenue B	-	2	2
Reserve A	-	887,323	887,323
Reserve B	-	42,573	42,573
Prepayment A	-	18,698	18,698
Due from other governments			
<i>Mediterra North</i>			
General fund	1,221	-	1,221
Debt service - 2012	209	-	209
<i>Mediterra South</i>			
General fund	-	3	3
Debt service - series 2003	48	-	48
Debt service - series 2001	22	-	22
Debt service - series 2003	92	-	92
Total assets	<u>\$ 603,285</u>	<u>\$ 1,443,521</u>	<u>\$ 2,046,806</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 4,800	\$ -	\$ 4,800
Due to other governments			
<i>Mediterra North</i>			
General fund	-	162	162
<i>Mediterra South</i>			
General fund	1,221	209	1,430
Debt service - series 2012	2	-	2
<i>Mediterra South</i>			
Debt service - series 2013	1	-	1
Total liabilities	<u>6,024</u>	<u>371</u>	<u>6,395</u>
<b>Fund Balances</b>			
Reserved for:			
Debt service	-	1,443,150	1,443,150
Unreserved, undesignated	597,261	-	597,261
Total fund balances	<u>597,261</u>	<u>1,443,150</u>	<u>2,040,411</u>
Total liabilities and fund balances	<u>\$ 603,285</u>	<u>\$ 1,443,521</u>	<u>\$ 2,046,806</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, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ -	\$ 466,278	\$ 462,041	101%
Special assessment: off-roll	-	78,648	78,648	100%
Interest and miscellaneous	24	540	1,500	36%
Total revenues	<u>24</u>	<u>545,466</u>	<u>542,189</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	6,459	7,751	83%
Management	6,250	68,750	75,000	92%
Accounting services	2,499	27,501	30,000	92%
Audit	-	16,100	16,400	98%
Legal	-	22,225	10,000	222%
Field management	1,250	13,750	15,000	92%
Engineering	4,071	7,953	7,500	106%
Trustee	3,225	10,260	10,000	103%
Dissemination agent	-	2,000	9,106	22%
Arbitrage calculation	-	-	7,200	0%
Assessment roll preparation	-	29,000	29,000	100%
Telephone	22	237	259	92%
Postage	11	1,556	1,600	97%
Insurance	-	11,846	12,075	98%
Printing and binding	129	1,423	1,552	92%
Legal advertising	-	2,173	2,500	87%
Office supplies	-	-	450	0%
Contingencies	164	2,397	2,200	109%
Annual District filing fee	-	350	350	100%
Total administrative	<u>18,697</u>	<u>223,980</u>	<u>237,943</u>	94%
<b>Water management</b>				
Other contractual	10,605	118,627	140,000	85%
Aquascaping	-	2,400	175,000	1%
Lake bank stabilization	-	53,617	40,000	134%
Electricity	358	1,920	2,400	80%
Miscellaneous	-	733	1,500	49%
Capital outlay	-	-	7,500	0%
Capital outlay - aeration	62,312	62,312	-	N/A
Total water management	<u>73,275</u>	<u>239,609</u>	<u>366,400</u>	65%
<b>Other fees &amp; charges</b>				
Property appraiser	-	418	9,626	4%
Tax collector	-	7,154	7,219	99%
Total other fees & charges	<u>-</u>	<u>7,572</u>	<u>16,845</u>	45%
Total expenditures	<u>91,972</u>	<u>471,161</u>	<u>621,188</u>	76%

**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, 2014**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(91,948)	74,305	(78,999)	
Fund balances - beginning	<u>689,209</u>	<u>522,956</u>	<u>448,603</u>	
Fund balances - ending	<u><u>\$ 597,261</u></u>	<u><u>\$ 597,261</u></u>	<u><u>\$ 369,604</u></u>	

