

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

October 18, 2017

Mediterra South Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

ATTENDEES:

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

October 11, 2017

Board of Supervisors
Mediterra South Community Development District

Dear Board Members:

A Regular Meeting of the Mediterra South Community Development District's Board of Supervisors will be held on Wednesday, October 18, 2017 at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita Room), 15735 Corso Mediterra Circle, Naples, Florida 34110. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Remarks
3. Public Comments **[3 minutes per person]**
4. Update: Lake Aeration Project
5. Update: Reimbursement Request from Spaulding for District Installation of Aerators in Lakes 75 and 76
6. Update: Wildfire Resilience and Preserve Management Plan
7. Update: District Merger
8. Discussion: Drainage System Performance Following August Rain Event and Hurricane Irma
9. Approval of August 16, 2017 Public Hearings and Regular Meeting Minutes
10. Action Items
11. Acceptance of Unaudited Financial Statements as of August 31, 2017
12. Staff Reports
 - A. District Counsel
 - B. District Engineer

C. District Manager

- i. NEXT MEETING DATE: November 29, 2017 at 9:00 A.M., at *The Club at Mediterra (Boardroom), 15755 Corso Mediterra Circle, Naples, Florida 34110*

D. Operations Manager

13. Supervisors' Requests

14. Public Comments

15. Adjournment

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

Sincerely,



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

FOR RESIDENTS TO 'LISTEN IN' TO THE BOARD MEETING

CALL IN NUMBER: **866-831-8713**

CONFERENCE ID: **SOUTH**

PROGRAM TITLE: **MEDITERRA SOUTH CDD BOARD OF SUPERVISORS MEETING**

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER WILL BE PROVIDED WITHIN 24 HOURS OF MEETING

FEEL FREE TO CONTACT [561-571-0010](tel:561-571-0010) FOR CALL-IN NUMBER AT ANY TIME

CONFERENCE ID: SOUTH

PROGRAM TITLE: MEDITERRA SOUTH CDD BOARD OF SUPERVISORS MEETING

1 **MINUTES OF MEETING**
2 **MEDITERRA SOUTH**
3 **COMMUNITY DEVELOPMENT DISTRICT**
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5 Multiple Public Hearings and a Regular Meeting of the Mediterra South Community
6 Development District's Board of Supervisors were held on **Wednesday, August 16, 2017 at**
7 **2:00 p.m., at The Sports Club at Mediterra (Bella Vita Room), 15735 Corso Mediterra**
8 **Circle, Naples, Florida 34110.**
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10 **Present and constituting a quorum were:**
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12 Robert Greenberg	Chair
13 Ken Tarr (<i>via telephone</i>)	Vice Chair
14 Mike Bishko (<i>via telephone</i>)	Assistant Secretary
15 John Henry	Assistant Secretary/Assistant Treasurer
16 Dallas Luby	Assistant Secretary

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18 **Also present were:**
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20 Chuck Adams	District Manager
21 Cleo Adams	Assistant Regional Manager
22 Mallory Clancy	District Engineer
23 David Robson	Johnson Engineering
24 Alyssa Willson (<i>via telephone</i>)	Hopping Green & Sams
25 Bill Rowe	Resident

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28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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30 Mr. Adams called the meeting to order at 2:03 p.m. Supervisors Greenberg, Henry and
31 Luby were present, in person. Supervisors Tarr and Bishko were attending via telephone.
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33 **SECOND ORDER OF BUSINESS**

Chairman's Opening Remarks

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35 Mr. Greenberg stated that several important items were on the agenda, including formal
36 adoption of the Fiscal Year 2017/2018 budget. He apologized for the confusion about the
37 meeting time and would appreciate circumventing miscommunication, going forward, especially
38 when Board Members must travel to achieve a quorum.
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40 **THIRD ORDER OF BUSINESS**

Public Comments [3 minutes per person]

41 There being no public comments, the next item followed.

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43 **FOURTH ORDER OF BUSINESS**

Affidavit(s)/Proof of Publication

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45 Mr. Adams presented the affidavits of publication for today’s Public Hearings and
46 Regular Meeting.

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48 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Adoption of the
District’s Final Budget for Fiscal Year
2017/2018, Pursuant to Florida Law**

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53 **A. Consideration of Resolution 2017-9, Relating to the Annual Appropriations and**
54 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2017, and Ending**
55 **September 30, 2018; Authorizing Budget Amendments; and Providing an Effective**

56 **Date**

57 Mr. Adams presented Resolution 2017-9. There was a change with regard to the
58 firebreak and clear zone initiatives. Assessments would increase approximately \$75 per unit and
59 notices, along with an attached letter from the Chairs of both the Mediterra North and South
60 CDDs, were mailed to all property owners within the Districts. No feedback was received from
61 property owners.

62 Mr. Greenberg stated that transparency and the level of communication was greater than
63 in the past. Mr. Tarr asked how the \$160,000 budgeted for “Fire Break and Clear Zone
64 Initiatives” would be affected, with regard to the mitigation costs, whether the budget could be
65 modified and if the CDD was already locked in and would have to fund the mitigation costs, if
66 incurred. Mr. Adams stated that the District was locked in and could not increase assessments
67 over what was previously noticed; it was approaching the time deadline to adopt the budget.
68 Certain options that were previously presented would be discussed later in the meeting. Mr.
69 Bishko asked if it was possible to reconsider the issue. The following change was made to the
70 Resolution:

71 “Section 1a, Line 3: Change “Section 2 below” to “Section 3 below”

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

73 No members of the public spoke.

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

75 In response to Mr. Bishko’s question regarding how members of the public could
76 participate in the Public Hearing, Mr. Greenberg stated that members of the public must attend
77 the Public Hearing, in person, in order to participate.

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79 **On MOTION by Mr. Henry and seconded by Mr. Luby, with**
80 **all in favor, Resolution 2017-9, Relating to the Annual**
81 **Appropriations and Adopting the Budgets for the Fiscal Year**
82 **Beginning October 1, 2017, and Ending September 30, 2018;**
83 **Authorizing Budget Amendments; and Providing an Effective**
84 **Date, as amended, was adopted.**

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87 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2017/2018, Pursuant to Florida Law**

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A. Mailed Notice(s) to Property Owner(s)

Mr. Adams presented a sample Mailed Notice.

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**B. Consideration of/Decision on: Resolution 2017-10, Making a Determination of
Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; 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**

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Mr. Adams presented Resolution 2017-10.

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Mr. Tarr asked for clarification of Parcel 122B, under “Neighborhoods”, on Page 15 of
the proposed Fiscal Year 2018 budget. Mr. Adams stated that the “Coach to be announced”
entry should be listed as “Caminetto” but the table had no impact on the budget; the impact was
only on the lien roll and the incorrect reference would be amended. In response to Mr.
Greenberg’s question, Mr. Adams stated that the chart was simply a courtesy chart, illustrating
the Debt Service Fund payment, by product type, combining it with the operational assessment
and providing an outstanding principal amount.

