

APPENDIX A

**SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY
REPORT FOR THE SERIES 2013 BONDS**

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MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT

Second Revised
Supplemental Special Assessment
Methodology Report
for Series 2013 Bonds

May 3, 2013



Wrathell, Hunt and Associates, LLC
Building client relationships one step at a time ...

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1.0 Introduction

1.1 Purpose

This Second Revised Supplemental Special Assessment Methodology Report for Series 2013 Bonds (the “Report”) of the Mediterra South Community Development District (the “District”) was developed to provide a revision to the Supplemental Assessment Report for the Series 2003 Bonds Mediterra South Community Development District (the “Original Report”) dated May 12, 2003 and prepared by Fishkind & Associates, Inc. This Report has been prepared specifically for the Series 2003A Bonds of the District (the “Original Bonds”) which will be refinanced in their entirety with proceeds of Series 2013 Bonds (the “New Bonds”). This Report will provide an update to the special assessment methodology for the District.

1.2 Scope of the Report

This Report describes the method for the allocation of benefits of infrastructure that was originally funded in part with proceeds of the Original Bonds. This Report also describes the method for apportionment of special assessment debt resulting from the provision and funding of these improvements and the refinancing of Original Bonds with the New Bonds.

1.3 Special Benefits and General Benefits

Improvements that have been undertaken by the District in the past in part with proceeds of the Original Bonds create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The past infrastructure program funded by the District in part with proceeds of the Original Bonds enabled properties within its boundaries to be developed since without the District’s program, there



would be no infrastructure required by state law to support the development of this property.

There is no doubt that the general public, property owners, and property outside the District benefit from the provision of the District's existing infrastructure. However, these are incidental to the District's infrastructure program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's existing improvement program to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the District's improvement program is hard to estimate at this point, it is nevertheless greater than the costs associated with providing same.

By providing improvements necessary to make the lands within the District developable and saleable, the value of the developable and saleable lands within the District increases by more than the sum of the financed cost of the improvements. Even though the exact value of the benefits provided by the improvements is hard to estimate at this point, it is equal to or greater than the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the development program as implemented by the developer in the portion of the District subject to the Bonds.

Section Three provides a summary of the original improvements financed in part with the proceeds of the Original Bonds.

Section Four discusses the proposed refinancing of the Original Bonds with the New Bonds

Section Five describes the Revised Assessment Methodology for the remaining Bonds.



2.0 Development Program for Phase 3 of the District

2.1 District Overview

The District is located in Collier County, encompasses approximately 1,154 acres, and serves the southern portion of the Mediterra development, which also includes the Mediterra North Community Development District, which is located in Lee County.

2.2 Phase 3 of the District

The Phase 3 of the District encompasses approximately 210 acres that were added to the District after its original establishment. Phase 3 lands were originally designated by the developer in the District, Long Bay Partners, LLC, for 185 residential units, however, and presently anticipated to be developed with a total of 197 residential units, including 51 SF 90' units, 110 Villa units, and 36 Coach Home units, the last of which remain unplatted as of the time of this Report.

3.0 The Capital Improvement Program for Phase 3 of the District

3.1 Public Capital Improvement Plan

The original infrastructure costs funded by the District in part with proceeds of the Bonds and other bonds of the District were determined by the District Engineers in their Engineer's Reports developed by WilsonMiller, Inc. and Johnson Engineering.

3.2 Capital Improvement Program for Phase 3 of the District

The original infrastructure for Phase 3 of the District funded in part with proceeds of the Bonds and other bonds of the District consisted of utilities, water management, wetland mitigation, water management land acquisition, and preserve land acquisition. The total cost of the improvements, including costs of design, engineering, surveying,



permitting, environmental, architectural and contingencies totaled \$10,782,130.

4.0 Current Financing Program for Phase 3 of the District

4.1 Overview

The District funded its original infrastructure for Phase 3 with proceeds of the Original Bonds, in the original principal amount of \$5,035,000 and Series 2003B Bonds in the original principal amount of \$8,110,000. The Series 2003B Bonds remain outstanding in the principal amount of \$735,000 and their original maturity of May 1, 2010 was extended in 2010 to May 1, 2015. The Original Bonds are currently outstanding in the principal amount of \$4,065,000.

The District proposes to refinance the currently outstanding Original Bonds with proceeds of the New Bonds in the principal amount of \$4,030,000. The New Bonds will be repaid by the District with the levy of annual debt service assessments on properties described in more detail herein. The term of the New Bonds will be identical to the term of the Original Bonds, that is they will mature on May 1, 2034, however, they will have lower coupon rates, resulting in annual debt service assessment savings to the property owners paying debt service assessments commencing in the Fiscal Year 2014.

4.2 The Series 2013 Bonds

Under the proposed plan of refinancing, the New Bonds will have an average coupon rate of approximately 4.82% and final maturity date of May 1, 2034. The New Bonds will be issued in the starting principal amount of \$4,030,000, will pay principal payments on every May 1, beginning May 1, 2014, will pay interest payments on every May 1 and November 1, beginning November 1, 2013.



5.0 Revised Assessment Methodology

5.1 Overview

The issuance of the Original Bonds provided the District with a portion of the funds needed to construct improvements that lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred by issuance of the Original Bonds will be paid off by assessing properties that derive special and peculiar benefits from the existing infrastructure, which was funded in part with proceeds of the Original Bonds. All properties that receive special benefits from the District's improvement program will be assessed.