**MEDITERRA NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2014**

	Governmental Funds		Total Governmental Funds
	General Fund 101	Debt Service Series 2012 Fund 252	
<b>ASSETS</b>			
Cash	\$ 109,848	\$ -	\$ 109,848
Investments			
Federated	131,061	-	131,061
Revenue	-	162,936	162,936
Reserve	-	363,758	363,758
Prepayment	-	17,073	17,073
Due from other governments			
<i>Mediterra South</i>			
Debt service - series 1999	48	-	48
Debt service - series 2001	22	-	22
Debt service - series 2003	92	-	92
Total assets	<u>\$ 241,071</u>	<u>\$ 543,767</u>	<u>\$ 784,838</u>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>Liabilities</b>			
Accounts payable	\$ 1,449	\$ -	\$ 1,449
Due to other governments			
<i>Mediterra South</i>			
General fund	1,221	209	1,430
Total liabilities	<u>2,670</u>	<u>209</u>	<u>2,879</u>
<b>Fund balances</b>			
Reserved for:			
Debt service	-	543,558	543,558
Unreserved, undesignated	238,401	-	238,401
Total fund balances	<u>238,401</u>	<u>543,558</u>	<u>781,959</u>
Total liabilities & fund balances	<u>\$ 241,071</u>	<u>\$ 543,767</u>	<u>\$ 784,838</u>



**MEDITERRA NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 101  
FOR THE PERIOD ENDED AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ -	\$ 166,240	\$ 165,152	101%
Interest and miscellaneous	8	209	456	46%
Total revenues	<u>8</u>	<u>166,449</u>	<u>165,608</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	327	1,962	2,355	83%
Management	1,899	20,886	22,783	92%
Accounting services	759	8,355	9,113	92%
Audit	-	4,891	4,982	98%
Legal	-	6,752	3,038	222%
Field management	380	4,177	4,557	92%
Engineering	1,236	2,415	2,278	106%
Trustee	980	3,117	3,038	103%
Dissemination agent	-	608	2,766	22%
Arbitrage calculation	-	-	2,187	0%
Assessment roll preparation	-	8,810	8,810	100%
Telephone	7	72	79	91%
Postage	3	474	486	98%
Insurance	-	3,599	3,668	98%
Printing and binding	39	432	471	92%
Legal advertising	-	660	759	87%
Office supplies	-	-	137	0%
Contingencies	49	728	668	109%
Annual District filing fee	-	106	106	100%
Total administrative	<u>5,679</u>	<u>68,044</u>	<u>72,281</u>	94%
<b>Water management</b>				
Contractual services	3,222	36,039	42,529	85%
Aquascaping	-	729	53,161	1%
Lake bank stabilization	-	16,289	12,151	134%
Electricity	109	583	729	80%
Miscellaneous	-	223	456	49%
Capital outlay	-	-	2,278	0%
Capital outlay - aeration	18,930	18,930	-	N/A
Total water management	<u>22,261</u>	<u>72,793</u>	<u>111,304</u>	65%
<b>Other fees &amp; charges</b>				
Property appraiser	-	149	3,441	4%
Tax collector	-	2,557	2,580	99%
Total other fees & charges	<u>-</u>	<u>2,706</u>	<u>6,021</u>	45%
Total expenditures	<u>27,940</u>	<u>143,543</u>	<u>189,606</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	(27,932)	22,906	(23,998)	
Fund balances - beginning	266,333	215,495	194,994	
Fund balances - ending	<u>\$ 238,401</u>	<u>\$ 238,401</u>	<u>\$ 170,996</u>	

**MEDITERRA NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 252 - SERIES 2012 (REFUNDED 2001 BONDS)  
FOR THE PERIOD ENDED AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ -	\$ 486,706	\$ 483,463	101%
Assessment prepayment	-	17,073	-	N/A
Interest	2	24	-	N/A
Total revenues	<u>2</u>	<u>503,803</u>	<u>483,463</u>	104%
<b>EXPENSES</b>				
<b>Debt service</b>				
Intergovernmental expenditures				
Principal	-	220,000	220,000	100%
Interest	-	263,278	263,463	100%
Principal prepayment	-	2,425	-	N/A
Total debt service	<u>-</u>	<u>485,703</u>	<u>483,463</u>	100%
<b>Other fees &amp; charges</b>				
Property appraiser	-	249	-	N/A
Tax collector	-	340	-	N/A
Total other fees & charges	<u>-</u>	<u>589</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>486,292</u>	<u>483,463</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2	17,511	-	
Fund balances - beginning	543,556	526,047	815,882	
Fund balances - ending	<u>\$ 543,558</u>	<u>\$ 543,558</u>	<u>\$ 815,882</u>	

**MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2014**

	Governmental Funds				Total Governmental Funds
	General 001	Debt Service Series 2003 A&B Fund 203	Debt Service Series 2012 Fund 210	Debt Service Series 2013 Fund 204	
<b>ASSETS</b>					
Cash	\$ 88,141	\$ -	\$ -	\$ -	\$ 88,141
Investments					
Federated	171,874	-	-	-	171,874
BB&T - cdars	100,769	-	-	-	100,769
Revenue A	-	-	222,620	109,366	331,986
Revenue B	-	2	-	-	2
Reserve A	-	-	448,565	75,000	523,565
Reserve B	-	42,573	-	-	42,573
Prepayment	-	1,625	-	-	1,625
Due from other governments					
<i>Mediterra North</i>					
General fund	1,221	-	-	-	1,221
Debt service - 2012	209	-	-	-	209
<i>Mediterra South</i>					
General fund	-	-	2	1	3
Total assets	<u>\$ 362,214</u>	<u>\$ 44,200</u>	<u>\$ 671,187</u>	<u>\$ 184,367</u>	<u>\$ 1,261,968</u>
<b>LIABILITIES &amp; FUND BALANCE</b>					
<b>Liabilities</b>					
Accounts payable	\$ 3,351	\$ -	\$ -	\$ -	\$ 3,351
Due to other governments					
<i>Mediterra North</i>					
General	-	92	70	-	162
Due to other funds					
Debt service - series 2012	2	-	-	-	2
Debt service - series 2013	1	-	-	-	1
Total liabilities	<u>3,354</u>	<u>92</u>	<u>70</u>	<u>-</u>	<u>3,516</u>
<b>Fund balances</b>					
Reserved for:					
Debt service	-	44,108	671,117	184,367	899,592
Unreserved, undesignated	358,860	-	-	-	358,860
Total fund balances	<u>358,860</u>	<u>44,108</u>	<u>671,117</u>	<u>184,367</u>	<u>1,258,452</u>
Total liabilities & fund balances	<u>\$ 362,214</u>	<u>\$ 44,200</u>	<u>\$ 671,187</u>	<u>\$ 184,367</u>	<u>\$ 1,261,968</u>

**MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on roll	\$ -	\$ 300,038	\$ 296,889	101%
Special assessment: off-roll	-	78,648	78,648	100%
Interest and miscellaneous	16	331	1,044	32%
Total revenues	<u>16</u>	<u>379,017</u>	<u>376,581</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	749	4,497	5,396	83%
Management	4,351	47,864	52,217	92%
Accounting	1,740	19,146	20,887	92%
Audit	-	11,209	11,418	98%
Legal	-	15,473	6,962	222%
Field management	870	9,573	10,443	92%
Engineering	2,835	5,538	5,222	106%
Trustee	2,245	7,143	6,962	103%
Dissemination agent	-	1,392	6,340	22%
Arbitrage calculation	-	-	5,013	0%
Assessment roll preparation	-	20,190	20,190	100%
Telephone	15	165	180	92%
Postage	8	1,082	1,114	97%
Insurance	-	8,247	8,407	98%
Printing and binding	90	991	1,081	92%
Legal advertising	-	1,513	1,741	87%
Office supplies	-	-	313	0%
Contingencies	115	1,669	1,532	109%
Annual District filing fee	-	244	244	100%
Total administrative	<u>13,018</u>	<u>155,936</u>	<u>165,662</u>	94%
<b>Water management</b>				
Contractual services	7,383	82,588	97,471	85%
Aquascaping	-	1,671	121,839	1%
Lake bank stabilization	-	37,328	27,849	134%
Electricity	249	1,337	1,671	80%
Miscellaneous	-	510	1,044	49%
Capital outlay	-	-	5,222	0%
Capital outlay - aeration	43,382	43,382	-	N/A
Total water management	<u>51,014</u>	<u>166,816</u>	<u>255,096</u>	65%
<b>Other fees &amp; charges</b>				
Property appraiser	-	269	6,185	4%
Tax collector	-	4,597	4,639	99%
Total other fees & charges	<u>-</u>	<u>4,866</u>	<u>10,824</u>	45%
Total expenditures	<u>64,032</u>	<u>327,618</u>	<u>431,582</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	(64,016)	51,399	(55,001)	
Fund balances - beginning	422,876	307,461	253,609	
Fund balances - ending	<u>\$ 358,860</u>	<u>\$ 358,860</u>	<u>\$ 198,608</u>	

**MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 203 - SERIES 2003 B BONDS  
FOR THE PERIOD ENDED AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: off-roll	\$ -	\$ 39,853	\$ 53,288	75%
Assessment prepayments B	-	137,143	-	N/A
Interest	-	5	-	N/A
Total revenues	<u>-</u>	<u>177,001</u>	<u>53,288</u>	332%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest B	-	49,844	53,288	94%
Prepayment B	-	235,000	45,000	522%
Total debt service	<u>-</u>	<u>284,844</u>	<u>98,288</u>	290%
Excess/(deficiency) of revenues over/(under) expenditures	-	(107,843)	(45,000)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	4,621	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>4,621</u>	<u>-</u>	N/A
Net increase/(decrease) in fund balance	-	(103,222)	(45,000)	
Fund balances - beginning	44,108	147,330	337,938	
Fund balances - ending	<u>\$ 44,108</u>	<u>\$ 44,108</u>	<u>\$ 292,938</u>	

**MEDITERRA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 210 - SERIES 2012 (REFUNDED 1999 & 2001 BONDS)  
FOR THE PERIOD ENDED AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ 2	\$ 626,083	\$ 624,751	100%
Interest	3	32	-	N/A
Total revenues	<u>5</u>	<u>626,115</u>	<u>624,751</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	275,000	275,000	100%
Interest	-	326,774	326,973	100%
Principal prepayment	-	2,575	-	N/A
Total debt service	<u>-</u>	<u>604,349</u>	<u>601,973</u>	100%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	13,016	0%
Tax collector	-	9,518	9,762	98%
Total other fees & charges	<u>-</u>	<u>9,518</u>	<u>22,778</u>	42%
Total expenditures	<u>-</u>	<u>613,867</u>	<u>624,751</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	5	12,248	-	
Fund balances - beginning	671,112	658,869	653,314	
Fund balances - ending	<u>\$ 671,117</u>	<u>\$ 671,117</u>	<u>\$ 653,314</u>	

**MEDITERRA SOUTH  
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 AUGUST 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ 1	\$ 322,087	\$ 319,781	101%
Interest	1	7	-	N/A
Total revenues	<u>2</u>	<u>322,094</u>	<u>319,781</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	120,000	120,000	100%
Interest	-	175,983	176,233	100%
Principal prepayment	-	10,000	-	N/A
Total debt service	<u>-</u>	<u>305,983</u>	<u>296,233</u>	103%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	4,997	0%
Tax collector	-	6,495	6,662	97%
Total other fees & charges	<u>-</u>	<u>6,495</u>	<u>11,659</u>	56%
Total expenditures	<u>-</u>	<u>312,478</u>	<u>307,892</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2	9,616	11,889	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(4,621)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4,621)</u>	<u>-</u>	N/A
Net increase/(decrease) in fund balance	2	4,995	11,889	
Fund balances - beginning	184,365	179,372	160,617	
Fund balances - ending	<u>\$ 184,367</u>	<u>\$ 184,367</u>	<u>\$ 172,506</u>	

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

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
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	1,195,000.00	5.500%	43,318.75	1,238,318.75
Total	<u>\$ 1,195,000.00</u>		<u>\$433,187.50</u>	<u>\$ 1,628,187.50</u>