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

110 No members of the public spoke.

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

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On MOTION by Mr. Luby and seconded by Mr. Henry, with all in favor, Resolution 2017-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; 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.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-11, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

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Mr. Adams presented Resolution 2017-11. There were several dates that could not be confirmed for the current meeting location or The Club at Mediterra Boardroom, as they were already booked; therefore, Mr. Adams suggested adopting the schedule, recognizing that the November 29, 2017 meeting was moved to The Club at Mediterra Boardroom and the remainder of the schedule would be adjusted, as necessary. Discussion ensued regarding subsequent meeting dates and securing alternative meeting dates and venues.

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On MOTION by Mr. Luby and seconded by Mr. Henry, with all in favor, Resolution 2017-11, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, as amended, and granting Staff discretion to change the meeting times from 9:00 a.m., to 3:00 p.m., to meet in the Bella Vita Room, was adopted.

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EIGHTH ORDER OF BUSINESS

Continued Discussion: Lakes 71 and 72 Retaining Walls

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In response to Mr. Greenberg’s question, Ms. Willson stated that neither Lucarno nor London Bay Homes (LBH) contacted her regarding the issue. Mr. Adams stated the documentation was prepared to allow for vacating and for a one or two-month reprieve for further discussion. In response to Mr. Bishko’s question, Mr. Greenberg explained that Lakes 71

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149 and 72 bordered Park Partiera and there was an issue with the maintenance of the retaining wall.
 150 A survey revealed that part of the wall was within the lake boundary, part was outside the lake
 151 boundary and part was on the lake boundary. The District did not maintain retaining walls;
 152 therefore, the Board wanted either Lucarno or the adjacent homeowners to take responsibility.
 153 At the previous meeting, the issue was tabled to give Lucarno the opportunity to respond and
 154 take responsibility. Mr. Greenberg felt that it was unfortunate that the issue could not be
 155 resolved and entertained the process of disclaiming responsibility and executing and recording
 156 the necessary documents so that the CDD had no further liability for the retaining wall.

On MOTION by Mr. Bishko and seconded by Mr. Luby, with all in favor, disclaiming responsibility for the Lakes 71 and 72 retaining walls and authorizing District Staff to execute, file and finalize the necessary documents, were approved.

NINTH ORDER OF BUSINESS

Update: Lake Aeration Project

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 166 Mrs. Adams would continue sending email updates to the Board about the Lake Aeration
 167 Project, as received. Mr. Greenberg felt that emails were not helpful and requested that Excel
 168 spreadsheets, be forwarded, instead. The spreadsheets should be sent monthly and list Lakes 1
 169 through 72, along with their various stages of completion. Mrs. Adams would design and
 170 forward spreadsheets, going forward. Mr. Bishko doubted that monthly updates would be
 171 necessary, as the project was nearing completion. Mrs. Adams stated that the lakes should be
 172 completed by the end of September. The contractors were on target but one lake may be delayed
 173 because Florida Power & Light (FPL) must replace a transformer. In response to Mr. Tarr’s
 174 question, Mrs. Adams stated that there were no complaints regarding where the equipment was
 175 being placed. A Board Member suggested posting the spreadsheets on the CDD website. In
 176 response to Mr. Greenberg’s question regarding the royal palms, Mrs. Adams stated that the
 177 property owners did not have approval for the landscape project and, as a result, the project
 178 would be halted. Per Mr. Tarr’s request, Mr. Greenberg recently observed a project off of
 179 Corsini, where six or eight royal palm trees were being installed in the backyard, within the lake
 180 bank boundary. Mrs. Adams learned that plans were never submitted to the Mediterra
 181 Community Association (MCA) and some of the trees may be within the CDD lake bank

182 easement area. Mr. Greenberg believed that, since the project would be discontinued, there
183 would not be any further damage to the lake bank.

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185 **TENTH ORDER OF BUSINESS**

Update: Reimbursement Request from Spaulding for District Installation of Aerators in Lakes 75 and 76

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189 Mr. Greenberg recalled that the District agreed to split the costs of installing aerators in
190 Lakes 75 and 76. Mr. Adams was unsure whether Spaulding Development (Spaulding) would
191 comply with the agreement, as they have yet to respond to the offer. Mr. Greenberg directed
192 Management to alert Spaulding and LBH that, if they do not accept the offer by the end of
193 August, the District would extract the fountain and withdraw the offer to split the costs 50/50.
194 Mr. Adams would contact the parties.

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On MOTION by Mr. Henry and seconded by Mr. Luby, with all in favor, giving Spaulding Development and London Bay Homes until August 31 to accept the 50/50 settlement offer or it would be rescinded and, if the full amount of the fountain is not disbursed, by October 18, authorizing District Staff to remove the fountain, was approved.

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204 **ELEVENTH ORDER OF BUSINESS**

Update: Wildfire Resilience and Preserve Management Plan

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207 Ms. Mallory Clancy, of Johnson Engineering, summarized a July 31, 2017 Memorandum
208 regarding a Fire Management Plan Pre-application meeting that she attended with Mr. Nychyk,
209 Mr. Tilton and representatives from the South Florida Water Management District (SFWMD).
210 The plan included fuel load reduction clearing, as well as firebreak paths to allow for fire truck
211 access for firefighting and to create a fire hindrance to block horizontal movement of fires. The
212 plan was developed with the Florida Forest Service (FFS) and the Collier and Bonita Springs
213 Fire Departments and was presented to the SFWMD reviewer, who concluded that, although the
214 plan was environmentally friendly, mitigation would still be necessary if firebreak paths would
215 be constructed. Further, because functional loss would occur, by removing vegetation,
216 mitigation credit must be purchased. In response to Mr. Tarr’s question, Ms. Clancy confirmed
217 that the \$60,000 to \$120,000 cost of mitigation, outlined in the Memorandum, would be paid by

218 the District to a mitigation bank. Discussion ensued regarding the SFWMD reviewer, her
219 SFWMD superiors, Florida Statutes and Administrative Codes and the reaction of other
220 Engineers in attendance. Ms. Clancy stated that the mitigation cost was calculated by Johnson
221 Engineering based on the SFWMD reviewer's assurance of a zero-base functional loss. Mr.
222 Greenberg wanted to know what the District's options were, aside from paying the mitigation
223 costs. Ms. Clancy stated the District could proceed with the Fire Management Plan, without
224 constructing the firebreak paths, and perform a fuel load reduction, which would not require a
225 permit modification but would require a formal Fire Management Plan that would go along with
226 the Fire Management Maintenance Plan. In response to Mr. Tarr's question, Ms. Clancy stated
227 that there was no way to install a path or alter the conservation easement without paying
228 mitigation credits. Mr. Greenberg asked about a Fire Maintenance Plan. Mr. Robson stated that
229 the SFWMD recognized clearing trees in the preserves, as a firebreak with zero functional loss;
230 if the paths were converted to shaded fuel breaks and an actual path was not created, it would
231 result in a cleared space, without removal of trees, and no mitigation cost payments would be
232 required. Mr. Adams stated that the proposed path could not be a straight line and would cause
233 firefighters to meander around the trees. In response to Mr. Greenberg's question regarding
234 whether mitigation costs were negotiable, Mr. Robson stated that they were not negotiable, by a
235 stand-alone group but could be negotiated if multiple Districts joined in a class-action lawsuit
236 against the regulatory entity. Discussion ensued regarding notifying homeowners, mitigation
237 cost assessments, fuel load reduction and shaded firebreaks. Mr. Adams recommended
238 proceeding with the fuel reduction program and considering establishing a meandering path, as
239 there funds sufficient to cover the proposed path, which, at least, would impede the fuel.

