MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING
AGENDA

March 1, 2018

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.

February 22, 2018

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 Thursday, March 1, 2018 at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita I 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: Wildfire Resilience and Preserve Management Plan

5. Update: District Merger

6. Discussion: Adding Pine Straw in Selected Areas Devoid of Littoral Plants

7. Update: Status of Drain Pipe Inspection

8. Approval of January 17, 2018 Regular Meeting Minutes

9. Action Items

10. Acceptance of Unaudited Financial Statements as of January 31, 2018

11. Staff Reports
    - A. District Counsel
    - B. District Engineer
    - C. District Manager
        - i. NEXT MEETING DATE: March 21, 2018 at 3:00 P.M.
    - D. Operations Manager

12. Supervisors' Requests

13. Public Comments

14. 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: 866-952-1906
CONFERENCE ID: MEDITERRA
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 FOR CALL-IN NUMBER AT ANY TIME
CONFERENCE ID: MEDITERRA
PROGRAM TITLE: MEDITERRA SOUTH CDD BOARD OF SUPERVISORS MEETING

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT

8

MINUTES OF MEETING
MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT

A Regular Meeting of the Mediterra South Community Development District's Board of Supervisors was held on Wednesday, January17, 2018 at 3:00 p.m., at The Sports Club at Mediterra (Bella Vita Room), 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present and constituting a quorum were:

Robert Greenberg	Chair
Ken Tarr	Vice Chair
Mike Bishko	Assistant Secretary
John Henry	Assistant Secretary/Assistant Treasurer
Dallas Luby *(via telephone)*	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Mallory Clancy	District Engineer
Alyssa Willson *(via telephone)*	District Counsel
Tim Denison	Johnson Engineering, Inc.

DRAFT

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:02 a.m. Supervisors Greenberg, Tarr, Bishko and Henry were present, in person. Supervisor Luby was not present at roll call.

SECOND ORDER OF BUSINESS **Chairman's Opening Remarks**

Mr. Greenberg stated that the two main issues that the Board should continue to monitor were the completion of the merger of the two CDDs and the implementation of the Wildfire Prevention Preserve Management Plan.

******Mr. Luby and Ms. Willson joined the meeting, via telephone.******

THIRD ORDER OF BUSINESS **Public Comments [3 minutes per person]**

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS **Consideration of Award of Contract for Lake and Wetland Maintenance**

Mrs. Adams stated the CDD recently underwent the sealed bid process for the Lake and Wetland Maintenance Contract. The current contract is $151,140; however, the bids are much higher, with Aquagenix proposing $179,000 and LakeMasters Aquatic Weed Control Inc., (LakeMasters) proposing $203,000. Mrs. Adams stated that LakeMasters has been the District's contractor for numerous years but several adjustments in their contract led to the price increase, particularly installation of 38 additional aeration systems and contract specifications requiring inspection of every single system, every six months, including replacing external air filters, check the meter housing, breaker panels, etc. LakeMasters' price was probably not negotiable. With regard to Aquagenix, they no longer had in-house wetland services, most of their bigger projects were located further north and they failed to submit adequate references. Discussion ensued regarding the references, bids, the District's needs and negotiation leverage. In response to an inquiry, Ms. Willson stated that the Rules of Procedure limited the CDD to a total contract maximum of three years, including auto-renewals. Mr. Adams stated that the sealed bidding law allowed the CDD to counter LakeMasters' bid from two years at $203,000 to three years at $195,000. The 40% price increase was attributable to the additional 38 aeration systems installed. Mr. Greenberg did not want the Board to be characterized as always accepting the lowest price, as it harmed the CDD's reputation. Mr. Greenberg called for a motion to award the Contract for Lake and Wetland Maintenance to LakeMasters. Discussion ensued regarding the contract, the budget, the aeration systems and establishing a depreciation account to cover the lake aeration and equipment costs. Mr. Adams stated that Management would set up a future capital reinvestment fund. Mr. Greenberg directed Staff to create a reasonable depreciation schedule based on past experience.

On MOTION by Mr. Greenberg and seconded by Mr. Tarr, with all in favor, awarding the Lake and Wetland Maintenance Contract to LakeMasters Aquatic Weed Control Inc., in the amount of $195,000 per year, with one additional optional year, for a total of three years, was approved.

FIFTH ORDER OF BUSINESS **Presentation: Lake Water Quality and Sediment Testing Analysis and Report**

DRAFT

Mr. Tim Denison gave a PowerPoint presentation of the Dry/Wet Season 2017 Water Quality Monitoring Report, dated January 8, 2018. He explained the purpose and scope of work, methodology, results and conclusions and took questions.

