

MEDITERRA
COMMUNITY DEVELOPMENT
DISTRICT

March 16, 2022

BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA

Mediterra 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

March 9, 2022

Board of Supervisors
Mediterra Community Development District

Dear Board Members:

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

NOTE: Meeting Time

The Board of Supervisors of the Mediterra Community Development District will hold a Regular Meeting on March 16, 2022 at 3:00 p.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes*)
3. Chairman's Comments
4. Presentation/Consideration Bond Refunding Related Matters
 - A. Presentation of Series 2022 Refunding Supplemental Special Assessment Methodology Report
 - B. Consideration of Resolution 2022-03, Authorizing the Issuance of and Awarding the Sale of Its \$7,053,000 Principal Amount of Mediterra Community Development District Capital Improvement Revenue Refunding Note, Series 2022 to Synovus Bank for the Purpose of Refunding All of the Outstanding Mediterra Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012 (the "Refunded Bonds"); Approving the Form of and Authorizing the Execution of a Sixth Supplemental Trust Indenture and Appointing U.S. Bank Trust Company, National Association, as Trustee, Bond Registrar and Paying Agent Thereunder; Approving the Form of Said 2022 Note; Calling the Refunded Bonds for Early Redemption; Approving the Form of and Authorizing the Execution and Delivery of an Escrow Deposit Agreement With U.S. Bank Trust Company, National Association, as Escrow Agent Thereunder; Authorizing Certain Officials of Mediterra Community Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said 2022 Note; Providing Certain Other Details with Respect to Said

2022 Note; Designating Said 2022 Note as a “Qualified Tax-Exempt Obligation” Under Section 265(b)(3)(B) of the Internal Revenue Code of 1986; and Providing an Effective Date

- C. Consideration of Resolution 2022-04, Making Certain Findings; Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Refunding Note, Series 2022; Confirming the Maximum Assessment Lien Securing the 2022 Note; Confirming and Adopting a Supplemental Special Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing the Series 2022 Note; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; Providing for Conflicts, Severability and an Effective Date
5. Update: Google Analytics Report for Website Traffic
 6. Discussion: Time Change for Summer Meetings to Afternoon
 7. Acceptance of Unaudited Financial Statements as of January 31, 2022
 8. Approval of Minutes
 - A. January 19, 2022 Regular Meeting
 - B. February 10, 2022 Regular Meeting
 9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - Update: Maintenance for East Ditch Along Imperial Golf Estates
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 20, 2022 at 3:00 p.m.

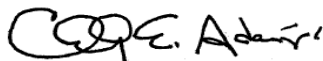
○ QUORUM CHECK

Mary Wheeler	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Tarr	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
John Henry	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Greenberg	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Vicki Gartland	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - Key Activity Dates
- 10. Action/Agenda or Completed Items
- 11. Old Business
 - Continued Discussion: Lake 62 Aeration Equipment
- 12. Supervisors' Requests
- 13. Public Comments (*3 minutes*)
- 14. Series 2022 Note Pre-Closing Items
- 15. Adjournment

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

Sincerely,


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

FOR RESIDENTS TO 'LISTEN IN' TO THE BOARD MEETING
CALL IN NUMBER: 888-256-1007
CONFIRMATION CODE: 8673178
EVENT TITLE: MEDITERRA 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
CONFIRMATION CODE: 8673178
EVENT TITLE: MEDITERRA CDD BOARD OF SUPERVISORS MEETING

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

4A

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

Series 2022 Refunding Supplemental Special Assessment Methodology Report

March 16, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Series 2022 Refunding Supplemental Special Assessment Methodology Report (the "Series 2022 Report") was developed to provide a revision to the Supplemental Special Assessment Methodology Report dated May 5, 2012 (the "Series 2012 Report") of the Mediterra South Community Development District (the "South District") and Mediterra North Community Development District (the "North District") which merged in 2018 into the Mediterra Community Development District (the "District"). This Series 2022 Report has been prepared in connection with the District's Capital Improvement Revenue Refunding Note, Series 2022 (the "Series 2022 Note"), which is intended to refund all outstanding Capital Improvement Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds"). The Series 2012 Bonds were issued to refund the Capital Improvement Revenue Bonds, Series 1999A (the "Series 1999A South Bonds") and Capital Improvement Revenue Bonds, Series 2001 (the "Series 2001 South Bonds") both issued by the South District, as well as the Capital Improvement Revenue Bonds, Series 2001A (the "Series 2001A North Bonds" and cumulatively with the Series 1999A South Bonds and Series 2001 South Bonds the "Original Bonds") issued by the North District, which were issued to finance the construction of public capital improvements within the District, the area of which is cumulatively referred to herein as the "Series 2012 Assessment Area"¹. This Series 2022 Report will provide an update to the special assessment methodology for the District.

1.2 Scope of the Series 2022 Report

This Series 2022 Report presents the method of allocation of benefits of the public infrastructure improvements that were funded in part with proceeds of the Original Bonds (the "Project"). This Series 2022 Report also describes the method for apportionment of special assessment debt resulting from the provision and funding of the Project and the current refunding of the Series 2012 Bonds with the Series 2022 Note which will be purchased by Synovus Bank.

¹ Note, there is an additional series of bonds (the "Series 2013 Bonds") that financed additional improvements within the District that are not included within the scope of the Series 2022 Report. Further the Series 2013 Bonds are not being refunded by the Series 2022 Note.

1.3 Special Benefits and General Benefits

Public improvements that have been undertaken and funded in part by the District in the past as part of the Project created special and peculiar benefits, different in kind and degree than general benefits, for properties within the Series 2012 Assessment Area, as well as general benefits to the balance of land within the District and the general public at large. However, as discussed within this Series 2022 Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Series 2012 Assessment Area, as the improvements that comprised the Project and were funded in part with proceeds of the Original Bonds enabled properties within the boundaries of the Series 2012 Assessment Area to be developed. The Project funded by the District in part with proceeds of the Original Bonds enabled properties within the boundaries of the Series 2012 Assessment Area to be developed since without the District's improvements, there would be no infrastructure required by state law to support the development of the properties within the District.

There is no doubt that the general public and property owners of property outside of the Series 2012 Assessment Area and outside of the District benefit from the provision of the District's public infrastructure improvements which comprise the Project. However, these benefits are only incidental to the Project, which is solely designed to provide special benefits peculiar to property within the Series 2012 Assessment Area. Properties outside the Series 2012 Assessment Area are not directly served by the Project and do not depend upon public infrastructure improvements which comprise the Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Series 2012 Assessment Area properties receive compared to those lying outside of the Series 2012 Assessment Area and outside of the District's boundaries.

The Project provides public infrastructure improvements which are all necessary and made the lands within the Series 2012 Assessment Area developable and saleable. The installation of such improvements caused the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Project. Even though the exact value of the benefits provided by the District's infrastructure program is hard to estimate, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Series 2022 Report

Section Two describes the existing development within the lands that comprise the Series 2012 Assessment Area.

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

Section Four discusses the proposed refunding of the Series 2012 Bonds with proceeds of the Series 2022 Note.

Section Five describes the revised assessment methodology for the Series 2022 Note.

2.0 Existing Development Status

2.1 Overview

The District serves the Mediterra development (the "Development" or "Mediterra"), a master-planned, residential development located in both City of Bonita Springs, Lee and unincorporated Collier Counties, Florida. The land within the District consists of approximately 1,675 +/- acres and is generally located south of Bonita Beach Road in Lee County, west of Interstate 75 in Lee and Collier Counties, east of Old State Road 41 in Lee and Collier Counties and north of Veterans Memorial Boulevard in Collier County.

The land within the boundaries of the District was formerly two separate districts, with the approximately 521 +/- acres located within Lee County comprising the North District and the approximately 1,154 +/- acres located within Collier County comprising the South District. Despite being located in two counties and two separate district, Mediterra was developed as a single development. Therefore, the District initiated actions that culminated in the Florida Land and Water Adjudicatory Commission ("FLWAC") passing Rule Chapter 42QQQ-1, establishing the District as the result of merger of the North District into and with the South District (the "Rule"), which became effective on June 11, 2018.

2.2 The Existing Development

The entire South District was initially envisioned by its master developer, Long Bay Partners, LLC, to be developed in three phases with a total of 592 residential dwelling units and a golf course with twenty-seven holes of golf and a golf club house. The first two phases of the South District, whose infrastructure was funded in part with the Series 1999 Bonds and Series 2001 Bonds were to be developed with 407 residential dwelling units and a golf course with twenty-seven holes of golf and a golf club house. However, they were eventually developed with a total of 415 residential dwelling units and a golf course with twenty-seven holes of golf and a golf club house.

The North District was initially envisioned by its master developer, Long Bay Partners, LLC, to be developed with a total of 260 residential dwelling units and a golf course with nine holes of golf. However, it was eventually developed with a total of 333 residential dwelling units and a golf course with nine holes of golf.

At present time, all of the residential units have been platted and with an exception of a handful of lots, homes securing the Original Bonds have been constructed and sold to homeowners. The golf course with a golf club house has also been privately constructed and is operating.

3.0 The Project

The original infrastructure costs funded by the South District and the North District with proceeds of the Original Bonds were determined in engineer's reports developed by Wilson Miller, Inc. and described for the South District in the Engineer's Report for the Mediterra South Community Development District dated October 1999 and revised June 2001, and for the North District in the Engineer's Report for the Mediterra North Community Development District dated February 2011 updated in July 2001.