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On MOTION by Mr. Henry and seconded by Mr. Luby, with all in favor, implementation of the Fuel Reduction Plan, as prepared by the District Engineer, with meandering shaded firebreaks but without firebreak paths, to avoid paying mitigation costs to SFWMD, was approved.

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Mr. Greenberg and District Staff would coordinate to prepare a letter informing residents of what the local government was doing and explaining how residents could contribute. Mr. Greenberg asked Ms. Willson to forward an email with suggestions of where the CDD could

251 apply political pressure, whom to contact, regarding getting a special bill passed through the
252 legislature or to find out if the Governor could issue a waiver. Ms. Willson would send an email
253 with the requested information.

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255 **TWELFTH ORDER OF BUSINESS** **Update: District Merger**

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257 Ms. Willson stated that the Division of Administrative Hearing (DOAH), hearing would
258 take place in Collier County, on September 5. District Counsel was finalizing all of the required
259 preparations and notices of “No Objections”, from the City of Bonita Springs and Collier
260 County, were previously received. Mr. Greenberg requested a written testimony, from District
261 Counsel, as he was unable to attend the hearing. Ms. Willson would prepare and forward a draft
262 to Mr. Greenberg. Mr. Adams and Mr. Robson would attend the hearing and provide an update,
263 at the next meeting. In response to a question, Ms. Willson stated that the CDD was halfway
264 through the process to complete the merger. Mr. Greenberg directed Staff to forward Florida
265 Land and Water Adjudicatory Commission (FLAWAC) information to him, to help in drafting a
266 letter to the community, informing residents that the merger would be completed by February.

267 **THIRTEENTH ORDER OF BUSINESS** **Approval of June 21, 2017 Regular**
268 **Meeting Minutes**

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270 Mr. Greenberg presented the June 21, 2017 Regular Meeting Minutes and asked for any
271 additions, deletions or corrections. Mr. Greenberg stated that changes previously submitted to
272 Management, by himself and Mr. Tarr, would be incorporated.

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275 **On MOTION by Mr. Luby and seconded by Mr. Bishko, with**
276 **all in favor, the June 21, 2017 Regular Meeting Minutes, as**
277 **amended, incorporating the changes previously submitted to**
278 **Management, by Mr. Greenberg and Mr. Tarr, were**
279 **approved.**

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281 **FOURTEENTH ORDER OF BUSINESS** **Action Items**

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283 Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 and 12 were ongoing.

284 Item 7 was completed.

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286 Mr. Adams stated that Item 7 was a part of the Annual Quality Assurance Audit for the
287 lakes and would be posted on the CDD website.

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289 **FIFTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
290 **Statements as of June 30, 2017**

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292 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2017. In
293 response to Mr. Luby’s question regarding The Club, Mr. Adams stated that Management made
294 an exception and billed The Club, directly; therefore, The Club did not have the benefit of the
295 4% early pay reduction and the District did not have the burden of paying collection fees to the
296 County.

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298 **On MOTION by Mr. Henry and seconded by Mr. Luby, with**
299 **all in favor, the Unaudited Financial Statements as of June 30,**
300 **2017, were approved.**

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SIXTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

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

B. District Engineer

Mr. Robson stated that he was retiring and Ms. Clancy would be the new District Engineer.

C. District Manager

There being no report, the next item followed.

D. Operations Manager

Mrs. Adams stated that the Annual Lake Audit Summary would be posted on the CDD website and copies would be emailed to Mr. Tarr and Mr. Bishko. Mr. Greenberg stated that every Supervisor should receive the Summary, on a timely basis.

Regarding lake inspections, Mrs. Adams stated that, going forward, MRI Underwater Specialists (MRI) would complete the inspections and cleanings in the spring and address any capital improvements that may be required, based on the photos provided, such as minor piping. She directed MRI to address those issues in the spring, when water levels were low. Mr. Tarr

320 inquired about MRI’s billing for inspection and maintenance of the lakes. Mrs. Adams stated
321 that there was an adjustment in the total cost and she would forward the revised invoice to all
322 Board Members.

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324 **SEVENTEENTH ORDER OF BUSINESS Supervisors’ Requests**

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326 Mr. Tarr wanted to know why the letter to property owners, Perry and Kathryn Arons,
327 was included under, Tab 6, in the agenda. Mr. Greenberg stated that the letter was included as an
328 example.

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330 **EIGHTEENTH ORDER OF BUSINESS Public Comments**

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332 There being no public comments, the next item followed.

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334 **NINETEENTH ORDER OF BUSINESS Adjournment**

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336 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Luby and seconded by Mr. Henry, with
all in favor, the meeting adjourned at 3:20 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

ACTION ITEMS

1. **04/19/17** **ACTION ITEM:** Per the Chair, items that should be agenda items should be placed on agenda rather than on the Action Items List. **STATUS: ONGOING**
2. **04/19/17:** **ACTION ITEM:** In future letters to residents advising of upcoming aeration installations include that the cost of the project was offset by the savings generated. **STATUS: ONGOING**
3. **03/15/17** **ACTION/AGENDA ITEM:** Mr. Adams to email the financial summary sheet to the Board two days prior to the meeting, include upcoming expenses. Circulate trust statements, a reconciliation of the funds, showing when and where the funds were moved and have it approved via email. **STATUS: ONGOING**
4. **01/18/17** **ACTION/AGENDA ITEM:** Mr. Adams to include only pertinent information in agenda packages. For contracts include Scope of Services and prices. **STATUS: ONGOING**
5. **01/18/17** **ACTION ITEM:** Mr. Adams to monitor LakeMasters and bring forward any future algae issues that might require intervention, continue to monitor the control program. **STATUS: ONGOING**
6. **10/19/16** **AGENDA ITEM:** Action Items to be an individual agenda item on all future agendas. **STATUS: ONGOING**
7. **08/31/16** **ACTION ITEM:** Mrs. Adams to direct the contractor to report anything dumped in the preserves and monitor for potential transients living in the preserves. **STATUS: ONGOING**
8. **10/21/15** **ACTION ITEM:** Management will provide hard copy meeting materials to the Board seven days prior to each meeting and draft minutes within 30 days of meetings. **STATUS: ONGOING**
9. **10/21/15** **ACTION ITEM:** Management will provide call-in information by email 24-hours prior to meetings. **STATUS: ONGOING**
10. **10/21/15** **ACTION/AGENDA ITEMS:** Management will include the next meeting date and location on each agenda. **STATUS: ONGOING**
11. **10/21/15** **ACTION ITEM:** Going forward, draft minutes, in final draft form, will be emailed to the Board, automatically. **STATUS: ONGOING**