Mr. Greenberg asked if it was significant that the two "problem lakes"; Lakes #27, #28 & #35 were located on the east side of the CDD's boundaries and questioned why the lakes were problematic. Ms. Clancy stated that Mr. Denison's Report focused more on the water quality in the lake at that time, and offered to collect two water samples during the rainy season. Mr. Henry corrected Mr. Greenberg's statement indicating that the two problem lakes were actually located on the west side, not the east side of the CDD boundaries. Mr. Denison verified that the lakes were on the west side. In response to Mr. Bishko's question, Mr. Adams stated that the triggering factor in labeling the two lakes as "problem lakes" was that the lakes developed unwanted growth, on a regular basis, and were performing poorly. Chemical treatments were applied to control the algae. The results of the water quality testing will show that there were higher levels of nitrogen and phosphorus during the wet season testing and Lakes #27, #28 and #35 had large amounts of linear footage around them, related to the golf course. Mr. Denison stated that there was good and bad growth and the littoral plantings were intended to take up some of the nutrients so that there were less additional nutrients in the water and the secchi-disc measurements that were taken provided a good indication of water clarity and water cloudiness was due to nitrification. Mr. Bishko noted that there was no golf course around Lakes #52 and #50 yet they had the deepest visible depth and lowest nutrient levels. Discussion ensued regarding the golf course, runoff, fertilizer and nutrient levels in the lakes. Mr. Adams stated that the Board should keep in mind that it was managing a stormwater drainage system and the lakes were designed to receive runoff from adjacent golf courses and yards. Mr. Greenberg asked if there was a serious problem in any of the lakes that required remediation. Mr. Denison stated that, based on the monitoring, there were no serious problems that required immediate action. Mr. Adams stated that, of the seven lakes, the two that were deemed problematic were not outfall lakes, the lakes were interconnected by a basin; and the outfall lakes, which discharged offsite were in great shape.

Mr. Denison presented the Annual Sediment Sampling Analysis and Report dated January 7, 2018, detailing the scope of work, methodology, results and conclusions. He stated that a one-time, annual, sampling event was conducted for the seven lakes and took questions.

DRAFT

Discussion ensued regarding sediment levels in the lakes, the aerators and dredging. Mr. Adams stated that new technologies were being developed to reduce sediment buildup, including the use of natural bacterias and District Staff was intent on avoiding dredging the ponds as the process was costly and highly invasive to the communities around the pond. Mr. Bishko asked if aeration could reduce the sediment level in Lake #52. Mr. Adams stated that the aeration alone was helpful, especially since there was no golf course frontage on the pond. Mr. Denison stated that the constant aeration has either gotten rid of issues that were present in terms of muck or they simply did not exist at all. Mr. Greenberg asked if he could convey to the residents that the quality of the ponds were among the best examined in gated, golf course communities. Mr. Denison replied affirmatively. He recommended that the five discharge lakes continued to be sampled near the outfalls, and done only during the wet season. In response to Mr. Greenberg's question regarding sampling during the dry season, Mr. Denison stated that there was more benefit collecting samples during wet season instead of during the dry season and it was best to collect two samples for comparison purposes. Mr. Bishko asked if the lake at the "pig farm" discharged into CDD lakes. Mr. Denison stated that their outfall would go through the pipe at 7 South and would discharge into the SE outfall and L3 or L4 ultimately. Mr. Greenberg stated that the Board previously was assured, by Mr. Dave Robison that the "pig farm" had its own retention pond and would not affect the CDD. Mr. Bishko asked if guidelines existed to sample the lakes over a period of time. Mr. Denison stated that only the five discharge lakes should be sampled regularly and the District was under no obligation to meet standards with the lakes unless there was a resident issue. Discussion ensued regarding water movement, treatment ponds and from which lakes the golf course drew water. In response to a question regarding implementing a policy recommended by the District Engineer, Mr. Adams stated that the Agreement would be presented later. Mr. Greenberg asked if any amendments were necessary to reflect what was discussed and if the verbiage in Exhibit A should be changed based on the presentation. Mr. Denison stated that the costs would not be affected. Mr. Adams replied affirmatively and stated the recommendation was to perform wet/wet season sampling as opposed to dry/wet season sampling going forward.