5.2 Assigning Debt

As previously stated in Section 2.2, there are currently 197 existing or planned residential units, however, as 1 unit had its assessment prepaid several years ago, only 196 units are subject to assessment lien. The infrastructure which was provided by the District in part with the proceeds of the Original Bonds includes utilities, water management, wetland mitigation, as well as water management and preserve land. As the provision of the above listed improvements by the District made the residential lands in the District developable, the land became more valuable to its owners. The increase in the value of the land is the logical connection of improvements to the developable and saleable residential parcels within the District. Consequently, the District's improvements have a logical connection to the special and peculiar benefits received by residential lands within the District as without these improvements the development of the residential properties within the District would not be possible. Based on that connection between the improvements and the special and peculiar benefit to residential lands within the District, the District can assign or apportion to residential lands receiving such special and peculiar benefits a portion of the District's debt or assessments. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot be calculated yet with mathematical certainty. However, each is



by order of magnitude more valuable than the cost of, or the actual non-ad valorem assessment amount which was levied on that parcel.

The proposed refinancing of the Original Bonds with the New Bonds will not affect the benefit derived by any of the properties in the District. The issuance of the New Bonds is a purely financial transaction meant to lower the costs of debt service to assessment payers. Therefore, this Report proposes to maintain the assessment apportionment established in the Original Report as modified for changes in the plan of development.

Table 1 in the *Appendix* illustrates the assessments for different unit types prior to the proposed refinancing, with total principal, per unit principal, and per unit annual debt service figures for the Original Bonds. Table 2 in the *Appendix* illustrates the assessments for different unit types after the proposed refinancing, with total principal, per unit principal, and per unit annual debt service figures for the New Bonds.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. District's improvements benefit properties within the district and accrue to all assessable properties.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from the improvements undertaken by the District are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual



assessment levied for, the improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the existing improvements is delineated in Table 2 in the *Appendix*.

The non-ad valorem special assessments are fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the District's existing improvements has been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided. This apportionment has been determined in the Supplemental Report, as modified in accordance with the true-up mechanism also described in the Supplemental Report.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. In accordance with the benefit apportionment in Table 2 in the *Appendix*, a Total Par Debt per Unit has been calculated for each unit.

5.5 True-Up Mechanism

The Report is based on current platting and development status, as well as the most current development plans of the developers/homebuilders in the District for the unplatted developable land, however, as further development occurs, it is possible that the number of units in each unit type category may change or the unit type categories may change. The mechanism for maintaining the methodology over such changes is referred to as true-up.

This mechanism is to be utilized to assure that the principal assessment for each unit type category never exceeds the assessment allocated in



Tables 2 in the *Appendix*. If changes occur, the methodology described herein is applied to the land based on number and type of units in a parcel.

If as a result of platting the total number of units within each type category is equal to the sum of the number of units in Tables 2, then no additional assessment levy will be needed and no true-up adjustment will be necessary. If assessment carrying capacity increases, for instance as a result of an increase in the number of lots, then per lot assessments for all lots will be recalculated based upon the higher number of lots capable of carrying a higher assessment and each lot's assessment will be reduced proportionally to the increase in the debt carrying capacity.

In contrast, if the carrying capacity decreases, for instance as a result of a decrease in the number of lots, then the loss of the debt carrying capacity expressed as the principal amount of the Bonds will be collected from the owner of the property which caused such loss. At the conclusion of the development, the owner of the property that caused a decrease in assessment carrying capacity will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual assessment carrying capacity and the contemplated assessment carrying capacity.

5.6 Assessment Roll

The assessment roll for the District is attached as Exhibit A.



6.0 Appendix

Table 1

Mediterra South
Community Development District

Series 2003A Assessment Apportionment

Product Type	Units Subject to Assessment Lien	Current Series 2003A Assessment per Unit	Current Total Series 2003A Assessments	Current Series 2003A Annual DS Assessment per Unit*	Total Series 2003A Annual DS Assessments*
SF 90'	50	\$33,666.70	\$1,683,334.79	\$3,185.83	\$159,291.55
Villa	110	\$16,833.34	\$1,851,667.66	\$1,592.92	\$175,220.74
Coach Home	36	\$14,722.15	\$529,997.55	\$1,393.80	\$50,176.90
Total	196		\$4,065,000.00		\$384,689.19

* Includes early payment discount and costs of collection

Table 2

Mediterra South
Community Development District

Series 2013 Assessment Apportionment

Product Type	Units Subject to Assessment Lien	Proposed Series 2013 Assessment per Unit	Total Series 2013 Assessments	Proposed Series 2013 Annual DS Assessment per Unit*	Total Series 2013 Annual DS Assessments*
SF 90'	50	\$33,376.82	\$1,668,841.13	\$2,758.80	\$137,940.22
Villa	110	\$16,688.41	\$1,835,724.64	\$1,379.40	\$151,734.20
Coach Home	36	\$14,595.40	\$525,434.23	\$1,206.40	\$43,430.45
Total	196		\$4,030,000.00		\$333,104.86