COMPLETED ITEMS

1. **08/31/16** **ACTION ITEM:** In future years, Mrs. Adams to segregate the Mediterra North and South areas from each other in the Annual Quality Assurance Audit: Lake Maintenance. **STATUS: COMPLETED**
2. **06/21/17** **ACTION ITEM:** Mr. Johnson to notify the Board if a public hearing is scheduled by the City regarding the merger and advise the City that the County is adding the petition to its consent calendar, once it is scheduled. **STATUS: COMPLETED**
3. **06/21/17** **ACTION ITEM:** Once amendments are made, Mr. Tilton to provide updated copies of the Preserve Management Plan as well as large maps to Mr. Adams, for dissemination to the Board. **STATUS: COMPLETED**
4. **06/21/17** **ACTION ITEM:** Mr. Adams to prepare a chart reflecting assessments over the years. Mr. Greenberg to prepare a letter to homeowners and request Board input. Mr. Adams to post the potential firebreak map on the District website and provide a link in the letter to homeowners. **STATUS: COMPLETED**
5. **06/21/17** **ACTION ITEM:** Mr. Peck to place an article in the MCA Chronicle regarding water moccasins and alligators. **STATUS: COMPLETED.**
6. **05/17/17** **ACTION ITEM:** Mr. Tilton to speak with Ms. Sarah Webber, of Johnson Engineering, about the feasibility of adding a firebreak from Celestial Park to the play park and a boardwalk on the edge of the cypress between trees and finalize the Wildfire Management Plan, for distribution, at the May meeting, with a priority list and cost opinion. **STATUS: COMPLETED**
7. **05/17/17** **ACTION ITEM:** Mr. Johnson to begin addressing the retaining wall abandonment issue, legally, with the understanding that, under no circumstances would the CDD take control or responsibility for the wall. Mr. Johnson to advise the Board of the consequences of an abandonment. **STATUS: COMPLETED**
8. **05/17/17** **ACTION ITEM:** Mr. Adams to include written instructions, procedures and a log for residents wanting access to Record of Proceedings. **STATUS: COMPLETED**
9. **05/17/17** **ACTION ITEM:** Mr. Johnson to meet with Mr. Steve Adamczyk, the Lucarno HOA attorney, to review the Special Warranty Deed and Meets and Bounds description to determine ownership of the retaining wall by the next meeting. **STATUS: COMPLETED**
10. **05/17/17** **ACTION ITEM:** Mrs. Adams to draft an agreement for Buonasera homeowners abutting Lake 69, to execute regarding the trimming of spikerush. and Canna Lilies and provide to Mr. Greenberg, for his review

and repopulate the lake banks on Lakes 71 and 72. **STATUS: COMPLETED**

11. 05/17/17 **ACTION ITEM:** Mr. Johnson to send a demand letter to Spaulding Point regarding the execution of a License Agreement for their installation of fountains in Lakes 75 and 76 and reimbursement of \$17,768 for the District's installation of aeration improvements. **STATUS: COMPLETED**
12. 05/17/17 **ACTION ITEM:** Mr. Adams to speak with Mr. Luby about his summer schedule and if he is still interested in serving on the Board. If not, request his resignation. **STATUS: COMPLETED**
13. 05/17/17 **ACTION ITEM:** Omit maps and legal descriptions from future agenda packages. **STATUS: COMPLETED**
14. 05/17/17 **ACTION ITEM:** Mr. Tilton to amend the Wildfire Management Plan and submit to Mr. Matt Brosious at the South Florida Water Management District. **STATUS: COMPLETED**
15. 05/17/17 **ACTION ITEM:** Mr. Greenberg to review the Caminetto covenants to determine responsibility of the plants. **STATUS: COMPLETED**
16. 05/17/17 **ACTION ITEM:** The District Engineer to have environmental staff prepare a Community Wildfire Protection Plan for control burns and a passive nature trail. **STATUS: COMPLETED**

COMPLETED ITEMS

17. 05/17/17 **ACTION ITEM:** The District Engineer to verify if the golf cart paths and bridges within the preserves were included in the conservation easement. Mr. Adams to circulate the recorded conservation easement to the Board. Mr. Tilton to report on the certification process, ensuring that the mapping data to fire services were up-to-date and furnishing weight limits of the bridges and golf cart paths to Mr. Adams. **STATUS: COMPLETED**
18. 05/17/17 **ACTION ITEM:** Mr. Adams to start the audit RFP process in May. Request a higher level person to present future audits. **STATUS: COMPLETED**
19. 05/17/17 **ACTION ITEM:** Mr. Robson to monitor and report on Distinctive Homes discharge and contact the SFWMD to verify that the permit was for discharge into Lake 4. **STATUS: COMPLETED**
20. 05/17/17 **ACTION ITEM:** Mr. Adams to ensure that all changes discussed with regard to the Fiscal Year 2015 audit are incorporated into all future audits. **STATUS: COMPLETED**
21. 04/19/17 **ACTION ITEM:** Ms. Wilson to coordinate the loan documents and review the terms and conditions with Florida Community Bank and Mr. Adams to work with the bank to lower the cost of issuance and lock in the 4% interest rate. **STATUS: COMPLETED**
22. 04/19/17 **ACTION ITEM:** Mr. Adams to attach a list of all agreements and resolutions to the Merger Agreement. **STATUS: COMPLETED**
23. 04/19/17 **ACTION ITEM:** Mr. Adams to obtain a proposal for rip rap for Lakes #71 and #72. **STATUS: COMPLETED**
24. 04/19/17 **ACTION ITEM:** Mr. Greenberg to include on the MCA agenda, discussion regarding owners paying for upgrades on orphan lake banks. **STATUS: COMPLETED**
25. 04/19/17 **ACTION ITEM:** Ms. Adams to send a letter and invoice to London Bay for installing fountains in Caminetto Lakes #75 and #76. **STATUS: COMPLETED**
26. 04/19/17 **ACTION ITEM:** Mrs. Adams and Mr. Tilton to investigate the electrical box and fuel tank on the small strip of land between Terraza Lane and Amarone Court. **STATUS: COMPLETED**
27. 04/19/17 **AGENDA ITEM:** Amended Resolution allowing the District Manager and Chair to be notified of any communication in advance and the Chair having the right to disapprove it. **STATUS: COMPLETED**

COMPLETED ITEMS

28. 04/19/17 **ACTION ITEM:** Mr. Adams to transfer all assessment files from AJC Associates in March for a start date of April 1. **STATUS: COMPLETED**
29. 04/19/17 **ACTION ITEM:** Mr. Adams to publish MCA workshops and post minutes on the CDD website. **STATUS: COMPLETED**
30. 04/19/17 **ACTION ITEM:** District Counsel to amend the Maintenance Agreement between the Mediterra South Community Development District, Mediterra North Community Development District and the Mediterra Community Association to enable the Mediterra Community Association to replace plant material on lake banks, as needed and billing the Districts. **STATUS: COMPLETED**
31. 04/19/17 **ACTION ITEM:** Mr. Adams to provide the Action Item List in reverse order and only include Completed Items that were within the past six months after the close of the fiscal year to which the item applies. **STATUS: COMPLETED**
32. 04/19/17 **ACTION/AGENDA ITEM:** Mr. Adams to include a one-page executive summary with the financials. **STATUS: COMPLETED**
33. 04/19/16 **ACTION ITEM:** Mr. Adams to change the Office of Record to the MCA. **STATUS: COMPLETED**
34. 03/15/17 **ACTION/AGENDA ITEM:** Mr. Henry and Mr. Bishko to discuss the financing for the aeration and provide a cost analysis. Mrs. Adams to email the TSI contract to the Board. **STATUS: COMPLETED**
35. 03/15/17 **ACTION ITEM:** Mrs. Adams to notify LakeMasters about an algae bloom in the pond adjacent to the South 7 tee box. **STATUS: COMPLETED**
36. 03/15/17 **ACTION ITEM:** Mr. Adams to change the “Contact Us” link on the website to link directly to the CDD office, link Board Members names to their email addresses and post all documents. **STATUS: COMPLETED**
37. 03/15/17 **AGENDA ITEM:** Management to place the prompt payment policies and procedures on January or February agenda, depending on when the Mediterra North Board completed their review. **STATUS: COMPLETED**
38. 03/15/17 **ACTION ITEM:** Mr. Adams, Mr. Pick and Mr. Luby to prepare the RFP for Insurance Services. The RFP should be with bids due before the January meeting. **STATUS: COMPLETED**