**Mediterra South**  
 Community Development District  
 Series 2012 (fund 211)  
 \$6,025,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2012	\$ -	-	\$ 123,185.64	\$ 123,185.64
05/01/2013	215,000.00	2.400%	135,203.75	350,203.75
11/01/2013	-	-	132,623.75	132,623.75
05/01/2014	220,000.00	2.900%	132,623.75	352,623.75
11/01/2014	-	-	129,433.75	129,433.75
05/01/2015	230,000.00	3.100%	129,433.75	359,433.75
11/01/2015	-	-	125,868.75	125,868.75
05/01/2016	235,000.00	3.400%	125,868.75	360,868.75
11/01/2016	-	-	121,873.75	121,873.75
05/01/2017	245,000.00	3.600%	121,873.75	366,873.75
11/01/2017	-	-	117,463.75	117,463.75
05/01/2018	255,000.00	3.800%	117,463.75	372,463.75
11/01/2018	-	-	112,618.75	112,618.75
05/01/2019	265,000.00	4.000%	112,618.75	377,618.75
11/01/2019	-	-	107,318.75	107,318.75
05/01/2020	275,000.00	4.200%	107,318.75	382,318.75
11/01/2020	-	-	101,543.75	101,543.75
05/01/2021	290,000.00	4.400%	101,543.75	391,543.75
11/01/2021	-	-	95,163.75	95,163.75
05/01/2022	300,000.00	4.500%	95,163.75	395,163.75
11/01/2022	-	-	88,413.75	88,413.75
05/01/2023	315,000.00	4.650%	88,413.75	403,413.75
11/01/2023	-	-	81,090.00	81,090.00
05/01/2024	330,000.00	5.100%	81,090.00	411,090.00
11/01/2024	-	-	72,675.00	72,675.00
05/01/2025	350,000.00	5.100%	72,675.00	422,675.00
11/01/2025	-	-	63,750.00	63,750.00
05/01/2026	365,000.00	5.100%	63,750.00	428,750.00
11/01/2026	-	-	54,442.50	54,442.50
05/01/2027	385,000.00	5.100%	54,442.50	439,442.50
11/01/2027	-	-	44,625.00	44,625.00
05/01/2028	405,000.00	5.100%	44,625.00	449,625.00
11/01/2028	-	-	34,297.50	34,297.50
05/01/2029	425,000.00	5.100%	34,297.50	459,297.50
11/01/2029	-	-	23,460.00	23,460.00
05/01/2030	450,000.00	5.100%	23,460.00	473,460.00
11/01/2030	-	-	11,985.00	11,985.00
05/01/2031	470,000.00	5.100%	11,985.00	481,985.00
<b>Total</b>	<b>\$ 6,025,000.00</b>	<b>-</b>	<b>\$ 3,295,684.39</b>	<b>\$ 9,320,684.39</b>

**Mediterra South**  
 Community Development District  
 Series 2012 (fund 212)  
 \$3,275,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2012	\$ -	-	\$ 66,968.94	\$ 66,968.94
05/01/2013	115,000.00	2.400%	73,502.50	188,502.50
11/01/2013	-	-	72,122.50	72,122.50
05/01/2014	120,000.00	2.900%	72,122.50	192,122.50
11/01/2014	-	-	70,382.50	70,382.50
05/01/2015	125,000.00	3.100%	70,382.50	195,382.50
11/01/2015	-	-	68,445.00	68,445.00
05/01/2016	130,000.00	3.400%	68,445.00	198,445.00
11/01/2016	-	-	66,235.00	66,235.00
05/01/2017	135,000.00	3.600%	66,235.00	201,235.00
11/01/2017	-	-	63,805.00	63,805.00
05/01/2018	135,000.00	3.800%	63,805.00	198,805.00
11/01/2018	-	-	61,240.00	61,240.00
05/01/2019	145,000.00	4.000%	61,240.00	206,240.00
11/01/2019	-	-	58,340.00	58,340.00
05/01/2020	150,000.00	4.200%	58,340.00	208,340.00
11/01/2020	-	-	55,190.00	55,190.00
05/01/2021	155,000.00	4.400%	55,190.00	210,190.00
11/01/2021	-	-	51,780.00	51,780.00
05/01/2022	165,000.00	4.500%	51,780.00	216,780.00
11/01/2022	-	-	48,067.50	48,067.50
05/01/2023	170,000.00	4.650%	48,067.50	218,067.50
11/01/2023	-	-	44,115.00	44,115.00
05/01/2024	180,000.00	5.100%	44,115.00	224,115.00
11/01/2024	-	-	39,525.00	39,525.00
05/01/2025	190,000.00	5.100%	39,525.00	229,525.00
11/01/2025	-	-	34,680.00	34,680.00
05/01/2026	200,000.00	5.100%	34,680.00	234,680.00
11/01/2026	-	-	29,580.00	29,580.00
05/01/2027	210,000.00	5.100%	29,580.00	239,580.00
11/01/2027	-	-	24,225.00	24,225.00
05/01/2028	220,000.00	5.100%	24,225.00	244,225.00
11/01/2028	-	-	18,615.00	18,615.00
05/01/2029	230,000.00	5.100%	18,615.00	248,615.00
11/01/2029	-	-	12,750.00	12,750.00
05/01/2030	245,000.00	5.100%	12,750.00	257,750.00
11/01/2030	-	-	6,502.50	6,502.50
05/01/2031	255,000.00	5.100%	6,502.50	261,502.50
<b>Total</b>	<b>\$ 3,275,000.00</b>	<b>-</b>	<b>\$ 1,791,671.44</b>	<b>\$ 5,066,671.44</b>