* Includes early payment discount and costs of collection

Exhibit A

Mediterra South
Community Development District

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
2511500022	\$0.00	\$0.00
2511500048	\$0.00	\$0.00
2511500064	\$0.00	\$0.00
2511500080	\$16,688.41	\$1,379.40
2511500103	\$16,688.41	\$1,379.40
2511500129	\$16,688.41	\$1,379.40
2511500145	\$16,688.41	\$1,379.40
2511500161	\$16,688.41	\$1,379.40
2511500187	\$16,688.41	\$1,379.40
2511500200	\$16,688.41	\$1,379.40
2511500226	\$16,688.41	\$1,379.40
2511500242	\$16,688.41	\$1,379.40
2511500268	\$16,688.41	\$1,379.40
2511500284	\$16,688.41	\$1,379.40
2511500307	\$16,688.41	\$1,379.40
2511500323	\$16,688.41	\$1,379.40
2511500349	\$16,688.41	\$1,379.40
2511500365	\$16,688.41	\$1,379.40
2511500381	\$16,688.41	\$1,379.40
2511500404	\$16,688.41	\$1,379.40
2511500420	\$16,688.41	\$1,379.40
2511500446	\$16,688.41	\$1,379.40
2511500462	\$16,688.41	\$1,379.40
2511500488	\$16,688.41	\$1,379.40
2511500501	\$16,688.41	\$1,379.40
2511500527	\$16,688.41	\$1,379.40
2511500543	\$16,688.41	\$1,379.40
2511500569	\$16,688.41	\$1,379.40
2511500585	\$16,688.41	\$1,379.40
2511500608	\$16,688.41	\$1,379.40
2511500624	\$16,688.41	\$1,379.40
2511500640	\$16,688.41	\$1,379.40
2511500666	\$16,688.41	\$1,379.40
2511500682	\$16,688.41	\$1,379.40
2511500705	\$16,688.41	\$1,379.40
2511500721	\$16,688.41	\$1,379.40
2511500747	\$16,688.41	\$1,379.40
2511500763	\$16,688.41	\$1,379.40
2511500789	\$16,688.41	\$1,379.40

Exhibit A

Mediterra South
Community Development District

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
25115000802	\$16,688.41	\$1,379.40
25115000828	\$16,688.41	\$1,379.40
25115000844	\$16,688.41	\$1,379.40
59960200124	\$0.00	\$0.00
59960200140	\$0.00	\$0.00
59960200166	\$0.00	\$0.00
59960200182	\$0.00	\$0.00
59960200205	\$16,688.41	\$1,379.40
59960200221	\$16,688.41	\$1,379.40
59960200247	\$16,688.41	\$1,379.40
59960200263	\$16,688.41	\$1,379.40
59960200289	\$16,688.41	\$1,379.40
59960200302	\$16,688.41	\$1,379.40
59960200328	\$16,688.41	\$1,379.40
59960200344	\$16,688.41	\$1,379.40
59960200360	\$16,688.41	\$1,379.40
59960200386	\$16,688.41	\$1,379.40
59960200409	\$16,688.41	\$1,379.40
59960200425	\$16,688.41	\$1,379.40
59960200441	\$16,688.41	\$1,379.40
59960200467	\$16,688.41	\$1,379.40
59960200483	\$16,688.41	\$1,379.40
59960200506	\$16,688.41	\$1,379.40
59960200522	\$16,688.41	\$1,379.40
59960200548	\$16,688.41	\$1,379.40
59960200564	\$16,688.41	\$1,379.40
59960200580	\$16,688.41	\$1,379.40
59960200603	\$16,688.41	\$1,379.40
59960200629	\$16,688.41	\$1,379.40
59960200645	\$16,688.41	\$1,379.40
59960200661	\$16,688.41	\$1,379.40
59960200687	\$16,688.41	\$1,379.40
59960200700	\$16,688.41	\$1,379.40
59960200726	\$16,688.41	\$1,379.40
59960200742	\$16,688.41	\$1,379.40
59960200768	\$16,688.41	\$1,379.40
59960200784	\$16,688.41	\$1,379.40
59960200807	\$16,688.41	\$1,379.40
59960200823	\$16,688.41	\$1,379.40

Exhibit A

**Mediterra South
Community Development District**

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
59960200849	\$16,688.41	\$1,379.40
59960200865	\$16,688.41	\$1,379.40
59960200881	\$16,688.41	\$1,379.40
59960200904	\$16,688.41	\$1,379.40
59960200920	\$16,688.41	\$1,379.40
59960200946	\$16,688.41	\$1,379.40
59960200962	\$16,688.41	\$1,379.40
59960200988	\$16,688.41	\$1,379.40
59960201000	\$16,688.41	\$1,379.40
59960201026	\$16,688.41	\$1,379.40
59960201042	\$16,688.41	\$1,379.40
59960201149	\$16,688.41	\$1,379.40
59960201165	\$16,688.41	\$1,379.40
59960201181	\$16,688.41	\$1,379.40
59960201204	\$16,688.41	\$1,379.40
59960201220	\$16,688.41	\$1,379.40
59960201246	\$16,688.41	\$1,379.40
59960201262	\$16,688.41	\$1,379.40
59960201288	\$16,688.41	\$1,379.40
59960202041	\$16,688.41	\$1,379.40
59960202067	\$16,688.41	\$1,379.40
59960202083	\$16,688.41	\$1,379.40
59960202106	\$16,688.41	\$1,379.40
59960210020	\$0.00	\$0.00
59960210046	\$0.00	\$0.00
59960210101	\$0.00	\$0.00
59960210143	\$525,434.23	\$43,430.45
59960210444	\$0.00	\$0.00
59960210460	\$0.00	\$0.00
59960211485	\$0.00	\$0.00
59960211540	\$0.00	\$0.00
59960211621	\$0.00	\$0.00
59960211647	\$0.00	\$0.00
59960211663	\$0.00	\$0.00
59960211689	\$0.00	\$0.00
59960211702	\$0.00	\$0.00
59960211728	\$0.00	\$0.00
59960211744	\$0.00	\$0.00
59960211760	\$0.00	\$0.00