COMPLETED ITEMS

39. 03/15/17 **ACTION/AGENDA ITEM:** District Counsel and the District Manager to prepare Merger presentations, in PowerPoint, by the end of October for inclusion on the November meeting agenda and schedule a workshop in January. **STATUS: COMPLETED**
40. 03/15/17 **ACTION ITEM:** Staff will continue monitoring the lake maintenance conditions and notify the Board of any findings. **STATUS: COMPLETED**
41. 01/18/17 **ACTION ITEM:** Mr. Greenberg to coordinate with the Supervisors interested in donating their pay. **STATUS: COMPLETED**
42. 01/18/17 **ACTION ITEM:** Mr. Adams to send verbatim minutes to the Supervisors but do not post on the website. Request the same Transcriptionist from REV. **STATUS: COMPLETED**
43. 01/18/17 **ACTION/AGENDA ITEM:** Mr. Adams to provide a comparison on the service that Ms. Carlson provides versus WHA and prepare an RFP for lien roll services. Ms. Wilson and Mr. Adams to obtain proposals from standalone lean roll vendors and place on the February agenda. Mr. Adams to ask Ms. Carlson to provide a proposal and answer why she does not have a license, the number of employees, safeguards and backup systems. **STATUS: COMPLETED**
44. 01/18/17 **ACTION ITEM:** Mr. Adams to negotiate lower bank fees with First Florida Integrity Bank. **STATUS: COMPLETED**
45. 01/18/17 **ACTION ITEM:** Mr. Adams to send an email to Ms. Wilson about the options for setting the terms of appointed and elected Board Members once the merger occurs and provide a chart. Mr. Pick to send a special email to residents from the MCA about the workshop within the week. Mr. Adams to provide the merger information to Mr. Pick for the email. **STATUS: COMPLETED**
46. 01/18/17 **ACTION ITEM:** Ms. Wilson to amend the Merger Agreement to include the two Mediterra South CDD Board vacant seats, funding the merger through operational funding, having three Board Members from Mediterra South and two Board Members from Mediterra North and changing the name of the District to Mediterra. Update the Board on what must occur with the bonds of both Districts before the merger workshop. **STATUS: COMPLETED**
47. 01/18/17 **ACTION/AGENDA ITEM:** Mr. Adams to identify the Orphan Lake Banks and present a report. Include on the February agenda. **STATUS: COMPLETED**

COMPLETED ITEMS

48. 01/18/17 **ACTION ITEM:** Mr. Adams to include all documents in “book of records” on the website. **STATUS: COMPLETED**
49. 11/29/16 **ACTION ITEM:** District Counsel to research if there is a requirement for the Secretary to be a resident of the State of Florida. **STATUS: COMPLETED**
50. 10/19/16 **ACTION ITEM:** Verbatim minutes from transcription service to be distributed, immediate, to the Board. Management to prepare summarized, official minutes. **STATUS: COMPLETED**
51. 10/19/16 **ACTION ITEM:** Begin to budget for merger. Jonathan Johnson to provide initial estimate for filing fees and first expected billing. **STATUS: COMPLETED**
52. 11/29/16 **ACTION ITEM/AGENDA ITEM:** Mr. Adams to renumber and correct Management’s address on the Rules of Procedure and provide revised version to January meeting for discussion. **STATUS: COMPLETED**
53. 11/29/16 **ACTION ITEM:** Mr. Adams to include the completion date of the hydrographic testing in the Johnson Engineering Professional Services Agreement and provide the final agreement to the Board at the July meeting. . **STATUS: COMPLETED**
54. 11/29/16 **ACTION ITEM:** Mr. Robson to review the District drainage plan and identify the best five discharge locations for pond health testing, analysis and reporting during the dry season. **STATUS: COMPLETED**
55. 11/29/16 **ACTION ITEM:** Mr. Adams to follow up with the banks that did not respond to the banking RFP. **STATUS: COMPLETED**
56. 11/29/16 **ACTION ITEM:** Ms. Crismond to inform LakeMasters that the Board was pleased with their efforts on Lakes #71 and #72. **STATUS: COMPLETED**
57. 11/29/16 **ACTION ITEM:** Ms. Crismond to send a photo to Mr. Bishko of the replanting on Lake #57. **STATUS: COMPLETED**
58. 11/29/16 **ACTION ITEM/AGENDA ITEM:** District Counsel and District Manager to prepare a resolution, for the January meeting, prohibiting the flying of small unmanned aerial vehicles over the preserve areas and anyone wanting to fly a drone on District property must agree to be strictly liable and have appropriate insurance. **STATUS: COMPLETED**

COMPLETED ITEMS

59. 11/29/16 **ACTION ITEM/AGENDA ITEM:** Mr. Adams to coordinate the February 1, 2017 merger workshop and February 19, 2017 fire safety workshop with the Club, MCA and neighborhood representatives and try to encourage as much participation as possible. Provide PowerPoint presentations at the January meeting. **STATUS: COMPLETED**
60. 11/29/16 **AGENDA ITEM:** Oath of Office for John Henry. **STATUS: COMPLETED**
61. 10/19/16 **AGENDA ITEM:** Discussion of Fire Break and Controlled Emergency Response Access Report at the next meeting. **STATUS: COMPLETED**
62. 10/19/16 **ACTION ITEM:** Mr. Robson to provide a written report regarding useful life of the District's assets. **STATUS: COMPLETED**
63. 10/19/16 **ACTION ITEM:** District Counsel to provide any recommended changes to the Standard Operating Procedures (SOP) and Rules of Procedure, at the November meeting. **STATUS: COMPLETED**
64. 10/19/16 **ACTION ITEM:** District Manager to prepare an RFP for Banking Services, stipulating that preference be given to local institutions, with the goal of diversifying the number of institutions that receive the District's funds and are Qualified Public Depositories. **STATUS: COMPLETED**
65. 10/19/16 **ACTION ITEM:** District Engineer to prepare a proposal for baseline water quality testing of all of the District's lakes. **STATUS: COMPLETED**
66. 10/19/16 **ACTION ITEM:** Mr. Adams to provide the transcription service with a list of names and everyone must identify themselves, at the beginning of the meeting. **STATUS: COMPLETED**
67. 10/19/16 **ACTION ITEM:** The quarterly dissolved oxygen testing, performed by LakeMasters, should be discontinued, immediately. **STATUS: COMPLETED**
68. 10/19/16 **ACTION ITEM:** If there was no Attorney General opinion regarding whether electronic records were a satisfactory substitute for physical copies, Mr. Greenberg suggested requesting an opinion. Mr. Johnson to research what would be considered a reasonable time to respond to a request for records. **STATUS: COMPLETED**