The original infrastructure for the South District and the North District funded in part with proceeds of the Original Bonds consisted primarily of water management, utilities, right-of way improvements, perimeter landscaping, recreation and parks, wetland mitigation and off-site improvements. The total cost of the improvements, funded in part with proceeds of the Original Bonds, including costs of land

acquisition, consultants and contingencies, totaled \$19,252,000 for the Series 1999A South Bonds, \$24,648,000 for the Series 2001 South Bonds, and \$9,920,000 for the Series 2001 North Bonds, or an aggregate amount of \$53,820,000.

4.0 Financing Program

4.1 Overview

The District funded a portion of the costs of the Project in part with proceeds of the Original Bonds, which were refunded in 2012 by the Series 2012 Bonds in the initial principal amount of \$13,455,000. The Series 2012 Bonds are currently outstanding in the principal amount of \$7,955,000. The District proposes to refund all currently outstanding Series 2012 Bonds with proceeds of the Series 2022 Note in the principal amount of \$7,053,000 and with other legally available monies. The Series 2022 Note 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 Series 2022 Note will be identical to the term of the Series 2012 Bonds, that is they will mature on May 1, 2031, however, the Series 2022 Note will have lower interest cost, resulting in annual debt service assessment savings to the property owners paying debt service assessments commencing in the Fiscal Year 2023.

4.2 Series 2022 Note

Under the plan of refunding, the Series 2022 Note will have a coupon rate of 2.090% and final maturity date of May 1, 2031. The Series 2022 Note will be issued in the initial principal amount of \$7,053,000, will pay principal payments on every May 1, beginning May 1, 2022, will pay interest payments on every May 1 and November 1, beginning May 1, 2022.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Original Bonds as refunded by the Series 2012 Bonds provided the District with a portion of the funds necessary to construct the infrastructure improvements which constitute the Project. These improvements lead to special and general benefits,

with special benefits accruing to the properties within the Series 2012 Assessment Area and general but only incidental benefits accruing to areas outside of the Series 2012 Assessment Area and outside of the District. The debt incurred by issuance of the Series 2022 Note 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. The Series 2012 Bonds will be refunded with the proceeds of the Series 2022 Note and other legally available monies. All properties that receive special benefits from the District's improvement program will be assessed.

5.2 Benefit Allocation

At present time, there are a total of 748 residential unit parcels within the District, of which 728 are subject to assessment lien for payment of Series 2012 Bonds. The infrastructure which was provided by the District in part with the proceeds of the Original Bonds includes water management, utilities, right-of way improvements, perimeter landscaping, recreation and parks, wetland mitigation and off-site improvements. As the provision of the above listed improvements that comprise the Project by the District made the lands in the Series 2012 Assessment Area 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 parcels within the Series 2012 Assessment Area. Consequently, the District's improvements have a logical connection to the special and peculiar benefits received by lands within the Series 2012 Assessment Area as without these improvements the development of the properties within the Series 2012 Assessment Area would not be possible. Based on that connection between the improvements and the special and peculiar benefit to parcels of land within the Series 2012 Assessment Area, the District can assign or apportion to 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 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 refunding of the Series 2012 Bonds with proceeds of the Series 2022 Note and other legally available monies will not affect the benefit derived by any of the properties within the Series 2012 Assessment Area, which as the result of refunding of the Series

2012 Bonds with Series 2022 Note, will henceforth become the Series 2022 Assessment Area. The issuance of the Series 2022 Note is a purely financial transaction meant to lower the costs of debt service to assessment payers. Therefore, this Series 2022 Report proposes to maintain the assessment apportionment established in the Series 2012 Report.

Table 1 in the *Appendix* illustrates the assessments for different unit types prior to the proposed refunding, with total principal, per unit principal, and per unit annual debt service figures for the Series 2012 Bonds. Table 2 in the *Appendix* illustrates the assessments for different unit types after the proposed refunding, with total principal, per unit principal, and per unit annual debt service figures for the Series 2022 Note.

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 Series 2022 Assessment Area. The District's improvements benefit assessable properties within the Series 2022 Assessment Area and accrue to all such assessable properties.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Series 2022 Assessment Area. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- 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, such benefits are 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 Tables 1 and 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. Accordingly, no acre or parcel of property within the boundaries of the Series 2022 Assessment Area will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.5 Assessment Roll

The Assessment Roll for the Series 2022 Note is presented in Exhibit "A".

6.0 Appendix

Table 1

Mediterra Community Development District

Series 2012 Bonds Assessments Apportionment

Neighborhood Name	Bond Designation	Number of Units Subject to Series 2012 Bonds	Total Series 2012 Bonds Principal	Series 2012 Bonds Principal per Unit	Annual Debt Service*
Collier County Area - South District					
Bellezza	Villa B	40	\$313,327.60	\$7,833.19	\$1,081.51
Bellezza	Villa B Double	1	\$15,666.38	\$15,666.38	\$2,163.02
Bello Lago	Manor SF B	11	\$221,567.72	\$20,142.52	\$2,781.03
Benvenuto	Manor SF C	10	\$170,724.30	\$17,072.43	\$2,357.15
Cortile	Villa A	22	\$230,550.54	\$10,479.57	\$1,446.89
Cortile	Manor SF A	7	\$125,330.87	\$17,904.41	\$2,472.02
Il Corsini	Manor SF	17	\$290,231.31	\$17,072.43	\$2,357.15
Il Trebbio	Estate SF	12	\$204,869.16	\$17,072.43	\$2,357.15
Il Trevvio	Estate SF A	8	\$134,283.76	\$16,785.47	\$2,317.53
Medici	Villa A	16	\$109,921.76	\$6,870.11	\$948.54
Milan	Villa B	29	\$199,233.19	\$6,870.11	\$948.54
Monterosso	Coach	80	\$408,246.40	\$5,103.08	\$704.57
Padova	Estate SF A	27	\$453,207.69	\$16,785.47	\$2,317.53
Padova	Manor SF C	8	\$134,283.76	\$16,785.47	\$2,317.53
Porta Vecchio	Coach	7	\$39,166.12	\$5,595.16	\$772.51
Ravello	Manor SF B	14	\$281,995.28	\$20,142.52	\$2,781.03
Savona	Estate SF	15	\$256,086.45	\$17,072.43	\$2,357.15
Savona	Estate SF	2	\$34,144.86	\$17,072.43	\$2,357.15
Treviso	Manor SF B	1	\$20,142.52	\$20,142.52	\$2,781.03
Verona	Estate SF B	25	\$531,540.25	\$21,261.61	\$2,935.54
Villoresi	Villa C	47	\$322,895.17	\$6,870.11	\$948.54
		399	\$4,497,414.80		
Lee County Area - North District					
Amarone	Estate 1	12	\$248,800.68	\$20,733.39	\$2,862.61
Brendisi	Coach 1	36	\$216,423.36	\$6,011.76	\$830.03
Calabria	Coach 1	52	\$312,611.52	\$6,011.76	\$830.03
Cortile	Villa 1	17	\$171,337.56	\$10,078.68	\$1,391.54
Il Cuore Ct	Manor A	2	\$61,161.18	\$30,580.59	\$4,222.19
Marcello	Estate 1	29	\$601,268.31	\$20,733.39	\$2,862.61
Marcello	Estate 1A	1	\$26,400.25	\$26,400.25	\$3,645.02
Porta Vecchio	Coach	47	\$270,686.16	\$5,759.28	\$795.17
Positano	Villa 1	16	\$161,258.88	\$10,078.68	\$1,391.54
Serata	Villa 2	28	\$225,762.04	\$8,062.93	\$1,113.23
Serata II	Villa 2A	7	\$94,682.84	\$13,526.12	\$1,867.52
Teramo	Manor 2	11	\$234,402.74	\$21,309.34	\$2,942.13
Teramo	Manor 2 Double	1	\$42,619.25	\$42,619.25	\$5,884.34
Terrazza	Villa 2	22	\$177,384.46	\$8,062.93	\$1,113.23
Treviso	Manor 1	8	\$165,867.12	\$20,733.39	\$2,862.61
Verona	Manor 3	9	\$196,968.24	\$21,885.36	\$3,021.66
Villalago	Villa 2	31	\$249,950.83	\$8,062.93	\$1,113.23
		329	\$3,457,585.20		
Total		728	\$7,955,000.00		