Exhibit A

Mediterra South
Community Development District

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
59960211786	\$0.00	\$0.00
59960211809	\$0.00	\$0.00
59960211825	\$0.00	\$0.00
59960211841	\$0.00	\$0.00
59960211867	\$0.00	\$0.00
59960211883	\$0.00	\$0.00
59960211906	\$0.00	\$0.00
59960211922	\$0.00	\$0.00
59960211948	\$0.00	\$0.00
59960211964	\$0.00	\$0.00
59960211980	\$0.00	\$0.00
59960212002	\$16,688.41	\$1,379.40
59960212028	\$16,688.41	\$1,379.40
59960212044	\$16,688.41	\$1,379.40
59960212060	\$16,688.41	\$1,379.40
59960212086	\$16,688.41	\$1,379.40
59960212109	\$16,688.41	\$1,379.40
59960212125	\$16,688.41	\$1,379.40
59960212141	\$16,688.41	\$1,379.40
59960212167	\$16,688.41	\$1,379.40
59960212183	\$16,688.41	\$1,379.40
59960212222	\$16,688.41	\$1,379.40
59960212248	\$16,688.41	\$1,379.40
59960212264	\$16,688.41	\$1,379.40
59960212280	\$16,688.41	\$1,379.40
59960212303	\$16,688.41	\$1,379.40
59960212329	\$33,376.82	\$2,758.80
59960212345	\$33,376.82	\$2,758.80
59960212361	\$33,376.82	\$2,758.80
59960212387	\$33,376.82	\$2,758.80
59960212400	\$33,376.82	\$2,758.80
59960212426	\$33,376.82	\$2,758.80
59960212442	\$33,376.82	\$2,758.80
59960212468	\$33,376.82	\$2,758.80
59960212484	\$33,376.82	\$2,758.80
59960212507	\$0.00	\$0.00
59960212523	\$33,376.82	\$2,758.80
59960212549	\$33,376.82	\$2,758.80
59960212565	\$33,376.82	\$2,758.80

Exhibit A

Mediterra South
Community Development District

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
59960212581	\$33,376.82	\$2,758.80
59960212604	\$33,376.82	\$2,758.80
59960212620	\$33,376.82	\$2,758.80
59960212646	\$33,376.82	\$2,758.80
59960213920	\$0.00	\$0.00
59960213946	\$0.00	\$0.00
59960213962	\$0.00	\$0.00
59960213988	\$0.00	\$0.00
59960214000	\$0.00	\$0.00
59960214026	\$0.00	\$0.00
59960214039	\$0.00	\$0.00
59960214042	\$33,376.82	\$2,758.80
59960214068	\$33,376.82	\$2,758.80
59960214084	\$33,376.82	\$2,758.80
59960214107	\$33,376.82	\$2,758.80
59960214123	\$33,376.82	\$2,758.80
59960214149	\$33,376.82	\$2,758.80
59960214165	\$33,376.82	\$2,758.80
59960214181	\$33,376.82	\$2,758.80
59960214204	\$33,376.82	\$2,758.80
59960214220	\$33,376.82	\$2,758.80
59960214246	\$33,376.82	\$2,758.80
59960214262	\$33,376.82	\$2,758.80
59960214288	\$33,376.82	\$2,758.80
59960214301	\$33,376.82	\$2,758.80
59960214327	\$33,376.82	\$2,758.80
59960214343	\$33,376.82	\$2,758.80
59960214369	\$33,376.82	\$2,758.80
59960214385	\$33,376.82	\$2,758.80
59960214408	\$33,376.82	\$2,758.80
59960214424	\$33,376.82	\$2,758.80
59960214440	\$33,376.82	\$2,758.80
59960214466	\$33,376.82	\$2,758.80
59960214482	\$33,376.82	\$2,758.80
59960214505	\$33,376.82	\$2,758.80
59960214521	\$33,376.82	\$2,758.80
59960214547	\$33,376.82	\$2,758.80
59960214563	\$33,376.82	\$2,758.80
59960214589	\$33,376.82	\$2,758.80

Exhibit A

Mediterra South
Community Development District

Assessment Roll

Folio	Proposed Series 2013 Assessment per Unit	Proposed Series 2013 Annual DS Assessment per Unit
59960214602	\$33,376.82	\$2,758.80
59960214628	\$33,376.82	\$2,758.80
59960214644	\$33,376.82	\$2,758.80
59960214660	\$33,376.82	\$2,758.80
59960214686	\$33,376.82	\$2,758.80
59960214709	\$33,376.82	\$2,758.80
59960215025	\$0.00	\$0.00
59960215041	\$0.00	\$0.00
59960215067	\$0.00	\$0.00
59960215083	\$0.00	\$0.00
59960215520	\$16,688.41	\$1,379.40
Total	\$4,030,000.00	\$333,104.86