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2017**

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017**

	Governmental Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash			
Operating	\$ 257,817	\$ -	\$ 257,817
Series 2017 note: available proceeds	331,593	-	331,593
Investments			
BB&T - CDARS	20,799	-	20,799
Series 2012			
Revenue	-	428,117	428,117
Reserve	-	810,028	810,028
Prepayment	-	26,767	26,767
Series 2013			
Revenue	-	138,871	138,871
Reserve	-	75,000	75,000
Series 2017			
Reserve	10,000	-	10,000
Due from clearing fund	1,245	-	1,245
Prepaid expense	19,428	-	19,428
Electric deposit	1,650	-	1,650
Total assets	\$ 642,532	\$ 1,478,783	\$ 2,121,315
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 184,295	\$ -	\$ 184,295
Retainage payable	23,875	-	23,875
Due to other	3,696	-	3,696
Total liabilities	211,866	-	211,866
Fund Balances			
Restricted for:			
Debt service	-	1,478,783	1,478,783
Unassigned	430,666	-	430,666
Total fund balances	430,666	1,478,783	1,909,449
Total liabilities and fund balances	\$ 642,532	\$ 1,478,783	\$ 2,121,315

**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, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 1	\$ 462,092	\$ 460,291	100%
Special assessment: off-roll	-	78,349	78,349	100%
Interest and miscellaneous	18	206	1,000	21%
Total revenues	<u>19</u>	<u>540,647</u>	<u>539,640</u>	100%
EXPENDITURES				
Administrative				
Supervisors	-	10,980	7,751	142%
Management	6,375	70,124	76,500	92%
Accounting services	2,550	28,050	30,600	92%
Audit	-	17,300	17,300	100%
Legal	5,013	74,917	10,000	749%
Field management	1,275	14,025	15,300	92%
Engineering	1,263	65,653	10,000	657%
Trustee	-	6,551	10,000	66%
Dissemination agent	-	4,000	9,106	44%
Arbitrage calculation	-	1,000	1,500	67%
Assessment roll preparation	972	25,945	24,000	108%
Telephone	22	238	259	92%
Postage	403	3,315	2,500	133%
Insurance	-	19,427	19,046	102%
Printing and binding	138	1,911	1,647	116%
Legal advertising	1,413	5,744	2,500	230%
Contingencies	256	2,588	2,000	129%
Annual District filing fee	-	350	350	100%
Website	618	618	500	124%
Total administrative	<u>20,298</u>	<u>352,736</u>	<u>240,859</u>	146%
Water management				
Other contractual	30,128	166,317	150,000	111%
Aquascaping	-	53,645	100,000	54%
Lake bank stabilization	-	-	10,000	0%
Electricity	3,427	12,288	13,000	95%
Miscellaneous	-	-	3,000	0%
Capital outlay - aeration	159,421	238,933	50,000	478%
Total water management	<u>192,976</u>	<u>471,183</u>	<u>326,000</u>	145%

**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, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	333	9,589	3%
Tax collector	-	7,743	7,192	108%
Cost of issuance	-	8,700	-	N/A
Total other fees & charges	<u>-</u>	<u>16,776</u>	<u>16,781</u>	100%
Total expenditures	<u>213,274</u>	<u>840,695</u>	<u>583,640</u>	144%
 Excess/(deficiency) of revenues over/(under) expenditures	 (213,255)	 (300,048)	 (44,000)	
 OTHER FINANCING SOURCES/(USES)				
Series 2017 Note proceeds	-	400,000	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>400,000</u>	<u>-</u>	N/A
Net change in fund balances	<u>(213,255)</u>	<u>99,952</u>	<u>(44,000)</u>	
Fund balances - beginning	643,921	330,714	278,556	
Fund balances - ending	<u>\$ 430,666</u>	<u>\$ 430,666</u>	<u>\$ 234,556</u>	

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017**

	Governmental Funds		Total Governmental Funds
	General Fund 101	Debt Service Series 2012 Fund 252	
ASSETS			
Cash	\$ 124,291	\$ -	\$ 124,291
Investments			
Series 2012			
Revenue	-	170,466	170,466
Reserve	-	363,758	363,758
Prepayment	-	11,779	11,779
<i>Due from Other</i>			
Mediterra South			
General fund 001	17,378	-	17,378
Due from clearing fund	374	-	374
Prepaid expense	5,927	-	5,927
Electric deposit	501	-	501
Total assets	<u>\$ 148,471</u>	<u>\$ 546,003</u>	<u>\$ 694,474</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 56,014	\$ -	\$ 56,014
Retainage payable	7,253	-	7,253
Due to other	1,123	-	1,123
Total liabilities	<u>64,390</u>	<u>-</u>	<u>64,390</u>
Fund balances			
Restricted for:			
Debt service	-	546,003	546,003
Unassigned	84,081	-	84,081
Total fund balances	<u>84,081</u>	<u>546,003</u>	<u>630,084</u>
Total liabilities and fund balances	<u>\$ 148,471</u>	<u>\$ 546,003</u>	<u>\$ 694,474</u>

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ -	\$ 162,007	\$ 164,530	98%
Intergovernmental revenue	-	21,690	-	N/A
Interest and miscellaneous	4	80	304	26%
Total revenues	<u>4</u>	<u>183,777</u>	<u>164,834</u>	111%
EXPENDITURES				
Administrative				
Supervisors	-	3,336	2,355	142%
Management	1,937	21,302	23,239	92%
Accounting services	775	8,521	9,296	92%
Audit	-	5,256	5,255	100%
Legal	1,523	22,760	3,038	749%
Field management	387	4,261	4,648	92%
Engineering	384	19,945	3,038	657%
Trustee	-	1,990	3,038	66%
Dissemination agent	-	1,215	2,766	44%
Arbitrage calculation	-	304	456	67%
Assessment roll preparation	295	7,882	7,291	108%
Telephone	7	73	79	92%
Postage	122	1,006	759	133%
Insurance	-	5,902	5,786	102%
Printing and binding	42	580	500	116%
Legal advertising	429	1,744	759	230%
Contingencies	79	789	608	130%
Annual District filing fee	-	106	106	100%
Website	188	188	152	124%
Total administrative	<u>6,168</u>	<u>107,160</u>	<u>73,169</u>	146%
Water management				
Contractual services	9,153	50,527	45,567	111%
Aquascaping	-	16,297	30,378	54%
Lake bank stabilization	-	-	3,038	0%
Electricity	1,041	3,733	3,949	95%
Miscellaneous	-	-	911	0%
Capital outlay - aeration	48,432	72,588	15,189	478%
Total water management	<u>58,626</u>	<u>143,145</u>	<u>99,032</u>	145%
Other fees & charges				
Property appraiser	-	119	3,428	3%
Tax collector	-	2,768	2,571	108%
Total other fees & charges	<u>-</u>	<u>2,887</u>	<u>5,999</u>	48%
Total expenditures	<u>64,794</u>	<u>253,192</u>	<u>178,200</u>	142%
Excess/(deficiency) of revenues over/(under) expenditures	(64,790)	(69,415)	(13,366)	
Fund balances - beginning	148,871	153,496	140,155	
Fund balances - ending	<u>\$ 84,081</u>	<u>\$ 84,081</u>	<u>\$ 126,789</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, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on roll	\$ -	\$ 486,790	\$ 484,158	101%
Special assessment: off-roll			-	N/A
Assessment prepayment	11,776	11,776	-	N/A
Interest	272	1,366	-	N/A
Total revenues	<u>12,048</u>	<u>499,932</u>	<u>484,158</u>	103%
EXPENSES				
Debt service				
Principal	-	243,774	245,000	99%
Interest	-	239,118	239,158	100%
Principal prepayment	-	1,226	-	N/A
Tax collector	-	347	-	N/A
Total debt service	<u>-</u>	<u>484,465</u>	<u>484,158</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	12,048	15,467	-	
Fund balances - beginning	533,955	530,536	526,004	
Fund balances - ending	<u>\$ 546,003</u>	<u>\$ 546,003</u>	<u>\$ 526,004</u>	