- **Consideration of Agreement with Johnson Engineering for Lake Surface Water and Sediment Testing Analysis and Reporting**

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

DRAFT

Mr. Greenberg moved to approve the Agreement with instructions to change the scope of services, as presented by Mr. Denison and Ms. Clancy. Mr. Adams confirmed that there sufficient funds in the budget.

Mr. Luby voiced his dissatisfaction with the presentation. He felt that the recommendations were unclear and asked for them to be presented in writing. Mr. Adams would forward the PowerPoint presentation to all Board Members, including the recommendations.

On MOTION by Mr. Henry and seconded by Mr. Tarr, with all in favor, the Agreement with Johnson Engineering for Lake Surface Water and Sediment Testing Analysis and Reporting, as modified, as recommended, was approved.

SIXTH ORDER OF BUSINESS **Update: Wildfire Resilience and Preserve Management Plan**

DRAFT

Ms. Clancy presented an overview of her meeting with the South Florida Water Management District (SFWMD) officials, along with her and Mr. Tilton's recap and District Engineer's Options Moving Forward for the Mediterra Preserve Management Plan, dated January 2018. Mr. Luby stated that the three options presented revealed an obvious cost differential but he could not understand the differentiated benefit provided in each of Options 1, 2 or 3. He then asked Ms. Clancy to highlight the benefits of each Option. Ms. Clancy stated that SFWMD rejected the plan presented by the CDD, on the grounds that it was not specific enough with regard to mapping and the exact procedure for tree removal and thinning. The Plan was revised and the firebreaks were eliminated; Staff would continue to eliminate items that the SFWMD said might require mitigation. It included the Home Ignition Zone (HIZ) 4 removal, which outlined the removal of dead, fallen trees and signs of ladder fuels; items that can be accomplished within permit regulations with a general plan. Generally, a certain volume of dead debris would be moved from a certain point at the edge of the Conservation Area, into the Preserve, which would be the total cleared acreage. This would require slight engineering work involving updating the mapping and the Plan, which could be completed in-office. Supervisor Tarr stated that there was a fear in the community that the recent hurricane increased the fuel load on the ground. Ms. Clancy stated that the ecologist would agree that the District's Preserve needed some fuel risk mitigation. In response to an inquiry regarding the edge of the homes, Ms.

Clancy stated that the edge of the homes would come into play in the tiers, and Ms. Harris' qualm was that the map showed the Conservation Area line and the HIZ beginning at that location. Mr. Greenberg questioned why this item came before the board and suggested making the appropriate changes to meet SFWMD's standards and moving forward. Ms. Clancy explained the difference between Tiers 1 and 2 and proposed amending the language in both the Report and in the Plan to appease anxious residents requesting fuel load reductions (FLRs). The Plan that the Board previously approved, Tier 2, involved thinning and removal of certain tree species, which would be costly because the SFWMD requested field work on the front end, requiring Engineering Staff to spend two weeks pinpointing tree density and assessing tree removal, which would not guarantee that there would not be mitigation. Mr. Greenberg stated that the SFWMD wanted to increase the fire risk for Mediterra at a cost of $470,000, which was outrageous. Mr. Adams recommended moving forward with Tier 1. Mr. Greenberg wanted to know where the CDD could apply pressure and asked for an official's name. Ms. Clancy stated that Ms. Melissa Roberts, who headed Compliance and Regulations for the SFWMD, suggested doing a controlled burn throughout the Preserves. Mr. Greenberg asked to schedule a meeting with Ms. Roberts, the Ecologist, District Staff and the Chair to discuss and consider the proposed Preserve Management Plan for the District. Mr. Adams would contact Ms. Roberts' office to schedule a meeting. Discussion ensued regarding plan revisions, the timeline for implementation, potential contractors and the aftermath of Tier 1. Ms. Clancy was directed to draft and forward a brief letter to the Chair explaining what residents would see from their homes, after the implementation of Tier 1, and include information regarding homeowner responsibility, to educate homeowners.

SEVENTH ORDER OF BUSINESS **Update: District Merger**

Ms. Willson stated that ongoing contact with the Governor's office staff was previously established and they were reviewing the record and the preparing of the draft Rules of Procedure; however, they were also currently scheduling the FLOWAC Hearing for an upcoming meeting of the Governor's Cabinet. In response to Mr. Greenberg's question regarding a date, Ms. Willson stated that staff indicated that they were close to figuring out a date and she would keep the Board apprised of any developments. Over the last few months, there were some staff transitions and the woman that handled all of the mergers in the past is about to retire and is doing her best

DRAFT

to expedite the process as she would like to finalize the merger issue prior to leaving. Mr. Greenberg asked Ms. Willson to keep the Board posted.