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APPENDIX B

**AUDITED FINANCIAL STATEMENTS OF THE DISTRICT
FOR FISCAL YEAR ENDING SEPTEMBER 30, 2012**

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**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012**

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mediterra South Community Development District
Collier County, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of Mediterra South Community Development District, Collier County, Florida (the "District") as of and for the fiscal year ended September 30, 2012, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2012, and the respective changes in financial position, thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2013, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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

Grau & Associates

March 28, 2013

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Mediterra South Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2012. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2012 resulting in a net asset balance of \$10,306,766.
- The change in the District's total net assets in comparison with the prior fiscal year was \$5,399,431, an increase. The key components of the District's net assets and change in net assets are reflected in the table in the government-wide financial analysis section.
- At September 30, 2012, the District's governmental funds reported combined ending fund balances of \$1,825,478, a decrease of (\$972,527) in comparison with the prior year. The majority of fund balance is restricted for debt service and the remainder is assigned to subsequent year's expenditures and unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. The general and debt service funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of an entity's financial position. In the case of the District assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net assets are reflected in the following table:

NET ASSETS		
SEPTEMBER 30,		
	2012	2011
Assets, excluding capital assets	\$ 2,197,419	\$ 3,194,734
Capital assets, net of depreciation	21,017,016	21,436,948
Total assets	<u>23,214,435</u>	<u>24,631,682</u>
Liabilities, excluding long-term liabilities	364,454	584,347
Long-term liabilities	12,543,215	19,140,000
Total liabilities	<u>12,907,669</u>	<u>19,724,347</u>
Net assets		
Invested in capital assets, net of related debt	8,755,280	2,653,097
Restricted for debt service	1,228,308	1,884,017
Unrestricted	323,178	370,221
Total net assets	<u>\$ 10,306,766</u>	<u>\$ 4,907,335</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net assets reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net assets represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets may be used to meet the District's other obligations.

The District's net assets increased during the most recent fiscal year. The majority of the increase is the result of an increase in prepaid assessments.

Key elements of the change in net assets are reflected in the following table:

	CHANGES IN NET ASSETS FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2012	2011
Revenues:		
Program revenues		
Charges for services	\$ 7,128,084	\$ 1,395,626
Operating grants and contributions	453,018	775,484
General revenues		
Investment income	811	480
Total revenues	<u>7,581,913</u>	<u>2,171,590</u>
Expenses:		
General government	198,171	229,078
Maintenance and operations	673,130	603,320
Interest	1,311,181	1,337,388
Total expenses	<u>2,182,482</u>	<u>2,169,786</u>
Change in net assets	<u>5,399,431</u>	<u>1,804</u>
Net assets beginning	<u>4,907,335</u>	<u>4,905,531</u>
Net assets ending	<u>\$ 10,306,766</u>	<u>\$ 4,907,335</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2012 was \$2,182,482. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The majority of the increase in program revenues is the result of prepaid assessments of approximately \$5.8 million in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2012.

Actual general fund expenditures for the fiscal year ended September 30, 2012 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2012, the District had \$25,245,937 invested in land, land improvements, and infrastructure. In the government-wide financial statements depreciation of \$4,228,921 has been taken, which resulted in a net book value of \$21,017,016. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2012, the District had \$12,610,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. It is anticipated that the general operating expenses of the District will remain fairly constant.

Contacting the District's Financial Management

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Mediterra South Community Development District's Finance Department at 6131 Lyons Road, Suite 100, Coconut Creek, Florida, 33073.

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET ASSETS
SEPTEMBER 30, 2012**

	Governmental Activities
ASSETS	
Cash	\$ 218,248
Investments	171,839
Assessments receivable	76,370
Restricted assets:	
Investments	1,449,483
Deferred charges	281,479
Capital assets:	
Nondepreciable	14,019,205
Depreciable, net	6,997,811
Total assets	23,214,435
LIABILITIES	
Accounts payable	90,462
Accrued interest payable	273,992
Non-current liabilities:	
Due within one year	355,000
Due in more than one year	12,188,215
Total liabilities	12,907,669
NET ASSETS	
Invested in capital assets, net of related debt	8,755,280
Restricted for debt service	1,228,308
Unrestricted	323,178
Total net assets	\$ 10,306,766

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and
	Expenses	Charges for Services	Operating Grants and Contributions	Changes in Net Assets Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 198,171	\$ 198,171	\$ -	\$ -
Maintenance and operations	673,130	82,889	95,516	(494,725)
Interest on long-term debt	1,311,181	6,847,024	357,502	5,893,345
Total governmental activities	2,182,482	7,128,084	453,018	5,398,620
General revenues:				
Unrestricted investment earnings				811
Total general revenues				811
Change in net assets				5,399,431
Net assets - beginning				4,907,335
Net assets - ending				\$ 10,306,766