* Includes early payment discount allowance and costs of collection

Table 2

Mediterra Community Development District

Series 2022 Note Assessments Apportionment

Neighborhood Name	Note Designation	Number of Units Subject to Series 2022 Note	Total Series 2022 Note Principal	Series 2022 Note Principal per Unit	Annual Debt Service*
<u>Collier County Area - South District</u>					
Bellezza	Villa B	40	\$277,800.07	\$6,945.00	\$849.25
Bellezza	Villa B Double	1	\$13,890.00	\$13,890.00	\$1,698.50
Bello Lago	Manor SF B	11	\$196,444.64	\$17,858.60	\$2,183.79
Benvenuto	Manor SF C	10	\$151,366.25	\$15,136.62	\$1,850.94
Cortile	Villa A	22	\$204,408.92	\$9,291.31	\$1,136.16
Cortile	Manor SF A	7	\$111,119.88	\$15,874.27	\$1,941.14
Il Corsini	Manor SF	17	\$257,322.62	\$15,136.62	\$1,850.94
Il Trebbio	Estate SF	12	\$181,639.50	\$15,136.62	\$1,850.94
Il Trevvio	Estate SF A	8	\$119,057.62	\$14,882.20	\$1,819.82
Medici	Villa A	16	\$97,457.97	\$6,091.12	\$744.83
Milan	Villa B	29	\$176,642.58	\$6,091.12	\$744.83
Monterosso	Coach	80	\$361,956.24	\$4,524.45	\$553.26
Padova	Estate SF A	27	\$401,819.46	\$14,882.20	\$1,819.82
Padova	Manor SF C	8	\$119,057.62	\$14,882.20	\$1,819.82
Porta Vecchio	Coach	7	\$34,725.16	\$4,960.74	\$606.61
Ravello	Manor SF B	14	\$250,020.45	\$17,858.60	\$2,183.79
Savona	Estate SF	17	\$257,322.62	\$15,136.62	\$1,850.94
Treviso	Manor SF B	1	\$17,858.60	\$17,858.60	\$2,183.79
Verona	Estate SF B	25	\$471,270.07	\$18,850.80	\$2,305.11
Villoresi	Villa C	47	\$286,282.79	\$6,091.12	\$744.83
		399	\$3,987,462.81		
<u>Lee County Area - North District</u>					
Amarone	Estate 1	12	\$220,589.72	\$18,382.48	\$2,247.85
Brendisi	Coach 1	36	\$191,883.59	\$5,330.10	\$651.78
Calabria	Coach 1	52	\$277,165.19	\$5,330.10	\$651.78
Cortile	Villa 1	17	\$151,909.97	\$8,935.88	\$1,092.70
Il Cuore Ct	Manor A	2	\$54,226.25	\$27,113.12	\$3,315.45
Marcello	Estate 1	29	\$533,091.82	\$18,382.48	\$2,247.85
Marcello	Estate 1A	1	\$23,406.78	\$23,406.78	\$2,862.23
Porta Vecchio	Coach	47	\$239,993.65	\$5,106.25	\$624.40
Positano	Villa 1	16	\$142,974.09	\$8,935.88	\$1,092.70
Serata	Villa 2	28	\$200,163.38	\$7,148.69	\$874.16
Serata II	Villa 2A	7	\$83,946.96	\$11,992.42	\$1,466.46
Teramo	Manor 2	11	\$207,824.33	\$18,893.12	\$2,310.29
Teramo	Manor 2 Double	1	\$37,786.75	\$37,786.75	\$4,620.64
Terrazza	Villa 2	22	\$157,271.23	\$7,148.69	\$874.16
Treviso	Manor 1	8	\$147,059.81	\$18,382.48	\$2,247.85
Verona	Manor 3	9	\$174,634.44	\$19,403.83	\$2,372.74
Villalago	Villa 2	31	\$221,609.45	\$7,148.69	\$874.16
		329	\$3,065,537.19		
Total		728	\$7,053,000.00		

* Includes early payment discount allowance and costs of collection

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
59960060128	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060144	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060160	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060186	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060209	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060225	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060241	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060267	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060283	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060348	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060364	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060380	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060403	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060429	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060445	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060461	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060487	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060500	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060526	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060542	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060568	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060584	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060607	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060623	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060649	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060665	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060681	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060704	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060720	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060746	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060762	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060788	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060801	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060827	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060843	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060869	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060885	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060908	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060940	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060966	Villa B	Bellezza	1	\$7,833.19	\$1,081.51	\$6,945.00	\$849.25
59960060306	Villa B	Bellezza	2	\$15,666.38	\$2,163.02	\$13,890.00	\$1,698.50
59960011122	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011148	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011164	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011180	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011203	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011229	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011245	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011261	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011287	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011300	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960011326	Manor SF B	Bello Lago	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960001093	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001116	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001132	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001158	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001174	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001190	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001213	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001239	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
59960001255	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001271	Manor SF C	Benvenuto	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960181308	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181324	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181340	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181366	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181382	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181405	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
59960181421	Manor SF A	Cortile	1	\$17,904.41	\$2,472.02	\$15,874.27	\$1,941.14
27860000087	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000126	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000184	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000207	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000029	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000045	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000061	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000100	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000142	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000168	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000223	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
27860000249	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181049	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181065	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181081	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181104	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181120	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181146	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181162	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181609	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181625	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960181641	Villa A	Cortile	1	\$10,479.57	\$1,446.89	\$9,291.31	\$1,136.16
59960003619	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003635	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003651	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003677	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003693	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003732	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003758	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003774	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003790	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003813	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003839	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003855	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003871	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003897	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003910	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003936	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960003952	Manor SF	Il Corsini	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001828	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001844	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001860	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001909	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001925	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001941	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001967	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001983	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960002005	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960002021	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960002063	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960002089	Estate SF	Il Trebbio	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
59960002306	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002322	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002348	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002364	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002380	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002403	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002429	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960002445	Estate SF A	Il Trevvio	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960010123	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010149	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010165	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010204	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010246	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010262	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010288	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010301	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010327	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010343	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010369	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010385	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010408	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010424	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010440	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960010482	Villa A	Medici	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009082	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009105	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009121	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009147	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009163	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009189	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009202	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009228	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009244	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009260	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009286	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009309	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009325	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009341	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009367	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009383	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009406	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009422	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960009448	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003208	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003224	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003240	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003282	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003305	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003321	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003347	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003363	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003402	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960003444	Villa B	Milan	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
60581250021	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250047	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250063	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250089	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250102	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250128	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250144	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
60581250160	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250186	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250209	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250225	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250241	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250267	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250283	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250306	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250322	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250348	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250364	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250380	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581250403	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254001	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254027	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254043	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254069	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254085	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254108	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254124	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254140	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254166	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254182	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254205	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254221	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254247	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254263	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254289	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254302	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254328	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254344	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254360	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254386	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254409	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254425	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254441	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254467	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254483	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254506	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254522	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254548	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254564	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254580	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254603	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581254629	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256025	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256041	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256067	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256083	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256106	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256122	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256148	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256164	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256180	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256203	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256229	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256245	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256261	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256287	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256300	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
60581256326	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256342	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256368	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256384	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256407	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256423	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256449	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256465	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256481	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256504	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256520	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256546	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
60581256562	Coach	Monterosso	1	\$5,103.08	\$704.57	\$4,524.45	\$553.26
59960012202	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012228	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012244	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012260	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012286	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012309	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012325	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012341	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012367	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012383	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012406	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012422	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012448	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012464	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012480	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012503	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012529	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012545	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012561	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012587	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012600	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012626	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012642	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012668	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012684	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012707	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012723	Estate SF A	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012749	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012765	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012781	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012804	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012820	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012846	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012862	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
59960012888	Manor SF C	Padova	1	\$16,785.47	\$2,317.53	\$14,882.20	\$1,819.82
68348000047	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000063	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000089	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000102	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000128	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000144	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
68348000160	Coach	Porta Vecchio	1	\$5,595.16	\$772.51	\$4,960.74	\$606.61
59960040083	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040106	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040122	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040148	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040164	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
59960040180	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040203	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040229	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040245	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040261	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040287	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040300	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040326	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960040342	Manor SF B	Ravello	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960001404	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001420	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001446	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001462	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001488	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001501	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001527	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001543	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001569	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001585	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001640	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001666	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001682	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001705	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001721	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001624	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960001608	Estate SF	Savona	1	\$17,072.43	\$2,357.15	\$15,136.62	\$1,850.94
59960200069	Manor SF B	Treviso	1	\$20,142.52	\$2,781.03	\$17,858.60	\$2,183.79
59960180040	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180066	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180082	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180105	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180121	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180147	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180163	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180189	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180202	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180228	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180244	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180260	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180286	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180309	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180325	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180341	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180367	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180383	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180406	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180422	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180448	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180464	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180480	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180503	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960180529	Estate SF B	Verona	1	\$21,261.61	\$2,935.54	\$18,850.80	\$2,305.11
59960007194	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007217	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007233	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007259	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007275	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007291	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007314	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007330	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Collier County Area - South District

Parcel ID	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
				Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
59960007356	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007372	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007398	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007411	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007437	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007453	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007479	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007495	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007518	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007534	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007550	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007576	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007592	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007615	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007631	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007657	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007673	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007699	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007712	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007738	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007754	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007770	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007796	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007819	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007835	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007851	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007877	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007893	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007916	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007932	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007958	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007974	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960007990	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008012	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008038	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008054	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008096	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008119	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
59960008135	Villa C	Villoresi	1	\$6,870.11	\$948.54	\$6,091.12	\$744.83
				\$4,497,414.80	\$620,947.46	\$3,987,462.81	\$487,594.82

Lee County Area - North District

Folioid	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10520996	01-48-25-B1-02600.0010	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520993	01-48-25-B1-02600.0020	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520994	01-48-25-B1-02600.0030	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520997	01-48-25-B1-02600.0040	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520995	01-48-25-B1-02600.0050	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520983	01-48-25-B1-02600.0060	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520984	01-48-25-B1-02600.0070	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520985	01-48-25-B1-02600.0080	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520986	01-48-25-B1-02600.0090	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520987	01-48-25-B1-02600.0100	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520988	01-48-25-B1-02600.0110	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10520989	01-48-25-B1-02600.0120	Estate 1	Amarone	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10495229	02-48-25-B3-01701.1101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495230	02-48-25-B3-01701.1102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