EIGHTH ORDER OF BUSINESS **Consideration of Agreement with Johnson Engineering for Lake Surface Water and Sediment Testing Analysis and Reporting**

This item was presented following the Fifth Order of Business.

NINTH ORDER OF BUSINESS **Approval of October 18, 2017 Regular Meeting Minutes**

Mr. Greenberg presented the October 18, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Line 82: Insert "Opinion of Probable Cost" before "OPC"

Line 82: Insert a comma after "clearing"

Line 83: Delete "the entire Conservation Area, which covers several acres"

Line 127: Change "Wildfire Resilience Plan" to "Preserve Management Plan"

On MOTION by Mr. Tarr and seconded by Mr. Bishko, with all in favor, October 18, 2017 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS **Action Items**

Mr. Greenberg asked Mr. Adams to provide a copy of Mr. Denison's PowerPoint presentation and Wildfire materials from Ms. Clancy, in order to draft and circulate a letter to Staff and Supervisors for their comments before distributing to residents. He would like to distribute the letter prior to the Annual Meeting of the Mediterra Community Association (MCA), on February 19. Mr. Adams stated that, per the Chair's request, the Actions Items List was streamlined and reorganized; the Action Items List is followed by a Completed Action Items List and a Procedural Items List.

Item 2, was completed.

Items 1 and 5 would be combined.

DRAFT

Items 1, 3, 4, 5, were ongoing.

In response to Mr. Bishko's question, Mr. Greenberg confirmed that the letter regarding the Lucarno retaining walls was drafted and sent by District Counsel. In response to Mr. Greenberg's question, Ms. Willson confirmed that the letter was sent to London Bay Homes (LBH) and the Lucarno Board but not to individual homeowners. Mr. Greenberg was uncomfortable with sending letters to all homeowner, as the retaining wall only related to certain homeowners. Based on the survey the retaining wall was right on the property line, outside the lake boundary or inside the lake boundary. The District abandoned the issue, totally, and the Lucarno Homeowners Association should have adopted it; however, they were not dealing with it. In response to Mr. Adams' question, Ms. Willson confirmed that the letter was sent Certified Mail and stated that the document disclaimed the District's interest in the property and the resolution read as follows:

> *"Not effectively conveyed by the disclaimer, the District hereby directs and authorizes Staff to dispose of the retaining wall by quit-claim deed or bill of sale as appropriate to any individuals interested therein, in particular, the owners of the lot, upon request of any interested party."*

Mr. Greenberg directed Ms. Willson to identify the lots that were affected and forward copy of the documents, with a cover letter to the residents. Mr. Adams would distribute the documents, as Management had the lien rolls and maps. Mr. Greenberg directed Mr. Adams to confer with Mr. Allan Filiault, the Vice President of LBH and the President of the Homeowners' Association regarding the retaining walls and to send a follow-up letter.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2017**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2017.

On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor, the Unaudited Financial Statements as of November 30, 2017, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

DRAFT

A. District Counsel

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

B. District Engineer

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

C. District Manager

i. NEXT MEETING DATE: February 21, 2018 at 3:00 P.M.

The next meeting will be held on February 21, 2018 at 3:00 p.m., at this location.

D. Operations Manager

Mrs. Adams provided the following updates:

- MRI would commence pipe inspections on February 5.
- A proposal to install plantings around the exposed areas of equipment was received. Mrs. Adams would confer with the contractor regarding certain details that needed clarification, including pricing.

Mr. Bishko asked if MRI would scope the main outfall pipes. Mrs. Adams replied affirmatively. In response to Mr. Bishko's question regarding cost, Mrs. Adams indicated that an update would be provided at the next scheduled meeting.

DRAFT

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Bishko stated that it was obvious that bears were in the vicinity and thought that it was great that the MCA sent a notification about it. He inquired about the CDD's plan to prevent any possible litigation, if a homeowner was attacked by a bear. Mr. Adams stated that would fall under an "Act of God" situation. Mr. Greenberg viewed it as a wildlife issue, similar to the deer, and stated that, if the District took responsibility, it would be assuming liability. Discussion ensued regarding deer and bear sightings.