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2012**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 218,248	\$ -	\$ 218,248
Investments	171,839	1,449,483	1,621,322
Due from other funds	13,662	-	13,662
Receivable	9,891	66,479	76,370
Total assets	<u>\$ 413,640</u>	<u>\$ 1,515,962</u>	<u>\$ 1,929,602</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 90,462	\$ -	\$ 90,462
Due to other funds	-	13,662	13,662
Total liabilities	<u>90,462</u>	<u>13,662</u>	<u>104,124</u>
Fund balances:			
Restricted for:			
Debt service	-	1,502,300	1,502,300
Assigned to:			
Subsequent year's expenditures	66,489	-	66,489
Unassigned	256,689	-	256,689
Total fund balances	<u>323,178</u>	<u>1,502,300</u>	<u>1,825,478</u>
Total liabilities and fund balances	<u>\$ 413,640</u>	<u>\$ 1,515,962</u>	<u>\$ 1,929,602</u>

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET ASSETS
SEPTEMBER 30, 2012**

Fund balance - governmental funds \$ 1,825,478

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net assets includes those capital assets, in the net assets of the government as a whole.

Cost of capital assets	25,245,937	
Accumulated depreciation	<u>(4,228,921)</u>	21,017,016

Bond issue costs are not financial resources and, therefore are not reported as assets in the governmental funds. The statement of net assets includes these costs, net of amortization.

Bond issue costs	512,790	
Accumulated amortization	<u>(231,311)</u>	281,479

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

Accrued interest payable	(273,992)	
Bonds payable	<u>(12,543,215)</u>	<u>(12,817,207)</u>
Net assets of governmental activities		<u>\$10,306,766</u>

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	281,060	6,847,024	\$ 7,128,084
Developer assessments	95,516	357,226	452,742
Interest and other miscellaneous	811	276	1,087
Total revenues	<u>377,387</u>	<u>7,204,526</u>	<u>7,581,913</u>
EXPENDITURES			
Current:			
General government	171,232	26,939	198,171
Maintenance and operations	253,198	-	253,198
Debt service:			
Principal	-	6,415,000	6,415,000
Interest	-	1,304,004	1,304,004
Bond issue costs		201,150	201,150
Total expenditures	<u>424,430</u>	<u>7,947,093</u>	<u>8,371,523</u>
Excess (deficiency) of revenues over (under) expenditures	(47,043)	(742,567)	(789,610)
OTHER FINANCING SOURCES			
Bond proceeds	-	7,430,000	7,430,000
Payment to refunded bond escrow agent	-	(7,612,917)	(7,612,917)
Total other financing sources	<u>-</u>	<u>(182,917)</u>	<u>(182,917)</u>
Net change in fund balances	(47,043)	(925,484)	(972,527)
Fund balances - beginning	<u>370,221</u>	<u>2,427,784</u>	<u>2,798,005</u>
Fund balances - ending	<u>\$ 323,178</u>	<u>\$ 1,502,300</u>	<u>\$ 1,825,478</u>

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012**

Net change in fund balances - total governmental funds	\$ (972,527)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(419,932)
Governmental funds report bond proceeds when debt is first issued, whereas these proceeds are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net assets.	(7,430,000)
In connection with the issuance of refunding Bonds certain amounts transferred to the escrow agent are reported as a financing use when debt is first issued, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net assets.	7,612,917
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net assets and are eliminated in the statement of activities.	6,415,000
Governmental funds report the effect of issuance of costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Bond issuance costs	201,150
Amortization on issuance costs	(275,820)
Amortization on deferred amount on refunding	(1,132)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>269,775</u>
Change in net assets of governmental activities	<u>\$ 5,399,431</u>

See notes to the financial statements

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Mediterra South Community Development District ("District") was created on September 14, 1999 by Collier County Ordinance 99-67 and amended its boundaries on July 2, 2001 by Collier County Ordinance 2001-38, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

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

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Mediterra North share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

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

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

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities and Net Assets or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Property, plant and equipment of the District are depreciated using the straight-line method over the assets estimated lives, ranging from 10-30 years.

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

Deferred Charges

In the current year and a prior year, in connection with the issuance of certain debt, the District incurred costs totaling \$512,790. In the government-wide financial statements that amount has been capitalized and amortized over the estimated life of the Bonds using the straight line method. At September 30, 2012, the District reported accumulated amortization of \$231,311.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity (Continued)

Deferred Amount on Refunding

For current refundings and advance refundings of debt, the difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized over the remaining life of the old debt or the life of the new debt, whichever is shorter. The deferred amount is offset against the new liability. In connection with the current refunding, the deferred amount on the refunding was \$67,917 and is being amortized over the life of the Bonds using the straight line method. Accumulated amortization of the deferred amount is \$1,132 at September 30, 2012.

Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts.