FolioId	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10495231	02-48-25-B3-01701.1201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495232	02-48-25-B3-01701.1202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495233	02-48-25-B3-01702.2101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495234	02-48-25-B3-01702.2102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495235	02-48-25-B3-01702.2201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495236	02-48-25-B3-01702.2202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495237	02-48-25-B3-01703.3101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495238	02-48-25-B3-01703.3102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495239	02-48-25-B3-01703.3201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495240	02-48-25-B3-01703.3202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495241	02-48-25-B3-01704.4101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495242	02-48-25-B3-01704.4102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495243	02-48-25-B3-01704.4201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495244	02-48-25-B3-01704.4202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495245	02-48-25-B3-01705.5101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495246	02-48-25-B3-01705.5102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495247	02-48-25-B3-01705.5201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495248	02-48-25-B3-01705.5202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495249	02-48-25-B3-01706.6101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495250	02-48-25-B3-01706.6102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495251	02-48-25-B3-01706.6201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495252	02-48-25-B3-01706.6202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495253	02-48-25-B3-01707.7101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495254	02-48-25-B3-01707.7102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495255	02-48-25-B3-01707.7201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495256	02-48-25-B3-01707.7202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495257	02-48-25-B3-01708.8101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495258	02-48-25-B3-01708.8102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495259	02-48-25-B3-01708.8201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495260	02-48-25-B3-01708.8202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495261	02-48-25-B3-01709.9101	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495262	02-48-25-B3-01709.9102	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495263	02-48-25-B3-01709.9201	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10495264	02-48-25-B3-01709.9202	Coach 1	Brendisi	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10547987	01-48-25-B4-02901.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10547988	01-48-25-B4-02901.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10547989	01-48-25-B4-02901.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10547990	01-48-25-B4-02901.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551673	01-48-25-B4-02902.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551674	01-48-25-B4-02902.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551675	01-48-25-B4-02902.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551676	01-48-25-B4-02902.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551352	01-48-25-B4-02903.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551353	01-48-25-B4-02903.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551354	01-48-25-B4-02903.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551355	01-48-25-B4-02903.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549320	01-48-25-B4-02904.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549321	01-48-25-B4-02904.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549322	01-48-25-B4-02904.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549323	01-48-25-B4-02904.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551311	01-48-25-B4-02905.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551312	01-48-25-B4-02905.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551313	01-48-25-B4-02905.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551314	01-48-25-B4-02905.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548240	01-48-25-B4-02906.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548241	01-48-25-B4-02906.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548242	01-48-25-B4-02906.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548243	01-48-25-B4-02906.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548244	01-48-25-B4-02907.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548245	01-48-25-B4-02907.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

FolioId	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10548246	01-48-25-B4-02907.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548247	01-48-25-B4-02907.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548332	01-48-25-B4-02908.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548333	01-48-25-B4-02908.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548334	01-48-25-B4-02908.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548335	01-48-25-B4-02908.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548336	01-48-25-B4-02909.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548337	01-48-25-B4-02909.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548338	01-48-25-B4-02909.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10548339	01-48-25-B4-02909.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549311	01-48-25-B4-02910.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549312	01-48-25-B4-02910.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549313	01-48-25-B4-02910.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549314	01-48-25-B4-02910.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549324	01-48-25-B4-02911.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549325	01-48-25-B4-02911.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549326	01-48-25-B4-02911.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10549327	01-48-25-B4-02911.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551677	01-48-25-B4-02912.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551678	01-48-25-B4-02912.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551679	01-48-25-B4-02912.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10551680	01-48-25-B4-02912.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10552332	01-48-25-B4-02913.0101	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10552333	01-48-25-B4-02913.0102	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10552334	01-48-25-B4-02913.0201	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10552335	01-48-25-B4-02913.0202	Coach 1	Calabria	1	\$6,011.76	\$830.03	\$5,330.10	\$651.78
10513932	01-48-25-B4-02500.0470	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513933	01-48-25-B4-02500.0480	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513915	02-48-25-B3-02500.0010	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513916	02-48-25-B3-02500.0020	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513917	02-48-25-B3-02500.0030	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513918	02-48-25-B3-02500.0040	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513919	02-48-25-B3-02500.0050	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513920	02-48-25-B3-02500.0370	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513921	02-48-25-B3-02500.0380	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513922	02-48-25-B3-02500.0390	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513923	02-48-25-B3-02500.0400	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513924	02-48-25-B3-02500.0410	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513925	02-48-25-B3-02500.0420	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513926	02-48-25-B3-02500.0430	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513927	02-48-25-B3-02500.0440	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513928	02-48-25-B3-02500.0450	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10513934	02-48-25-B3-02500.0460	Villa 1	Cortile	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10542509	02-48-25-B4-00011.1030	Manor A	Il Cuore Ct	1	\$30,580.59	\$4,222.19	\$27,113.12	\$3,315.45
10563967	02-48-25-B4-00011.1040	Manor A	Il Cuore Ct	1	\$30,580.59	\$4,222.19	\$27,113.12	\$3,315.45
10466048	02-48-25-B1-00700.0150	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466049	02-48-25-B1-00700.0160	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466034	02-48-25-B4-00700.0010	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466035	02-48-25-B4-00700.0020	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466036	02-48-25-B4-00700.0030	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466037	02-48-25-B4-00700.0040	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466038	02-48-25-B4-00700.0050	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466039	02-48-25-B4-00700.0060	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466040	02-48-25-B4-00700.0070	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466041	02-48-25-B4-00700.0080	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466042	02-48-25-B4-00700.0090	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466043	02-48-25-B4-00700.0100	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466044	02-48-25-B4-00700.0110	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466045	02-48-25-B4-00700.0120	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466050	02-48-25-B4-00700.0170	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

FolioId	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10466051	02-48-25-B4-00700.0180	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466052	02-48-25-B4-00700.0190	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466053	02-48-25-B4-00700.0200	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466054	02-48-25-B4-00700.0210	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466055	02-48-25-B4-00700.0220	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466056	02-48-25-B4-00700.0230	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466057	02-48-25-B4-00700.0240	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466058	02-48-25-B4-00700.0250	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466059	02-48-25-B4-00700.0260	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466060	02-48-25-B4-00700.0270	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466061	02-48-25-B4-00700.0280	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466062	02-48-25-B4-00700.0290	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466063	02-48-25-B4-00700.0300	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466064	02-48-25-B4-00700.0310	Estate 1	Marcello	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466046	02-48-25-B1-00700.0130	Estate 1A	Marcello	1	\$26,400.25	\$3,645.02	\$23,406.78	\$2,862.23
10487990	02-48-25-B4-01101.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487991	02-48-25-B4-01101.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487992	02-48-25-B4-01101.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487993	02-48-25-B4-01101.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488006	02-48-25-B4-01102.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488007	02-48-25-B4-01102.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488009	02-48-25-B4-01102.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488010	02-48-25-B4-01103.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488011	02-48-25-B4-01103.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488012	02-48-25-B4-01103.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488013	02-48-25-B4-01103.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476974	02-48-25-B4-01104.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476975	02-48-25-B4-01104.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476976	02-48-25-B4-01104.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476977	02-48-25-B4-01104.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476978	02-48-25-B4-01105.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476979	02-48-25-B4-01105.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476980	02-48-25-B4-01105.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476981	02-48-25-B4-01105.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476982	02-48-25-B4-01106.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476983	02-48-25-B4-01106.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476984	02-48-25-B4-01106.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476985	02-48-25-B4-01106.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476986	02-48-25-B4-01107.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476987	02-48-25-B4-01107.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476988	02-48-25-B4-01107.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476989	02-48-25-B4-01107.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476990	02-48-25-B4-01108.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476991	02-48-25-B4-01108.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476992	02-48-25-B4-01108.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476993	02-48-25-B4-01108.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476994	02-48-25-B4-01109.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476995	02-48-25-B4-01109.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476996	02-48-25-B4-01109.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10476997	02-48-25-B4-01109.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487994	02-48-25-B4-01110.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487995	02-48-25-B4-01110.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487996	02-48-25-B4-01110.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487997	02-48-25-B4-01110.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487998	02-48-25-B4-01111.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10487999	02-48-25-B4-01111.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488000	02-48-25-B4-01111.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488001	02-48-25-B4-01111.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488002	02-48-25-B4-01112.0101	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488003	02-48-25-B4-01112.0102	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40

Exhibit "A"

Mediterra Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

Folioid	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10488004	02-48-25-B4-01112.0201	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10488005	02-48-25-B4-01112.0202	Coach	Porta Vecchio	1	\$5,759.28	\$795.17	\$5,106.25	\$624.40
10481606	02-48-25-B3-01300.0010	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481607	02-48-25-B3-01300.0020	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481608	02-48-25-B3-01300.0030	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481609	02-48-25-B3-01300.0040	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481610	02-48-25-B3-01300.0050	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481611	02-48-25-B3-01300.0060	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481612	02-48-25-B3-01300.0070	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481613	02-48-25-B3-01300.0080	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481614	02-48-25-B3-01300.0090	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481615	02-48-25-B3-01300.0100	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481616	02-48-25-B3-01300.0110	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481617	02-48-25-B3-01300.0120	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481618	02-48-25-B3-01300.0130	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481619	02-48-25-B3-01300.0140	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481620	02-48-25-B3-01300.0150	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10481621	02-48-25-B3-01300.0160	Villa 1	Positano	1	\$10,078.68	\$1,391.54	\$8,935.88	\$1,092.70
10537161	01-48-25-B1-02800.0010	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537162	01-48-25-B1-02800.0020	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537163	01-48-25-B1-02800.0030	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537164	01-48-25-B1-02800.0040	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537165	01-48-25-B1-02800.0050	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537166	01-48-25-B1-02800.0060	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537167	01-48-25-B1-02800.0070	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537168	01-48-25-B1-02800.0080	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537169	01-48-25-B1-02800.0090	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537170	01-48-25-B1-02800.0100	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537171	01-48-25-B1-02800.0110	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537172	01-48-25-B1-02800.0120	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537173	01-48-25-B1-02800.0130	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537175	01-48-25-B1-02800.0150	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537176	01-48-25-B1-02800.0160	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537177	01-48-25-B1-02800.0170	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537178	01-48-25-B1-02800.0180	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537179	01-48-25-B1-02800.0190	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537180	01-48-25-B1-02800.0200	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537181	01-48-25-B1-02800.0210	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537182	01-48-25-B1-02800.0220	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537183	01-48-25-B1-02800.0230	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537184	01-48-25-B1-02800.0240	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537187	01-48-25-B1-02800.0270	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537189	01-48-25-B1-02800.0290	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537190	01-48-25-B1-02800.0300	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537195	01-48-25-B1-02800.0350	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537196	01-48-25-B1-02800.0360	Villa 2	Serata	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10537174	01-48-25-B1-02800.0140	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537185	01-48-25-B1-02800.0250	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537186	01-48-25-B1-02800.0260	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537188	01-48-25-B1-02800.0280	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537191	01-48-25-B1-02800.0310	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537193	01-48-25-B1-02800.0330	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10537194	01-48-25-B1-02800.0340	Villa 2A	Serata II	1	\$13,526.12	\$1,867.52	\$11,992.42	\$1,466.46
10481052	02-48-25-B3-01200.0100	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481053	02-48-25-B3-01200.0110	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481054	02-48-25-B3-01200.0120	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481055	02-48-25-B3-01200.0130	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481056	02-48-25-B4-01200.0010	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481057	02-48-25-B4-01200.0020	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481058	02-48-25-B4-01200.0030	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29