**Mediterra South**  
 Community Development District  
 Series 2012 (fund 213)  
 \$4,155,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
10/31/2008	\$ -	-	\$ 84,882.53	\$ 84,882.53
04/30/2009	150,000.00	2.400%	93,163.75	243,163.75
10/31/2009	-	-	91,363.75	91,363.75
04/30/2010	155,000.00	2.900%	91,363.75	246,363.75
10/31/2010	-	-	89,116.25	89,116.25
04/30/2011	160,000.00	3.100%	89,116.25	249,116.25
10/31/2011	-	-	86,636.25	86,636.25
04/30/2012	165,000.00	3.400%	86,636.25	251,636.25
10/31/2012	-	-	83,831.25	83,831.25
04/30/2013	170,000.00	3.600%	83,831.25	253,831.25
10/31/2013	-	-	80,771.25	80,771.25
04/30/2014	175,000.00	3.800%	80,771.25	255,771.25
10/31/2014	-	-	77,446.25	77,446.25
04/30/2015	180,000.00	4.000%	77,446.25	257,446.25
10/31/2015	-	-	73,846.25	73,846.25
04/30/2016	190,000.00	4.200%	73,846.25	263,846.25
10/31/2016	-	-	69,856.25	69,856.25
04/30/2017	200,000.00	4.400%	69,856.25	269,856.25
10/31/2017	-	-	65,456.25	65,456.25
04/30/2018	205,000.00	4.500%	65,456.25	270,456.25
10/31/2018	-	-	60,843.75	60,843.75
04/30/2019	215,000.00	4.650%	60,843.75	275,843.75
10/31/2019	-	-	55,845.00	55,845.00
04/30/2020	225,000.00	5.100%	55,845.00	280,845.00
10/31/2020	-	-	50,107.50	50,107.50
04/30/2021	240,000.00	5.100%	50,107.50	290,107.50
10/31/2021	-	-	43,987.50	43,987.50
04/30/2022	250,000.00	5.100%	43,987.50	293,987.50
10/31/2022	-	-	37,612.50	37,612.50
04/30/2023	265,000.00	5.100%	37,612.50	302,612.50
10/31/2023	-	-	30,855.00	30,855.00
04/30/2024	280,000.00	5.100%	30,855.00	310,855.00
10/31/2024	-	-	23,715.00	23,715.00
04/30/2025	295,000.00	5.100%	23,715.00	318,715.00
10/31/2025	-	-	16,192.50	16,192.50
04/30/2026	310,000.00	5.100%	16,192.50	326,192.50
10/31/2026	-	-	8,287.50	8,287.50
04/30/2027	325,000.00	5.100%	8,287.50	333,287.50
<b>Total</b>	<b>\$ 4,155,000.00</b>	<b>-</b>	<b>\$ 2,269,586.28</b>	<b>\$ 6,424,586.28</b>