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

Fund Equity/Net Assets

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net assets in the government-wide financial statements are categorized as invested in capital assets, net of related debt, restricted or unrestricted. Invested in capital assets, net of related debt represents net assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net assets represent the assets restricted by the District's Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets or Equity (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

Budgetary Information

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2012:

	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligation Fund	\$ 1,449,483	S&P AAAM	Weighted average of the fund portfolio: 53 days
Treasury Obligations Fund SS	171,839	S&P AAAM	Weighted average of the fund portfolio: 48 days
Total Investments	<u>\$ 1,621,322</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Custodial risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The money market mutual funds are not evidenced by securities that exist in physical or book entry form.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2012 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 14,019,205	\$ -	\$ -	\$ 14,019,205
Total capital assets, not being depreciated	14,019,205	-	-	14,019,205
Capital assets, being depreciated				
Infrastructure	10,777,782	-	-	10,777,782
Improvements other than buildings	448,950	-	-	448,950
Total capital assets, being depreciated	11,226,732	-	-	11,226,732
Less accumulated depreciation for:				
Infrastructure	3,625,086	375,037	-	4,000,123
Improvements other than buildings	183,903	44,895	-	228,798
Total accumulated depreciation	3,808,989	419,932	-	4,228,921
Total capital assets, being depreciated, net	7,417,743	(419,932)	-	6,997,811
Governmental activities capital assets	\$ 21,436,948	\$ (419,932)	\$ -	\$ 21,017,016

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 1999A

The District has issued \$11,415,000 of Capital Improvement Revenue Bonds, Series 1999A to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are due May 1, 2031 with fixed interest rates of 6.95%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the 1999A Bonds is to be paid serially from May 1, 2002 through May 1, 2031.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 1999A (Continued)

The Series 1999A Bonds are subject to redemption at the option of the District, in whole or in part, at any time on or after May 1, 2008 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the fiscal year ended September 30, 2012, the District collected assessments and prepaid \$5,820,000 of the Bonds.

In May 2012, the District refunded the Series 1999A Bonds with a portion of the proceeds of the Series 2012 Bonds.

Series 2001

The District has issued \$5,585,000 of Capital Improvement Revenue Bonds, Series 2001 to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are due May 1, 2031 with fixed interest rates of 6.85%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the 2001 Bonds is to be paid serially from May 1, 2002 through May 1, 2031.

The Series 2001 Bonds are subject to redemption at the option of the District, in whole or in part, at any time on or after May 1, 2011 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the fiscal year ended September 30, 2012, the District collected assessments and prepaid \$10,000 of the Bonds.

In May 2012, the District refunded the Series 2001 Bonds with a portion of the proceeds of the Series 2012 Bonds.

Series 2003

In May, 2003 the District issued \$13,145,000 of Capital Improvement Revenue Bonds, Series 2003 consisting of \$5,035,000 Term Bonds Series 2003A due on May 1, 2034 with a fixed interest rate of 6.375% and \$8,110,000 Term Bonds Series 2003B due on May 1, 2010 with a fixed interest rate of 5.50%. During the fiscal year 2010, \$1,195,000 principal payment for the Series 2003B Bonds was extended until May 2015 by the first amendment to the Bond Indenture. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the 2003 Bonds is to be paid serially from May 1, 2005 through May 1, 2034.

The Series 2003A Bonds are subject to redemption at the option of the District, in whole or in part, at any time on or after May 1, 2013 at a redemption price as set forth in the Bond Indenture. The Series 2003B Bonds are not subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the fiscal year ended September 30, 2012, the District collected assessments and prepaid \$5,000 of the Series 2003A Bonds and \$185,000 of the Series 2003B Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2012.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2012

On May 17 2012, the District issued \$13,455,000 Capital Improvement Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds"). The Series 2012 Bonds are a combination of Serial Bonds of \$6,355,000 and Term Bonds of \$7,100,000. Serial Bonds gradually mature from May 1, 2013 through May 1, 2023 with variable interest rates ranging from 2.4% to 4.65%. Term Bonds due on May 1, 2031 with a fixed interest rate of 5.10%. Interest is to be paid semiannually on each May 1 and November 1 commencing on November 1, 2012. Principal on the Bonds is to be paid serially commencing May 1, 2013 and ending May 1, 2031.

The Series 2012 Bonds are being issued to refund and redeem all of the outstanding principal amount of the Series 1999A in the amount of \$3,380,000 and the Series 2001 in the amount of \$4,165,000. The District also loaned Bond funds of \$6,025,000 to the Meditera North CDD pursuant to the Interlocal Agreement (the "North Loan") to finance the refunding and redemption of all of the outstanding principal amount of the North District's Capital Improvement Revenue Bonds, Series 2001A in the amount of \$6,025,000. The North Loan is reported as conduit debt, and accordingly has not been reported in the District's accompanying financial statements.

The Series 2012 Bonds will be payable from and secured by the Series 1999 and 2001 Meditera South Assessments, and the Series 2001 Meditera North Assessments paid to the Meditera South District pursuant to the Interlocal Agreement. In accordance with the terms and provisions of the Interlocal Agreement, the North District has agreed to levy and collect assessments within the North District allocable to the 2001 North Project and to deposit such revenues with the Trustee in order to pay debt service on the Series 2012 Bonds. It is currently estimated that approximately 45% of the total debt service of the Series 2012 Bonds will be paid from revenue received by the Trustee from the North District. All of those Assessments together with the Series 2012 Pledged Funds and Accounts will comprise the Series 2012 Trust Estate as defined in the Master Indenture

Some or all of the Series 2012 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2012.

In connection with the Series 1999A refunding, the District transferred \$3,410,669 to the Trustee to refund the remaining outstanding Series 1999A Bonds. The outstanding balance of the Series 1999A Bonds was \$3,380,000 at the time. The refunding resulted in a difference in cash flows required to pay the respective debt service of \$760,289 and resulted in an economic gain of \$536,070. The refunded Bonds were paid in full as of September 30, 2012.