Exhibit "A"

Medterra Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

Folioid	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10481059	02-48-25-B4-01200.0040	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481060	02-48-25-B4-01200.0050	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481063	02-48-25-B4-01200.0080	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481064	02-48-25-B4-01200.0090	Manor 2	Teramo	1	\$21,309.34	\$2,942.13	\$18,893.12	\$2,310.29
10481061	02-48-25-B4-01200.0060	Manor 2 Double	Teramo	2	\$42,619.25	\$5,884.34	\$37,786.75	\$4,620.64
10474352	01-48-25-B1-02100.0010	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474353	01-48-25-B1-02100.0020	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474354	01-48-25-B1-02100.0030	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474355	01-48-25-B1-02100.0040	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474356	01-48-25-B1-02100.0050	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474360	01-48-25-B1-02100.0060	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474361	01-48-25-B1-02100.0070	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474362	01-48-25-B1-02100.0080	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474363	01-48-25-B1-02100.0090	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474364	01-48-25-B1-02100.0100	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474365	01-48-25-B1-02100.0110	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474366	01-48-25-B1-02100.0120	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474367	01-48-25-B1-02100.0130	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474376	01-48-25-B1-02100.0300	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474377	01-48-25-B1-02100.0310	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474378	01-48-25-B1-02100.0320	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474379	01-48-25-B1-02100.0330	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474380	01-48-25-B1-02100.0340	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474381	01-48-25-B1-02100.0350	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474357	01-48-25-B1-02100.0360	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474358	01-48-25-B1-02100.0370	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474359	01-48-25-B1-02100.0380	Villa 2	Terrazza	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10466942	01-48-25-B4-00500.0020	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466943	01-48-25-B4-00500.0030	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466944	01-48-25-B4-00500.0040	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466945	01-48-25-B4-00500.0050	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466946	01-48-25-B4-00500.0060	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466947	01-48-25-B4-00500.0070	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466948	01-48-25-B4-00500.0080	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10466949	01-48-25-B4-00500.0090	Manor 1	Treviso	1	\$20,733.39	\$2,862.61	\$18,382.48	\$2,247.85
10513246	02-48-25-B3-01900.0010	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513247	02-48-25-B3-01900.0020	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513248	02-48-25-B3-01900.0030	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513249	02-48-25-B3-01900.0040	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513250	02-48-25-B3-01900.0050	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513251	02-48-25-B3-01900.0310	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513252	02-48-25-B3-01900.0320	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513253	02-48-25-B3-01900.0330	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10513254	02-48-25-B3-01900.0340	Manor 3	Verona	1	\$21,885.36	\$3,021.66	\$19,403.83	\$2,372.74
10474393	01-48-25-B4-02000.0010	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474394	01-48-25-B4-02000.0020	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474395	01-48-25-B4-02000.0030	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474396	01-48-25-B4-02000.0040	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474397	01-48-25-B4-02000.0050	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474398	01-48-25-B4-02000.0060	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474399	01-48-25-B4-02000.0070	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474400	01-48-25-B4-02000.0080	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474401	01-48-25-B4-02000.0090	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474402	01-48-25-B4-02000.0100	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474403	01-48-25-B4-02000.0110	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474404	01-48-25-B4-02000.0120	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474405	01-48-25-B4-02000.0130	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474406	01-48-25-B4-02000.0140	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474407	01-48-25-B4-02000.0150	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474408	01-48-25-B4-02000.0160	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16

Exhibit "A"

Meditera Community Development District Series 2022 Note Assessment Roll

Lee County Area - North District

Folioid	STRAP	Unit Type	Subdivision	O&M Units	Series 2012 Bonds		Series 2022 Note	
					Bond Principal per Unit	Annual Debt Service Payment	Bond Principal per Unit	Annual Debt Service Payment
10474409	01-48-25-B4-02000.0170	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474410	01-48-25-B4-02000.0180	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474411	01-48-25-B4-02000.0190	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474412	01-48-25-B4-02000.0200	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474413	01-48-25-B4-02000.0210	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474414	01-48-25-B4-02000.0220	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474415	01-48-25-B4-02000.0230	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474416	01-48-25-B4-02000.0240	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474417	01-48-25-B4-02000.0250	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474418	01-48-25-B4-02000.0260	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474419	01-48-25-B4-02000.0270	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474420	01-48-25-B4-02000.0280	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474421	01-48-25-B4-02000.0290	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474422	01-48-25-B4-02000.0300	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
10474423	01-48-25-B4-02000.0310	Villa 2	Villalago	1	\$8,062.93	\$1,113.23	\$7,148.69	\$874.16
					\$3,457,585.20	\$477,380.72	\$3,065,537.19	\$374,859.94
Total					\$7,955,000.00	\$1,098,328.18	\$7,053,000.00	\$862,454.76

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION NO. 2022-03

A RESOLUTION OF MEDITERRA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDING THE SALE OF ITS \$7,053,000 PRINCIPAL AMOUNT OF MEDITERRA COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022 TO SYNOVUS BANK FOR THE PURPOSE OF REFUNDING ALL OF THE OUTSTANDING MEDITERRA COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2012 (THE “REFUNDED BONDS”); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A SIXTH SUPPLEMENTAL TRUST INDENTURE AND APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, BOND REGISTRAR AND PAYING AGENT THEREUNDER; APPROVING THE FORM OF SAID 2022 NOTE; CALLING THE REFUNDED BONDS FOR EARLY REDEMPTION; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT WITH U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS ESCROW AGENT THEREUNDER; AUTHORIZING CERTAIN OFFICIALS OF MEDITERRA COMMUNITY DEVELOPMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID 2022 NOTE; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID 2022 NOTE; DESIGNATING SAID 2022 NOTE AS A “QUALIFIED TAX-EXEMPT OBLIGATION” UNDER SECTION 265(b)(3)(B) OF THE INTERNAL REVENUE CODE OF 1986; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mediterra Community Development District (the “District”) is authorized by Florida Statutes, Chapter 190 (the “Act”), particularly Section 190.016(7), and the Master Indenture (as hereinafter defined) to issue debt for the purpose of refunding outstanding bonds of the District; and

WHEREAS, the District issued its Capital Improvement Revenue Refunding Bonds, Series 2012 (the “2012 Bonds”) to acquire and construct public infrastructure improvements consisting of stormwater management, wastewater collection system, water distribution system, roadways, recreational amenities and landscaping in common areas pursuant to a Master Trust Indenture dated as of December 1, 1999 (the “Master Indenture”) and a Fourth Supplemental Trust Indenture also dated as of May 1, 2012, both between the District and U.S. Bank Trust Company, National Association as successor trustee; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefitted by the assessable improvements financed with certain proceeds of the 2012 Bonds; and

WHEREAS, the District now desires to authorize the issuance of and award the sale of its Capital Improvement Revenue Refunding Note, Series 2022 in a principal amount of \$7,053,000 (the “2022 Note”), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the 2022 Note; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has received from Synovus Bank (the “Purchaser”) a commitment letter attached hereto for the purchase of the 2022 Note and the Board has determined that acceptance of such proposal and the sale of the 2022 Note to the Purchaser is in the best interest of the District for the reasons hereafter indicated including particularly Section 4 hereof.

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined). The District’s Outstanding 2012 Bonds are referred to herein as the “Refunded Bonds.”

SECTION 2. Authorization. There is hereby authorized to be issued the 2022 Note in the principal amount not to exceed \$7,053,000. The 2022 Note shall bear an interest rate of 2.09% per annum, subject to adjustment as provided in the Purchaser’s commitment letter attached hereto, shall mature on May 1, 2031 and shall have such other provisions as set forth in the commitment letter attached hereto and the Supplemental Indenture (as defined below). The 2022 Note shall be issued under and secured by the Master Indenture as supplemented and amended by the Supplemental Indenture (collectively the “Indenture”). The proceeds of the 2022 Note shall be used for the purposes set forth in the Supplemental Indenture.

SECTION 3. Approval of Supplemental Indenture. The Sixth Supplemental Trust Indenture (the “Supplemental Indenture”) is hereby approved in substantially the form attached hereto and the Chairman or the Vice Chairman of the Board is hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. U.S. Bank Trust Company, National Association is hereby approved to serve as Trustee, Bond Registrar and Paying Agent under such Supplemental Indenture.