Mr. Bishko stated that the new MCA leadership intimated that the CDD should educate residents on the Preserve Management Plan, stormwater issues and system performance and maintenance. He wanted to know if the Chair or Mr. Adams would be making that presentation at the upcoming annual meeting. Mr. Greenberg stated that, if the MCA asked him directly to make a presentation he would, but would not be volunteering to do so. He was more interested in circulating a letter to residents prior to the annual meeting but was awaiting information from the District Engineer. In response to Mr. Bishko's inquiry regarding Mr. Adams making the

presentation, Mr. Greenberg stated that, if a direct request was made by the MCA and it fit into the District Manager's schedule, the District would comply with the request.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Bishko and seconded by Mr. Henry, with all in favor, the meeting adjourned at 5:05 p.m.

DRAFT

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

DRAFT

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT

9

ACTION ITEMS

1.	**10/18/17**	**ACTION ITEM:** Mr. Greenberg would circulate a letter updating residents on the aeration project, the Wildfire Resilience Plan, the merger and the performance of the drainage system. Mr. Adams would provide assistance and commence securing proposals for the clearing of the preserves. **STATUS: ONGOING**
2.	**10/18/17**	**ACTION ITEM:** Per the Chair, Mr. Adams to coordinate with District Counsel to draft an agreement stating that during an emergency, the District would take the lead for remediation and not the MCA or Associations. **STATUS: ONGOING**
3.	**10/18/17**	**ACTION ITEM:** Per the Chair, Mr. Adams to review and compare insurance policies of the CDD, MCA and The Club to determine if the CDD should switch carriers and present findings as the next meeting. **STATUS: ONGOING**
4.	**01/17/17**	**ACTION ITEM:** Mr. Adams would ensure that a future capital reinvestment fund was set up for lake and wetland maintenance. **STATUS: ONGOING**
5.	**01/17/17**	**ACTION ITEM:** Mr. Greenberg directed District Staff to create a reasonable depreciation schedule based on past experience for lake and wetland maintenance. **STATUS: ONGOING**
6.	**01/17/17**	**ACTION ITEM:** Mr. Adams would forward a copy of Mr. Denison's PowerPoint presentation, along with written recommendations to the Board. **STATUS: ONGOING**
7.	**01/17/17**	**ACTION ITEM:** Mr. Greenberg directed the District Staff to identify properties affected by wildfires and forward a copy of the document along with a cover letter to residents. **STATUS: ONGOING**
8.	**01/17/17**	**ACTION ITEM:** Mr. Adams to contact Ms. Melissa Roberts of SFWMD to schedule a meeting with Mr. Greenberg, the ecologist and District Staff to discuss the Preserve Management Plan. **STATUS: ONGOING**
9.	**01/17/17**	**ACTION ITEM:** Mr. Greenberg directed Mr. Adams to confer with Mr. Allan Filiault of London Bay Homes regarding the Lucarno retaining walls and to send a follow-up letter. **STATUS: ONGOING**
10.	**01/17/17**	**ACTION ITEM:** Per Mrs. Adams, MRI to commence pipe inspections on February 5. **STATUS: ONGOING**

COMPLETED ITEMS

1.	**10/18/17**	**ACTION ITEM:** Per the Chair, Mr. Tarr should familiarize Mr. Richards with the community and brief him on the Wildfire Resilience Plan.
2.	**10/18/17**	**ACTION ITEM:** Per the Chair, Ms. Clancy would circulate an updated probable cost sheet including a home ignition zone clearing schedule to Board Members. **STATUS: COMPLETED**
3.	**10/18/17**	**ACTION ITEM:** Mr. Greenberg would execute the license agreement and related documents in the MCA office, regarding installation of aerators in Lakes #75 and #76. **STATUS: COMPLETED**
4.	**10/18/17**	**ACTION ITEM:** Per the Chair, Mr. Adams to communicate to Mediterra North CDD the importance of alerting residents to the Wildfire Resilience Plan, and that Mr. Richards was briefed, at their next meeting. **STATUS: COMPLETED**
5.	**10/18/17**	**ACTION ITEM:** Per the Chair, Mr. Richards to include the District's plan regarding remediation, after a storm, on the MCA's agenda for November. **STATUS: COMPLETED**
6.	**10/18/17**	**ACTION ITEM:** Per the Chair, Ms. Willson to send a letter plus documents to Ms. Lisa Van Dean, the in-house counsel at London Bay, Mr. Allan Fillet, President of Lucarno and Ms. Nancy Wiedner at Gulf Breeze, informing them of actions taken and all affected homeowners should be copied. **STATUS: COMPLETED**
7.	**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**
8.	**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**
9.	**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**
10.	**06/21/17**	**ACTION ITEM:** Mr. Peck to place an article in the MCA Chronicle regarding water moccasins and alligators. **STATUS: COMPLETED**.