In connection with the Series 2001 refunding, the District transferred \$4,202,248 to the Trustee to refund the remaining outstanding Series 2001 Bonds. The outstanding balance of the Series 2001 Bonds was \$4,165,000 at the time. The refunding resulted in a difference in cash flows required to pay the respective debt service of \$746,563 and resulted in an economic gain of \$586,984. The refunded Bonds were paid in full as of September 30, 2012.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2012 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999A	\$ 9,405,000	\$ -	\$ (9,405,000)	\$ -	\$ -
Series 2001	4,280,000	-	(4,280,000)	-	-
Series 2003A	4,260,000	-	(90,000)	4,170,000	90,000
Series 2003B	1,195,000	-	(185,000)	1,010,000	-
Series 2012	-	7,430,000	-	7,430,000	265,000
Less: Deferred amount on refunding	-	(67,917)	1,132	(66,785)	-
Total	<u>\$ 19,140,000</u>	<u>\$ 7,362,083</u>	<u>\$ (13,958,868)</u>	<u>\$ 12,543,215</u>	<u>\$ 355,000</u>

At September 30, 2012, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2013	\$ 355,000	\$ 657,580	\$ 1,012,580
2014	370,000	660,298	1,030,298
2015	1,395,000	646,266	2,041,266
2016	405,000	557,831	962,831
2017	420,000	540,789	960,789
2018-2022	2,405,000	2,397,937	4,802,937
2023-2027	3,115,000	1,714,928	4,829,928
2028-2032	3,490,000	755,629	4,245,629
2033-2034	655,000	63,112	718,112
Total	<u>\$ 12,610,000</u>	<u>\$ 7,994,370</u>	<u>\$ 20,604,370</u>

NOTE 7 – INTERLOCAL AGREEMENT

In April 2012, the District entered an interlocal agreement with the Mediterra North District regarding mutual cooperation for the financing of improvements. In the agreement, the District agree to issue bonds on behalf of itself and loan a portion of proceeds of the Bonds to the Mediterra North District to refund and redeem its Bonds, and may also provide for certain covenants and agreements with respect to the collection, deposit, enforcement and disposition of the Assessments of each District in order to pay debt service on the refunding bonds

NOTE 8 – DEVELOPER AND OTHER TRANSACTIONS

For the fiscal year ended September 30, 2012, assessment revenues directly remitted by developers were approximately \$17,000 in the general fund and \$64,000 in the debt service fund, respectively, and remitted by Mediterra Golf Club were approximately \$79,000 in the general fund and \$293,000 in the debt service fund, respectively. In addition, Mediterra Golf Club remitted \$5,334,400 to the District during the current fiscal year and paid off the golf course debt service portion of Series 1999A Bonds.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to September 30, 2012 the District prepaid a total of \$10,000 of the Series 2003A Bonds, \$275,000 of the Series 2003B Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 279,655	\$ 281,060	\$ 1,405
Off-roll assessments	95,516	95,516	-
Interest	1,044	811	(233)
Total revenues	376,215	377,387	1,172
EXPENDITURES			
Current:			
General government	189,000	171,232	17,768
Maintenance and operations	256,837	253,198	3,639
Total expenditures	445,837	424,430	21,407
Excess (deficiency) of revenues over (under) expenditures	(69,622)	(47,043)	22,579
OTHER FINANCING SOURCES			
Use of sources	69,622	-	(69,622)
Net change in fund balance	\$ -	(47,043)	\$ (47,043)
Fund balance - beginning		370,221	
Fund balance - ending		\$ 323,178	

See notes to required supplementary information

**MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2012.

Actual general fund expenditures for the fiscal year ended September 30, 2012 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.



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

To the Board of Supervisors
Mediterra South Community Development District
Collier County, Florida

We have audited the financial statements of the governmental activities and each major fund of Mediterra South Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2012, which collectively comprise the District's basic financial statements and have issued our report thereon dated March 28, 2013. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of the District is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

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

This report is intended for the information and use of the management, Board of Supervisors of Mediterra South Community Development District, Collier County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates
March 28, 2013



Grau & Associates
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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Mediterra South Community Development District
Collier County, Florida

We have audited the accompanying basic financial statements of Mediterra South Community Development District ("District") as of and for the fiscal year ended September 30, 2012, and have issued our report thereon dated March 28, 2013.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United State; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

In addition, we have issued our Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards* dated March 28, 2013. Disclosures in that report should be considered in conjunction with this management letter.

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. This letter is intended for the information and use of the management, Board of Supervisors of Mediterra South Community Development District, Collier County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Mediterra South Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates
March 28, 2013

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2011.

2. A statement as to whether or not the local governmental entity complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

The District complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

3. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2012.

4. Violations of provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but more than inconsequential.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2012.

5. For matters that have an inconsequential effect on the financial statements, considering both quantitative and qualitative factors, the following may be reported based on professional judgment:

- a. Violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse.
- b. Deficiencies in internal control that are not significant deficiencies.

There were no such matters discovered by, or that came to the attention of, the auditor, that, in our judgment, are required to be reported, for the fiscal year ended September 30, 2012.

REPORT TO MANAGEMENT (Continued)

6. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
7. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2012 financial audit report.
8. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
9. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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