SECTION 4. Negotiated Sale; Acceptance of Commitment letter. The District has solicited proposals from qualified financial institutions for a refunding of the Refunded Bonds. Due to the present volatility of the market for municipal debt, it is in the best interest of the District to issue the 2022 Note by negotiated sale, allowing the District to issue the 2022 Note at the most advantageous time, rather than a specified advertised future date, thereby allowing the District to obtain the best possible price, interest rate and other terms for the 2022 Note, and accordingly, the Board finds and determines that it is in the best financial interest of the District that a negotiated sale of the 2022 Note to the Purchaser be authorized. The Purchaser’s commitment letter attached hereto is hereby accepted.

SECTION 5. Form of 2022 Note. The 2022 Note shall be in substantially the form as set forth in the exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing the 2022 Note shall approve, such approval to be conclusively evidenced by the execution of the 2022 Note (by manual or facsimile signature) by such officials.

SECTION 6. Early Redemption of Refunded Bonds. Subject to delivery of the 2022 Note, all of the then outstanding Refunded Bonds are hereby irrevocably called for redemption on the date set forth in the Escrow Deposit Agreement (hereinafter defined) at the redemption price of 100% of the principal amount of such Refunded Bonds together with accrued interest to the redemption date.

SECTION 7. Approval of Escrow Deposit Agreement. The Escrow Deposit Agreement, pursuant to which certain proceeds of the 2022 Note and other legally available moneys of the District will be deposited to provide for the refunding and defeasance of the Refunded Bonds, is hereby approved in substantially the form attached hereto and the Chairman or the Vice Chairman of the Board is hereby authorized and directed to execute and deliver such agreement on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. U.S. Bank Trust Company, National Association is hereby approved to serve as Escrow Agent under the Escrow Deposit Agreement.

SECTION 8. Compliance with Section 190.016(7), Florida Statutes. The District hereby finds that the refunding of the Refunded Bonds as described herein and in the Indenture complies with Section 190.016(7), Florida Statutes, in that the issuance of the 2022 Note and the use of certain proceeds thereof to refund the Refunded Bonds is advantageous to the District.

SECTION 9. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2022 Note, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 10. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the “District Officers”), Akerman LLP, as Bond Counsel, Kutak Rock, LLP, as Counsel to the District and any other consultant or experts retained by the District, including Wrathell, Hunt & Associates, as District Manager and Assessment Consultant, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2022 Note and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements to complete the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture and this Resolution.

SECTION 11. Designation of 2022 Note as Bank Qualified. The District designates the 2022 Note as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The District does not anticipate that the District, any subordinate entities of the District, and any issuers of debt that issue “on behalf” of the District, will during the calendar year 2022 issue more than \$10,000,000 of “tax-exempt” obligations, exclusive of those obligations described in Section 265(b)(3)(C)(ii) of the Code.

SECTION 12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the 2022 Note are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 16th day of March, 2022.

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman

[SEAL]

Attest:

By: _____
Secretary

Exhibits

A-Sixth Supplemental Indenture

B-Commitment Letter

C-Escrow Deposit Agreement

Exhibit A-Sixth Supplemental Indenture

SIXTH SUPPLEMENTAL TRUST INDENTURE

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

TO

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE**

Dated as of March 1, 2022

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**SIXTH SUPPLEMENTAL
TRUST INDENTURE**

THIS SIXTH SUPPLEMENTAL TRUST INDENTURE (the “Sixth Supplemental Indenture”) dated as of March 1, 2022, from **MEDITERRA COMMUNITY DEVELOPMENT DISTRICT** (the “District”) to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as Trustee (the “Trustee”), a national banking association, authorized to accept and execute trusts of the character herein set out and in the Master Indenture herein defined.

WHEREAS, the District has heretofore issued its Mediterra Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012 (the “2012 Bonds”) to re-finance outstanding bonds issued to acquire and construct public infrastructure improvements consisting of stormwater management, wastewater collection system, water distribution system, recreational facilities, landscaping or common areas, and roadways (the “2012 Project”) pursuant to a Master Trust Indenture dated as of December 1, 1999 (the “Master Indenture”) and a Fourth Supplemental Trust Indenture dated as of May 1, 2012 (the “Fourth Supplemental Indenture” and, together with the Master Indenture, the “2012 Indenture”) both between the District and U.S. Bank Trust Company, National Association (as successor to U.S. Bank National Association); and

WHEREAS, in order to achieve debt service savings, the District proposes to refund on a current basis all of the outstanding 2012 Bonds maturing on or after May 1, 2022 (hereinafter the “Refunded Bonds”); and

WHEREAS, pursuant to Resolution No. 2022-03, adopted by the Governing Body on March 16, 2022 (the “Note Resolution”), the District authorized the issuance, sale and delivery of its \$7,053,000 Mediterra Community Development District Capital Improvement Revenue Refunding Note, Series 2022 (the “Series 2022 Note”); and

WHEREAS, the Series 2022 Note will be secured pursuant to the Master Indenture and this Sixth Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, the proceeds of the Series 2022 Note will be used to provide funds, together with other available moneys, to (i) refund all of the outstanding Refunded Bonds and (ii) pay the costs of issuance of the Series 2022 Note; and

WHEREAS, the Series 2022 Note will be payable from and secured by the revenues derived by the District from the special assessments imposed, levied and collected by the District pursuant to Resolution Numbers 2000-2, 2000-5, and 2001-14 of the Mediterra South Community Development District and Resolution Numbers 2001-18 and 2001-23 of the Mediterra North Community Development District and Resolution Number 2022-04] of the Mediterra Community Development District with respect to property specially benefited by the 2012 Project (the “Series 2022 Assessments”), which, together with the Series 2022 Pledged Funds and Accounts (defined below), will comprise the Series 2022 Trust Estate; and

WHEREAS, the execution and delivery of the Series 2022 Note and of this Sixth Supplemental Indenture have been duly authorized by the Governing Body of the District and all

things necessary to make the Series 2022 Note, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Sixth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2022 Trust Estate have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS SIXTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2022 Note by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the Series 2022 Note Outstanding (as defined in the Master Indenture) from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Sixth Supplemental Indenture and in the Series 2022 Note: (a) has executed and delivered this Sixth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and this Sixth Supplemental Indenture and the provisions of the Master Indenture and this Sixth Supplemental Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture and this Sixth Supplemental Indenture, the revenues derived by the District from the Series 2022 Assessments (the "Series 2022 Pledged Revenues") and the Funds and Accounts (except for the Series 2022 Rebate Account) established hereby (the "Series 2022 Pledged Funds and Accounts"), which together shall comprise the Trust Estate securing the Series 2022 Note (the "Series 2022 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture and hereby granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2022 Note issued, secured and Outstanding under this Sixth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2022 Note and this Sixth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Sixth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Sixth Supplemental Indenture, then upon such final payments, this Sixth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the Series 2022 Note, otherwise this Sixth Supplemental Indenture shall remain in full force and effect;

THIS SIXTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the Series 2022 Note issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Sixth Supplemental Indenture), including this Sixth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2022 Note, as follows:

ARTICLE I DEFINITIONS

Section 101 Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Adjustment Event” shall mean a Determination of Taxability, NBQ Determination or a Monetary Default.

“Default Rate” shall mean the lesser of (a) 500 basis points over the Prime Rate or (b) the maximum rate permitted by law, at the time of Monetary Default and shall be the interest rate borne by the Series 2022 Note upon a Monetary Default. Upon waiver or cure of the Monetary Default the interest rate borne by the Series 2022 Note accrues at the interest rate in effect prior to the Monetary Default.

“Delinquent Assessment Interest” shall mean Series 2022 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2022 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

“Delinquent Assessment Principal” shall mean Series 2022 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2022 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

“Determination of Taxability” shall mean (i) the issuance by the Internal Revenue Service of a statutory notice of deficiency or other written notification which holds in effect that the interest payable on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof, which notice or notification is not successfully contested by either the District or any Owner of the Series 2022 Note, or (ii) a determination by a court of competent jurisdiction that the interest payable on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof, which determination either is final and non-appealable or is not appealed within the requisite time period for appeal, or (iii) the admission in writing by the District to the effect that the interest on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof, or (iv) receipt by the District of an

opinion of bond counsel to the District to the effect that the interest on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof. The effective date of the Determination of Taxability shall be the date such interest is includable in gross income.

“Escrow Deposit Agreement” shall mean that certain Escrow Deposit Agreement dated March 24, 2022 by and between the District and the Trustee as Escrow Agent, as such agreement may be amended and supplemented from time to time in accordance with its terms.

“Escrow Fund” shall mean the fund created for the defeasance and payment of the Refunded Bonds in the Escrow Deposit Agreement.

“Interest Payment Date” shall mean each May 1 and November 1, commencing May 1, 2022.

“Monetary Default” shall mean the failure by the District to make any payment of the principal of or interest on the Series 2022 Note after the same shall become due and payable, whether at maturity, or otherwise.

“Note Resolution” shall mean Resolution No. 2022-__ adopted by the Board of the District on March 16, 2022, authorizing the issuance of the Series 2022 Note.

“Notice Address” shall mean (i) with respect to the Original Purchaser: Synovus Bank.; 1148 Broadway, Columbus, GA 31901, Attention: Loan Operations with a copy to Synovus Bank, 2325 Vanderbilt Beach Road, Naples, FL 34109, Attention: Government Banking Solutions; (ii) with respect to the Trustee: U.S. Bank Trust Company, National Association, 225 E. Robinson Street, Suite 250, Orlando, FL 32801; (iii) with respect to the District c/o District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, and (iv) with respect to an Owner other than the Original Purchase, the notice address provided in writing to the Trustee and the District by such Owner.