Mediterra North
Community Development District
Series 2012
\$6,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2015	\$ -	-	\$ -	\$ -
11/01/2015	-	-	123,573.75	123,573.75
05/01/2016	235,000.00	3.400%	123,573.75	358,573.75
11/01/2016	-	-	119,578.75	119,578.75
05/01/2017	245,000.00	3.600%	119,578.75	364,578.75
11/01/2017	-	-	115,168.75	115,168.75
05/01/2018	255,000.00	3.800%	115,168.75	370,168.75
11/01/2018	-	-	110,323.75	110,323.75
05/01/2019	265,000.00	4.000%	110,323.75	375,323.75
11/01/2019	-	-	105,023.75	105,023.75
05/01/2020	275,000.00	4.200%	105,023.75	380,023.75
11/01/2020	-	-	99,248.75	99,248.75
05/01/2021	290,000.00	4.400%	99,248.75	389,248.75
11/01/2021	-	-	92,868.75	92,868.75
05/01/2022	300,000.00	4.500%	92,868.75	392,868.75
11/01/2022	-	-	86,118.75	86,118.75
05/01/2023	315,000.00	4.650%	86,118.75	401,118.75
11/01/2023	-	-	78,795.00	78,795.00
05/01/2024	330,000.00	5.100%	78,795.00	408,795.00
11/01/2024	-	-	70,380.00	70,380.00
05/01/2025	350,000.00	5.100%	70,380.00	420,380.00
11/01/2025	-	-	61,455.00	61,455.00
05/01/2026	365,000.00	5.100%	61,455.00	426,455.00
11/01/2026	-	-	52,147.50	52,147.50
05/01/2027	385,000.00	5.100%	52,147.50	437,147.50
11/01/2027	-	-	42,330.00	42,330.00
05/01/2028	405,000.00	5.100%	42,330.00	447,330.00
11/01/2028	-	-	32,002.50	32,002.50
05/01/2029	425,000.00	5.100%	32,002.50	457,002.50
11/01/2029	-	-	21,165.00	21,165.00
05/01/2030	450,000.00	5.100%	21,165.00	471,165.00
11/01/2030	-	-	9,690.00	9,690.00
05/01/2031	380,000.00	5.100%	9,690.00	389,690.00
Total	\$5,270,000.00	-	\$2,439,740.00	\$7,709,740.00

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017**

	Governmental Funds			Total Governmental Funds
	General 001	Debt Service Series 2012 Fund 210	Debt Service Series 2013 Fund 204	
ASSETS				
Cash				
Operating	\$ 133,526	\$ -	\$ -	\$ 133,526
Series 2017 note proceeds	331,593	-	-	331,593
Investments				
BB&T - CDARS	20,799	-	-	20,799
Series 2012				
Revenue	-	257,651	-	257,651
Reserve	-	446,270	-	446,270
Prepayment	-	14,988	-	14,988
Series 2013				
Revenue	-	-	138,871	138,871
Reserve	-	-	75,000	75,000
Series 2017				
Reserve	10,000	-	-	10,000
Due from clearing fund	871	-	-	871
Prepaid expense	13,501	-	-	13,501
Electric deposit	1,149	-	-	1,149
Total assets	<u>\$ 511,439</u>	<u>\$ 718,909</u>	<u>\$ 213,871</u>	<u>\$ 1,444,219</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 128,281	\$ -	\$ -	\$ 128,281
Retainage payable	16,622	-	-	16,622
Due to other funds				
Mediterra North				
General fund 101	17,378	-	-	17,378
Due to other	2,573	-	-	2,573
Total liabilities	<u>164,854</u>	<u>-</u>	<u>-</u>	<u>164,854</u>
Fund balances				
Restricted for:				
Debt service	-	718,909	213,871	932,780
Unassigned	346,585	-	-	346,585
Total fund balances	<u>346,585</u>	<u>718,909</u>	<u>213,871</u>	<u>1,279,365</u>
Total liabilities & fund balances	<u>\$ 511,439</u>	<u>\$ 718,909</u>	<u>\$ 213,871</u>	<u>\$ 1,444,219</u>

*This account was not reconciled as statements were not available prior to the agenda package

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 1	\$ 300,085	\$ 295,761	101%
Special assessment: off-roll	-	78,349	78,349	100%
Interest and miscellaneous	14	126	696	18%
Total revenues	<u>15</u>	<u>378,560</u>	<u>374,806</u>	101%
EXPENDITURES				
Administrative				
Supervisors	-	7,644	5,396	142%
Management	4,438	48,822	53,261	92%
Accounting	1,775	19,529	21,304	92%
Audit	-	12,044	12,045	100%
Legal	3,490	52,157	6,962	749%
Field management	888	9,764	10,652	92%
Engineering	879	45,708	6,962	657%
Trustee	-	4,561	6,962	66%
Dissemination agent	-	2,785	6,340	44%
Arbitrage calculation	-	696	1,044	67%
Assessment roll preparation	677	18,063	16,709	108%
Telephone	15	165	180	92%
Postage	281	2,309	1,741	133%
Insurance	-	13,525	13,260	102%
Printing and binding	96	1,331	1,147	116%
Legal advertising	984	4,000	1,741	230%
Contingencies	177	1,799	1,392	129%
Annual District filing fee	-	244	244	100%
Website	430	430	348	124%
Total administrative	<u>14,130</u>	<u>245,576</u>	<u>167,690</u>	146%
Water management				
Contractual services	20,975	115,790	104,433	111%
Aquascaping	-	37,348	69,622	54%
Lake bank stabilization	-	-	6,962	0%
Electricity	2,386	8,555	9,051	95%
Miscellaneous	-	-	2,089	0%
Capital outlay - aeration	110,989	166,345	34,811	478%
Total water management	<u>134,350</u>	<u>328,038</u>	<u>226,968</u>	145%