COMPLETED ITEMS

11. 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**

12. 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 abandonment. **STATUS: COMPLETED**

13. 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**

14. 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**

15. 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**

16. 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**

17. 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**

18. 05/17/17 **ACTION ITEM:** Omit maps and legal descriptions from future agenda packages. **STATUS: COMPLETED**

19. 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**

COMPLETED ITEMS

20. **05/17/17** **ACTION ITEM:** Mr. Greenberg to review the Caminetto covenants to determine responsibility of the plants. **STATUS: COMPLETED**

21. **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**

22. **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**

23. **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**

24. **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**

25. **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**

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT

10

MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2018

MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2018

	Governmental Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash			
Operating	$ 491,718	$ -	$ 491,718
Investments			
BB&T - CDARS	20,800	-	20,800
Series 2012			
Revenue	-	1,038,607	1,038,607
Reserve	-	808,976	808,976
Prepayment	-	30	30
Series 2013			
Revenue	-	285,548	285,548
Reserve	-	75,000	75,000
Series 2017			
Reserve	10,000	-	10,000
Due from other funds		-	
Mediterra South		-	
General fund	-	19,151	19,151
Debt service - series 2001	-	17,060	17,060
Debt service - series 2012	-	33,327	33,327
Due from clearing fund	1,276	-	1,276
Electric deposit	2,838	-	2,838
Total assets	$ 526,632	$ 2,277,699	$ 2,804,331
LIABILITIES AND FUND BALANCES			
Liabilities			
Due to other funds			
Mediterra North			
Debt service - series 2012	$ 19,151	$ -	$ 19,151
Mediterra South			
Debt service - series 2012	33,327	-	33,327
Debt service - series 2013	17,060	-	17,060
Due to other	3,696	-	3,696
Total liabilities	73,234	-	73,234
Fund Balances			
Restricted for:			
Debt service	-	2,277,699	2,277,699
Unassigned	453,398	-	453,398
Total fund balances	453,398	2,277,699	2,731,097
Total liabilities and fund balances	$ 526,632	$ 2,277,699	$ 2,804,331

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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 25,409	$ 428,222	$ 513,555	83%
Special assessment: off-roll	-	45,029	90,059	50%
Intergovernmental revenue	-	50,560	-	N/A
Interest and miscellaneous	22	70	1,000	7%
Total revenues	25,431	523,881	604,614	87%
EXPENDITURES				
Administrative				
Supervisors	2,153	4,091	15,502	26%
Management	6,375	25,500	76,500	33%
Accounting services	2,550	10,200	30,600	33%
Audit	-	-	12,000	0%
Legal	1,517	1,834	10,000	18%
Field management	1,275	5,099	15,300	33%
Engineering	7,776	14,706	10,000	147%
Trustee	-	-	10,000	0%
Dissemination agent	334	1,333	4,000	33%
Arbitrage calculation	-	-	1,500	0%
Assessment roll preparation	416	1,666	5,000	33%
Telephone	22	86	259	33%
Postage	125	345	2,500	14%
Insurance	-	19,427	19,427	100%
Printing and binding	140	611	1,680	36%
Legal advertising	-	554	2,500	22%
Contingencies	185	573	2,000	29%
Annual District filing fee	-	350	350	100%
Website	-	-	500	0%
Hurricane clean-up	16,205	16,205	-	N/A
Total administrative	39,073	102,580	219,618	47%
Water management				
Other contractual	25,190	37,785	155,000	24%
Aquascaping	-	600	50,000	1%
Lake bank stabilization	-	-	10,000	0%
Electricity	2,831	8,074	22,500	36%
Fire break and clear zone initiative	-	-	160,000	0%
Capital outlay - aeration FCB loan payment	-	7,511	90,000	8%
Total water management	28,021	53,970	487,500	11%

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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	10,699	0%
Tax collector	404	5,965	8,024	74%
Intergovernmental expense	-	50,560	-	N/A
Total other fees & charges	404	56,525	18,723	302%
Total expenditures	67,498	213,075	725,841	29%
Excess/(deficiency) of revenues over/(under) expenditures	(42,067)	310,806	(121,227)	
Fund balances - beginning	495,465	142,592	240,294	
Fund balances - ending	$ 453,398	$ 453,398	$ 119,067	

MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2018

	Governmental Funds		
	General Fund 101	Debt Service Series 2012 Fund 252	Total Governmental Funds
ASSETS			
Cash	$ 228,113	$ -	$ 228,113
Investments			
Series 2012			
Revenue	-	473,680	473,680
Reserve	-	363,295	363,295
Prepayment	-	15	15
Due from other funds			
Mediterra North			
General fund	-	19,151	19,151
Due from clearing fund	384	-	384
Electric deposit	863	-	863
Total assets	$ 229,360	$ 856,141	$ 1,085,501
LIABILITIES AND FUND BALANCES			
Liabilities			
Due to other governments			
Mediterra South			
General fund 001	$ 2,702	$ -	$ 2,702
Due to other funds			
Mediterra North			
Debt service - series 2012	19,151	-	19,151
Due to other	1,123	-	1,123
Total liabilities	22,976	-	22,976
Fund balances			
Restricted for:			
Debt service	-	856,141	856,141
Unassigned	206,384	-	206,384
Total fund balances	206,384	856,141	1,062,525
Total liabilities and fund balances	$ 229,360	$ 856,141	$ 1,085,501

MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 7,308	$ 166,470	$ 185,238	90%
Intergovernmental revenue	-	50,560	-	N/A
Interest and miscellaneous	10	32	305	10%
Total revenues	7,318	217,062	185,543	117%
EXPENDITURES				
Administrative				
Supervisors	657	1,248	4,730	26%
Management	1,946	7,783	23,344	33%
Accounting services	778	3,113	9,338	33%
Audit	-	-	3,662	0%
Legal	463	560	3,052	18%
Field management	389	1,556	4,669	33%
Engineering	2,373	4,488	3,052	147%
Trustee	-	-	3,052	0%
Dissemination agent	102	407	1,221	33%
Arbitrage calculation	-	-	458	0%
Assessment roll preparation	127	508	1,526	33%
Telephone	7	26	79	33%
Postage	38	105	763	14%
Insurance	-	5,927	5,928	100%
Printing and binding	43	187	513	36%
Legal advertising	-	169	763	22%
Contingencies	55	176	610	29%
Annual District filing fee	-	107	107	100%
Website	-	-	153	0%
Hurricane clean-up	4,946	4,946	-	N/A
Total administrative	11,924	31,306	67,020	47%
Water management				
Contractual services	7,688	11,532	47,299	24%
Aquascaping	-	183	15,258	1%
Lake bank stabilization	-	-	3,052	0%
Electricity	864	2,464	6,866	36%
Fire break and clear zone initiative	-	-	48,824	0%
Capital outlay - aeration FCB loan payment	-	2,292	27,464	8%
Total water management	8,552	16,471	148,763	11%

MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	3,859	0%
Tax collector	146	2,151	2,894	74%
Total other fees & charges	146	2,151	6,753	32%
Total expenditures	20,622	49,928	222,536	22%
Excess/(deficiency) of revenues over/(under) expenditures	(13,304)	167,134	(36,993)	
Fund balances - beginning	219,688	39,250	125,608	
Fund balances - ending	$ 206,384	$ 206,384	$ 88,615	

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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 19,151	$ 436,299	$ 485,338	90%
Interest	290	1,100	-	N/A
Total revenues	19,441	437,399	485,338	90%
EXPENSES				
Debt service				
Principal	-	-	255,000	0%
Interest	-	114,119	230,338	50%
Principal prepayment	-	13,200	-	N/A
Tax collector	-	360	-	N/A
Total debt service	-	127,679	485,338	26%
Excess/(deficiency) of revenues over/(under) expenditures	19,441	309,720	-	
Fund balances - beginning	836,700	546,421	530,457	
Fund balances - ending	$ 856,141	$ 856,141	$ 530,457	

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
JANUARY 31, 2018

	Governmental Funds			
	General 001	Debt Service Series 2012 Fund 210	Debt Service Series 2013 Fund 204	Total Governmental Funds
ASSETS				
Cash				
Operating	$ 263,605	$ -	$ -	$ 263,605
Investments				
BB&T - CDARS	20,800	-	-	20,800
Series 2012				
Revenue	-	564,927	-	564,927
Reserve	-	445,681	-	445,681
Prepayment	-	15	-	15
Series 2013				
Revenue	-	-	285,548	285,548
Reserve	-	-	75,000	75,000
Series 2017				
Reserve	10,000	-	-	10,000
Due from other governments				
Mediterra North				
General fund 101	2,702	-	-	2,702
Due from other funds				
Mediterra South				
General fund 001	-	33,327	17,060	50,387
Due from clearing fund	892	-	-	892
Electric deposit	1,975	-	-	1,975
Total assets	$ 299,974	$ 1,043,950	$ 377,608	$ 1,721,532
LIABILITIES AND FUND BALANCES				
Liabilities				
Due to other funds				
Mediterra South				
Debt service - series 2012	$ 33,327	$ -	$ -	$ 33,327
Debt service - series 2013	17,060	-	-	17,060
Due to other	2,573	-	-	2,573
Total liabilities	52,960	-	-	52,960
Fund balances				
Restricted for:				
Debt service	-	1,043,950	377,608	1,421,558
Unassigned	247,014	-	-	247,014
Total fund balances	247,014	1,043,950	377,608	1,668,572
Total liabilities & fund balances	$ 299,974	$ 1,043,950	$ 377,608	$ 1,721,532