“Original Purchaser” shall mean Synovus Bank, a Georgia banking corporation.

“Owner” shall mean the registered owner (or its authorized representative) of the Series 2022 Note, and its successor and assigns. The initial Owner is the Original Purchaser.

“Person” shall mean any individual, corporation, partnership, association, joint-stock company, trust, unincorporated organization, governmental body, political subdivision, municipality, municipal authority or any other group or organization of individuals.

“Prime Rate” shall mean the rate published from time to time in *The Wall Street Journal* as the “U.S. Prime Rate” or, in the event *The Wall Street Journal* ceases to be published, goes on strike, or is otherwise not published or ceases publication of “Prime Rate,” the base reference or other rate then designated by the Bank, in its sole discretion, for general commercial loan reference. The Prime Rate is not necessarily the lowest or best rate of interest offered by the Bank to any borrower or class of borrower.

“Series 2022 Assessments” shall mean the Assessments imposed pursuant to the Series 2022 Assessment Proceedings.

“Series 2022 Assessment Interest” shall mean the interest on the Series 2022 Assessments which is pledged to the Series 2022 Note.

“Series 2022 Assessment Principal” shall mean the principal on the Series 2022 Assessments which is pledged to the Series 2022 Note.

“Series 2022 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2022 Assessments which include Mediterra South Community Development District Resolution Numbers 2000-2, 2000-5, 2001-14 and 2012-7, and Mediterra North Community Development District Resolution Numbers 2001-18, 2001-23, and 2012-7, as supplemented, and Resolution Number 2022-04, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2022 Assessments.

“Series 2022 Assessment Revenues” shall mean all revenues derived by the District from the Series 2022 Assessments, including proceeds from any foreclosure of the lien of Delinquent Assessment Interest and Delinquent Assessment Principal.

“Series 2022 Investment Obligations” shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District, in addition to the securities described as Investment Obligations under the Master Indenture;

(a) Government Obligations;

(b) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government - sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the United States of America; Bank for Cooperatives; Federal Intermediate Credit Banks; Federal Financing Bank; Federal Home Loan Bank System; Export-Import Bank of the United States; Farmers Home Administration; Small Business Administration; Inter-American Development Bank; International Bank for Reconstruction and Development; Federal Land Banks; the Federal National Mortgage Association; the Government National Mortgage Association; the Tennessee Valley Authority; or the Washington Metropolitan Area Transit Authority;

(c) Time, deposits, demand deposits or certificate of deposit of any depository institution or trust company incorporated under the law of the United States of America or any State (or any domestic branch of a foreign bank) and subject to supervision and examination by Federal or State depository institution authority (including the Trustee); provided, however, that at the time of the investment, short-term unsecured debt obligations thereof shall have a credit rating in the highest rating category by S & P or Moody’s;

(d) Shares of money market mutual funds that invest only in the obligations described in (a) and (b) above, including money market mutual funds of the Trustee bank meeting such criteria.

Under all circumstances, the Trustee shall be entitled to rely on a certificate from the District that any investment directed by an Authorized Officer is permitted under the Indenture and is a legal investment for funds of the District.

“Series 2022 Pledged Revenues” shall mean the Series 2022 Assessment Revenues.

“Series 2022 Prepayment Principal” shall mean the excess amount of Series 2022 Assessment Principal received by the District over the Series 2022 Assessment Principal included within a Series 2022 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Series 2022 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2022 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“Taxable Rate” shall mean an interest rate on the Series 2022 Note determined by dividing (i) the Tax-Exempt by (ii) one minus then effective federal corporate income tax rate; provided, however, the Taxable Rate shall not exceed ____% per annum. The determination of the Taxable Rate, including any partial application as provided in Section 203 hereof, shall be made by the Owner in good faith and shall be conclusive and binding upon the District absent manifest error. Written notice of the Taxable Rate shall be given to the Trustee and the District by the Owner and the Trustee may conclusively rely on the information in such notice.

“Tax-Exempt Rate” shall mean 2.09% per annum, which shall be the interest rate borne by amounts advanced under the Series 2022 Note absent an Adjustment Event.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2022 NOTE

Section 201 Authorization of Series 2022 Note. The Series 2022 Note is hereby authorized to be issued in the aggregate principal amount of \$7,053,000 for the purposes enumerated in the recitals hereto to be designated “Mediterra Community Development District Special Assessment Refunding Note, Series 2022.” The Series 2022 Note shall be substantially in the form set forth as Exhibit A to this Sixth Supplemental Indenture. The Series 2022 Note shall be issued in the denomination of its then outstanding aggregate principal amount and may be transferred only in whole and not in part.

Upon initial issuance, the Series 2022 Note shall be registered in the registration books kept by the Bond Registrar in the name of the Original Purchaser.

Section 202 Terms. The 2022 Note shall be issued as one Term Bond, shall bear interest at the fixed interest rate per annum, subject to adjustment as provided in Section 203 hereof, and shall mature in the amount and on the date set forth below:

Number	Principal Amount	Maturity Date	Interest Rate	CUSIP
Series 2022R-1	\$7,053,000	May 1, 2031	2.09%	None

Section 203 Dating and Interest Accrual. (a) The Series 2022 Note shall be dated the date of initial issuance and delivery. The Series 2022 Note also shall bear its date of authentication.

The Series 2022 Note shall bear interest at the Tax-Exempt Rate from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on the Series 2022 Note has been paid, in which event the Series 2022 Note shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2022 Note, in which event, the Series 2022 Note shall bear interest from its dated date. Interest on the Series 2022 Note shall be due and payable on each May 1 and November 1, commencing May 1, 2022.

(a) Interest on the Series 2022 Note will be computed in all cases on the basis of a 360-day year of twelve 30-day months.

(b) If there is a Determination of Taxability not caused by the action or inaction of the Owner, the Series 2022 Note shall bear interest at the Taxable Rate from the effective date of the Determination of Taxability. In the event that the Series 2022 Note is determined not to be a ‘qualified tax exempt obligation’ with the meaning of Section 265(b)(3) of the Code (a “NBQ Determination”), the rate of interest on the Series 2022 Note shall be adjusted to a rate which will provide the Original Purchaser the same after-tax yield that the Original Purchaser would have received had such determination not occurred. Either such adjustment shall survive payment of the Series 2022 Note until such time as the federal statute of limitations under which the interest on the Series 2022 Note could be declared taxable under the Code shall have expired.

(c) Upon the occurrence and continuance of a Monetary Default the Series 2022 Note shall bear interest at the Default Rate.

(d) On the next Interest Payment Date (or if the Series 2022 Note shall have matured, within thirty (30) days after demand by the Owner) following the occurrence of an Adjustment Event, the District shall pay to the Owner an amount equal to the sum of (1) the difference between (A) the total interest that would have accrued on the Series 2022 Note at the Taxable Rate from the effective date of such Adjustment Event (the “Accrual Date”) to such Interest Payment Date (or payment date following such demand), and (B) the actual interest paid by the District on the Series 2022 Note from the Accrual Date to such Interest Payment Date (or payment date following such demand), and (2) any interest and penalties required to be paid as a result of any Determination of Taxability;.

(e) The Owner shall advise the Trustee and the District in writing within a reasonable time in good faith what amounts, if any, are owing as a result of a Determination of Taxability or any other Adjustment Event as described herein and the Trustee may conclusively rely upon such information without the duty to verify such information. In no event, however, shall the interest rate on the Series 2022 Note exceed the maximum rate permitted by law and the District shall not be required to seek an interest rate waiver from the State Board of Administration. The Trustee may conclusively rely upon the information from the Owner as to the applicable interest rate and have no obligation to verify such rate or rates. As calculated by the Owner the applicable interest rate shall be binding on the District absent manifest error.

(f) The District hereby covenants that on each date it certifies for collection Series 2022 Assessments following the effective date of an Adjustment Event, it will certify for collection Series 2022 Assessments in an amount that will provide sufficient Series 2022 Pledged Revenues to pay, in addition to the current year’s Debt Service with respect to the Series 2022 Note, any

difference between the Tax-Exempt Rate and the adjusted rate from the effective date of the interest rate adjustment to the immediately succeeding November 1 (the “Adjusted Rate Differential”) and any interest and penalties required to be paid as a result of any such Determination of Taxability.

Section 204 Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2022 Note.

Section 205 Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2022 Note.