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	214	6,161	3%
Tax collector	-	4,975	4,621	108%
Cost of issuance	-	8,700	-	N/A
Intergovernmental expense	-	21,690	-	0%
Total other fees & charges	-	35,579	10,782	330%
Total expenditures	148,480	609,193	405,440	150%
Excess/(deficiency) of revenues over/(under) expenditures	(148,465)	(230,633)	(30,634)	
OTHER FINANCING SOURCES/(USES)				
Series 2017 note proceeds	-	400,000	-	N/A
Total other financing sources/(uses)	-	400,000	-	N/A
Net change in fund balances	(148,465)	169,367	(30,634)	
Fund balances - beginning	495,050	177,218	138,401	
Fund balances - ending	<u>\$ 346,585</u>	<u>\$ 346,585</u>	<u>\$ 107,767</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, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 2	\$ 630,627	\$ 627,236	101%
Assessment prepayments	14,988	14,988	-	N/A
Interest	347	1,716	-	N/A
Total revenues	<u>15,337</u>	<u>647,331</u>	<u>627,236</u>	103%
EXPENDITURES				
Debt service				
Principal	-	301,226	305,000	99%
Prepayment	-	3,774	-	N/A
Interest	-	299,317	299,368	100%
Total debt service	<u>-</u>	<u>604,317</u>	<u>604,368</u>	100%
Other fees & charges				
Property appraiser	-	-	13,067	0%
Tax collector	-	10,390	9,801	106%
Total other fees & charges	<u>-</u>	<u>10,390</u>	<u>22,868</u>	45%
Total expenditures	<u>-</u>	<u>614,707</u>	<u>627,236</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	15,337	32,624	-	
Fund balances - beginning	703,572	686,285	678,627	
Fund balances - ending	<u>\$ 718,909</u>	<u>\$ 718,909</u>	<u>\$ 678,627</u>	

Mediterra South
 Community Development District
 Series 2012
 \$7,430,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2015	-	-	-	-
11/01/2015	-	-	154,953.75	154,953.75
05/01/2016	295,000.00	3.400%	154,953.75	449,953.75
11/01/2016	-	-	149,938.75	149,938.75
05/01/2017	305,000.00	3.600%	149,938.75	454,938.75
11/01/2017	-	-	144,448.75	144,448.75
05/01/2018	310,000.00	3.800%	144,448.75	454,448.75
11/01/2018	-	-	138,558.75	138,558.75
05/01/2019	325,000.00	4.000%	138,558.75	463,558.75
11/01/2019	-	-	132,058.75	132,058.75
05/01/2020	340,000.00	4.200%	132,058.75	472,058.75
11/01/2020	-	-	124,918.75	124,918.75
05/01/2021	355,000.00	4.400%	124,918.75	479,918.75
11/01/2021	-	-	117,108.75	117,108.75
05/01/2022	370,000.00	4.500%	117,108.75	487,108.75
11/01/2022	-	-	108,783.75	108,783.75
05/01/2023	385,000.00	4.650%	108,783.75	493,783.75
11/01/2023	-	-	99,832.50	99,832.50
05/01/2024	405,000.00	5.100%	99,832.50	504,832.50
11/01/2024	-	-	89,505.00	89,505.00
05/01/2025	430,000.00	5.100%	89,505.00	519,505.00
11/01/2025	-	-	78,540.00	78,540.00
05/01/2026	450,000.00	5.100%	78,540.00	528,540.00
11/01/2026	-	-	67,065.00	67,065.00
05/01/2027	475,000.00	5.100%	67,065.00	542,065.00
11/01/2027	-	-	54,952.50	54,952.50
05/01/2028	500,000.00	5.100%	54,952.50	554,952.50
11/01/2028	-	-	42,202.50	42,202.50
05/01/2029	525,000.00	5.100%	42,202.50	567,202.50
11/01/2029	-	-	28,815.00	28,815.00
05/01/2030	555,000.00	5.100%	28,815.00	583,815.00
11/01/2030	-	-	14,662.50	14,662.50
05/01/2031	575,000.00	5.100%	14,662.50	589,662.50
Total	\$6,600,000.00	-	\$3,092,690.00	\$9,692,690.00

**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, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 1	\$ 323,274	\$ 319,781	101%
Assessment prepayments	-	14,535	-	N/A
Interest	107	576	-	N/A
Total revenues	<u>108</u>	<u>338,385</u>	<u>319,781</u>	106%
EXPENDITURES				
Debt service				
Principal	-	135,000	135,000	100%
Interest	-	171,181	171,181	100%
Principal prepayment	-	15,000	-	N/A
Total debt service	<u>-</u>	<u>321,181</u>	<u>306,181</u>	105%
Other fees & charges				
Property appraiser	-	-	4,997	0%
Tax collector	-	7,062	6,662	106%
Total other fees & charges	<u>-</u>	<u>7,062</u>	<u>11,659</u>	61%
Total expenditures	<u>-</u>	<u>328,243</u>	<u>317,840</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	108	10,142	1,941	
Fund balances - beginning	213,763	203,729	196,942	
Fund balances - ending	<u>\$ 213,871</u>	<u>\$ 213,871</u>	<u>\$ 198,883</u>	

Mediterra South
Community Development District
Series 2013
\$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2015			88,271.88	88,271.88
05/01/2016	130,000.00	4.125%	88,271.88	218,271.88
11/01/2016			85,590.63	85,590.63
05/01/2017	135,000.00	4.125%	85,590.63	220,590.63
11/01/2017			82,806.25	82,806.25
05/01/2018	145,000.00	4.125%	82,806.25	227,806.25
11/01/2018			79,815.63	79,815.63
05/01/2019	145,000.00	4.125%	79,815.63	224,815.63
11/01/2019			76,825.00	76,825.00
05/01/2020	155,000.00	4.125%	76,825.00	231,825.00
11/01/2020			73,628.13	73,628.13
05/01/2021	160,000.00	4.125%	73,628.13	233,628.13
11/01/2021			70,328.13	70,328.13
05/01/2022	170,000.00	4.125%	70,328.13	240,328.13
11/01/2022			66,821.88	66,821.88
05/01/2023	175,000.00	4.125%	66,821.88	241,821.88
11/01/2023			63,212.50	63,212.50
05/01/2024	180,000.00	4.125%	63,212.50	243,212.50
11/01/2024			59,500.00	59,500.00
05/01/2025	185,000.00	5.000%	59,500.00	244,500.00
11/01/2025			54,875.00	54,875.00
05/01/2026	200,000.00	5.000%	54,875.00	254,875.00
11/01/2026			49,875.00	49,875.00
05/01/2027	210,000.00	5.000%	49,875.00	259,875.00
11/01/2027			44,625.00	44,625.00
05/01/2028	220,000.00	5.000%	44,625.00	264,625.00
11/01/2028			39,125.00	39,125.00
05/01/2029	230,000.00	5.000%	39,125.00	269,125.00
11/01/2029			33,375.00	33,375.00
05/01/2030	245,000.00	5.000%	33,375.00	278,375.00
11/01/2030			27,250.00	27,250.00
05/01/2031	255,000.00	5.000%	27,250.00	282,250.00
11/01/2031			20,875.00	20,875.00
05/01/2032	270,000.00	5.000%	20,875.00	290,875.00
11/01/2032			14,125.00	14,125.00
05/01/2033	285,000.00	5.000%	14,125.00	299,125.00
11/01/2033			7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
Total	\$3,775,000.00	-	\$2,075,850.06	\$5,850,850.06