*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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	$ 18,101	$ 261,752	$ 328,317	80%
Special assessment: off-roll	-	45,029	90,059	50%
Interest and miscellaneous	12	38	695	5%
Total revenues	18,113	306,819	419,071	73%
EXPENDITURES				
Administrative				
Supervisors	1,496	2,843	10,772	26%
Management	4,429	17,717	53,156	33%
Accounting	1,772	7,087	21,262	33%
Audit	-	-	8,338	0%
Legal	1,054	1,274	6,948	18%
Field management	886	3,543	10,631	33%
Engineering	5,403	10,218	6,948	147%
Trustee	-	-	6,948	0%
Dissemination agent	232	926	2,779	33%
Arbitrage calculation	-	-	1,042	0%
Assessment roll preparation	289	1,158	3,474	33%
Telephone	15	60	180	33%
Postage	87	240	1,737	14%
Insurance	-	13,500	13,499	100%
Printing and binding	97	424	1,167	36%
Legal advertising	-	385	1,737	22%
Contingencies	130	397	1,390	29%
Annual District filing fee	-	243	243	100%
Website	-	-	347	0%
Hurricane clean-up	11,259	11,259	-	N/A
Total administrative	27,149	71,274	152,598	47%
Water management				
Contractual services	17,502	26,253	107,701	24%
Aquascaping	-	417	34,742	1%
Lake bank stabilization	-	-	6,948	0%
Electricity	1,967	5,610	15,634	36%
Fire break and clear zone initiative	-	-	111,176	0%
Capital outlay - aeration FCB loan paym	-	5,219	62,536	8%
Total water management	19,469	37,499	338,737	11%

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	-	6,840	0%
Tax collector	258	3,814	5,130	74%
Intergovernmental expense	-	50,560	-	0%
Total other fees & charges	258	54,374	11,970	454%
Total expenditures	46,876	163,147	503,305	32%
Excess/(deficiency) of revenues over/(under) expenditures	(28,763)	143,672	(84,234)	
Fund balances - beginning	275,777	103,342	114,686	
Fund balances - ending	$ 247,014	$ 247,014	$ 30,452	

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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 33,978	$ 491,330	$ 621,030	79%
Interest	369	1,400	-	N/A
Total revenues	34,347	492,730	621,030	79%
EXPENDITURES				
Debt service				
Principal	-	-	310,000	0%
Prepayment	-	16,800	-	N/A
Interest	-	145,243	288,388	50%
Total debt service	-	162,043	598,388	27%
Other fees & charges				
Property appraiser	-	-	9,704	0%
Tax collector	651	9,419	12,938	73%
Total other fees & charges	651	9,419	22,642	42%
Total expenditures	651	171,462	621,030	28%
Excess/(deficiency) of revenues over/(under) expenditures	33,696	321,268	-	
Fund balances - beginning	1,010,254	722,682	682,991	
Fund balances - ending	$ 1,043,950	$ 1,043,950	$ 682,991	

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 JANUARY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 17,394	$ 251,522	$ 318,456	79%
Interest	155	462	-	N/A
Total revenues	17,549	251,984	318,456	79%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	-	82,431	164,863	50%
Principal prepayment	-	25,000	-	N/A
Total debt service	-	107,431	309,863	35%
Other fees & charges				
Property appraiser	-	-	4,976	0%
Tax collector	333	4,830	6,635	73%
Total other fees & charges	333	4,830	11,611	42%
Total expenditures	333	112,261	321,474	35%
Excess/(deficiency) of revenues over/(under) expenditures	17,216	139,723	(3,018)	
Fund balances - beginning	360,392	237,885	205,315	
Fund balances - ending	$ 377,608	$ 377,608	$ 202,297	

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**