Section 206 Conditions Precedent to Issuance of Series 2022 Note. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2022 Note, the Series 2022 Note shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Original Purchaser of:

(a) Certified copies of the Note Resolution and the Series 2022 Assessment Proceedings;

(b) Executed copies of the Master Indenture and this Sixth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to District, the Trustee and the Original Purchaser, or upon which they may rely, substantially to the effect that: (i) the District has the right and power under the Act as amended to the date of such opinion to authorize, execute and deliver the Master Indenture and this Sixth Supplemental Indenture, and the Master Indenture and this Sixth Supplemental Indenture have been duly and lawfully authorized, executed and delivered by the District, are in full force and effect and are valid and binding upon the District and enforceable in accordance with their respective terms; (ii) the Master Indenture, as amended and supplemented by this Sixth Supplemental Indenture, creates the valid pledge which it purports to create of the Series 2022 Trust Estate in the manner and to the extent provided in the Master Indenture and this Sixth Supplemental Indenture; (iii) the Series 2022 Note is a valid, binding, special obligation of the District, enforceable in accordance with its terms and the terms of the Master Indenture and this Sixth Supplemental Indenture, subject to bankruptcy, insolvency or other laws affecting the rights of creditors generally and entitled to the benefits of the Act as amended to the date of such opinion, and the Series 2022 Note has been duly and validly authorized and issued in accordance with law and the Master Indenture and this Sixth Supplemental Indenture; (iv) the interest on the Series 2022 Note is excludable from gross income for federal income tax purposes and (v) that the Series 2022 Note is a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended;

(d) The District Counsel opinion required by the Master Indenture and in a form and of substance acceptable to the Original Purchaser and its counsel;

(e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2022 Note, the District will not be in default in the performance of the terms and provisions of the Master Indenture, the Fourth Supplemental Indenture or this Sixth Supplemental Indenture;

- (f) defeasance opinion of Bond Counsel relating to the Refunded Bonds;
- (g) The Escrow Deposit Agreement and the Verification Report of Causey Demgen & Moore P.C.; and
- (h) Such other documents, certificates, and opinions as shall be required by the District, the Trustee or the Original Purchaser.

Payment to the Trustee of the net proceeds of the Series 2022 Note shall constitute conclusive evidence that the foregoing conditions have been met to the satisfaction of the Original Purchaser.

Section 207 Transfer Restrictions. The registration of ownership of the Series 2022 Note may be transferred only in whole and only to (i) a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), (ii) an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended, or (iii) a subsidiary or affiliate of the Original Purchaser, in each case as certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The Series 2022 Note shall bear a legend consistent with this Section 207. In addition the transferee must accept in writing the provisions hereunder and the Master Trust Indenture or such transfer must be approved by the District.

ARTICLE III REDEMPTION OF SERIES 2022 NOTE

Section 301 Series 2022 Note Subject to Redemption. The Series 2022 Note is subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit A to this Sixth Supplemental Indenture. Interest on the Series 2022 Note which is called for redemption shall be paid on the date set for redemption from the Series 2022 Interest Subaccount or from the Series 2022 Revenue Account to the extent monies in the Series 2022 Interest Subaccount are insufficient for such purpose.

Section 302 Conditional Notice of Redemption. Notwithstanding any other provision of the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefore as shall be specified in such notice of optional redemption and may also be subject to rescission prior to the redemption date by the District if expressly set forth in such notice.

ARTICLE IV DEPOSIT OF SERIES 2022 NOTE PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401 Establishment of Accounts. There are hereby established, the following Funds and Accounts:

- (a) There is hereby established within the Acquisition and Construction Fund held by the Trustee a Series 2022 Costs of Issuance Account;
- (b) There are hereby established, within the Debt Service Fund held by the Trustee, (i) a Series 2022 Debt Service Account and therein a Series 2022 Principal Subaccount, a Series 2022 Sinking Fund Subaccount and a Series 2022 Interest Subaccount; and (ii) a Series 2022

Redemption Account, and, therein a Series 2022 Prepayment Subaccount and a Series 2022 Optional Redemption Subaccount;

(c) There is hereby established within the Revenue Fund held by the Trustee a Series 2022 Revenue Account; and

(d) There is hereby established within the Rebate Fund held by the Trustee a Series 2022 Rebate Account.

Section 402 Use of Series 2022 Note Proceeds and Other Amounts. The net proceeds from the sale of the Series 2022 Note in the amount of \$7,053,000 (consisting of \$7,053,000 principal amount of the Series 2022 Note) together with \$1,751,438.17 (the “2012 Funds”) transferred from the Funds and Accounts under the 2012 Indenture shall upon the delivery thereof to the Trustee by the District be applied as follows:

(a) \$161,343.38 of sale proceeds of the Series 2022 Note shall be deposited to the credit of the Series 2022 Cost of Issuance Account and shall be applied by the Trustee at the written direction of the District to pay the costs of issuance relating to the Series 2022 Note;

(b) \$8,154,462.50 (consisting of the balance of the proceeds of the Series 2022 Note in the amount of \$6,891,656.62 and \$1,262,805.88 of the 2012 Funds) shall be deposited to the Escrow Fund and credited pursuant to the Escrow Deposit Agreement; and

(c) \$404,000.00 of the 2012 Funds shall be transferred to the Series 2022 Principal Subaccount and \$84,632.29 of the 2012 Funds shall be transferred to the Series 2022 Interest Subaccount.

Any remaining amounts in the Funds and Accounts for the Refunded Bonds shall be deposited to the Series 2022 Revenue Account.

Section 403 Series 2022 Costs of Issuance Account. The amount deposited in the Series 2022 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2022 Note. On June 15, 2022 any amounts remaining in the Series 2022 Costs of Issuance Account for which the Trustee does not have a pending requisition shall be transferred over and deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account in the Redemption Fund and used for the purposes permitted therefor.

Section 404 No Series 2022 Reserve Account. Anything in the Master Indenture to the contrary notwithstanding, no account in the Reserve Fund will be established for the Series 2022 Note.

Section 405 Amortization Installments.

(a) The Amortization Installments established for the Series 2022 Note shall be as set forth in Exhibit A hereto.

(b) Upon any redemption of the Series 2022 Note (other than the Series 2022 Note redeemed in accordance with scheduled Amortization Installments), the District shall cause to be

recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding principal amount of the Series 2022 Note in substantially equal annual installments of principal and interest over the remaining term of the Series 2022 Note.

Section 406 Establishment of Series 2022 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings.

(a) The Trustee shall deposit any and all amounts required to be deposited to the Series 2022 Revenue Account by this Section 406 or by any other provision of the Master Indenture or this Sixth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2022 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The District shall deposit into Series 2022 Revenue Account all Series 2022 Pledged Revenues, other than Series 2022 Prepayment Principal, which shall be identified by the District to the Trustee as such in writing upon deposit and shall be deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account, and any other revenues required to be deposited therein in accordance with the provisions of this Sixth Supplemental Indenture. In addition, the District shall deposit Series 2022 Assessment Revenues with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such Series 2022 Assessment Revenues in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(A) Series 2022 Assessment Interest which shall be deposited into the Series 2022 Interest Subaccount;

(B) Series 2022 Assessment Principal, which shall be deposited into the Series 2022 Principal Subaccount to pay the Series 2022 Note at maturity or the Series 2022 Sinking Fund Subaccount to pay Amortization Installments on the Series 2022 Note, as applicable;

(C) Series 2022 Prepayment Principal which shall be deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account;

(D) Delinquent Assessment Principal, which shall be deposited into the Series 2022 Principal Subaccount or the Series 2022 Sinking Fund Account, as applicable;

(E) Delinquent Assessment Interest, which shall be deposited into the Series 2022 Interest Subaccount; and

(F) all other Series 2022 Assessment Revenues, which shall be deposited into the Series 2022 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2022 Prepayment Subaccount, and, if the balance therein is greater than zero, shall transfer from the Series 2022

Revenue Account for deposit into the Series 2022 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2022 Bond on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2022 Note on the next succeeding Interest Payment Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2022 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of the Series 2022 Note set forth in the form of Series 2022 Note attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On each May 1 and, in the case of First below, each November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2022 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2022 Interest Subaccount of the Series 2022 Debt Service Account of the Debt Service Fund, an amount equal to the amount of interest payable on the Series 2022 Note then Outstanding on such May 1 or November 1 less any other amount already on deposit in the Series 2022 Interest Subaccount, including capitalized interest, not previously credited;

SECOND, to the Series 2022 Sinking Fund Subaccount, the amount, if any, equal to the difference between the Amortization Installment of the Series 2022 Note subject to mandatory sinking fund redemption on each May 1, and the amount already on deposit in the Series 2022 Sinking Fund Subaccount not previously credited;

THIRD, on May 1, 2031, to the Series 2022 Principal Subaccount, the amount, if any, equal to the difference between the principal of the Series 2022 Note maturing on May 1, 2031 and the amount already on deposit in the Series 2022 Principal Subaccount not previously credited; and

FOURTH, the balance shall be retained in the Series 2022 Revenue Account.

(e) On any date determined by the District, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Series 2022 Revenue Account to the Series 2022 Rebate Account established for the Series 2022 Note in the Rebate Fund in accordance with the Master Indenture and the Tax Regulatory Covenants, the amount determined by the District to be due and owing to the United States, which amount shall be paid by the Trustee upon written instruction by the District, to the United States, when due.

(f) On or after each November 2, the balance on deposit in the Series 2022 Revenue Account on such November 2 shall be applied as provided in Section 505(b) of the Master Indenture.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, earnings on investments in all of the Funds and Accounts held as security for the Series 2022 Note shall be invested only in Series 2022 Investment Obligations. Earnings on investments in the Series 2022 Debt Service Account, the Subaccounts therein and in the Series 2022 Redemption Account and the Subaccounts therein shall be deposited, as realized, to the credit of the Series

2022 Revenue Account and used for the purpose of such Account. All earnings on investments in the Series 2022 Revenue Account shall be deposited therein.

ARTICLE V CONCERNING THE TRUSTEE

Section 501 Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Sixth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502 Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Sixth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503 Trustee's Duties. Except as otherwise expressly stated in this Sixth Supplemental Indenture, nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

Section 504 Extraordinary Fees and Expenses of Trustee. In the event that the Trustee shall be required under the Indenture or directed by the Owner of the Series 2022 Note to take actions to enforce the collection of Delinquent Assessments or to take any other extraordinary actions under the Indenture, the Trustee shall be entitled to withdraw its reasonable fees and expenses, including reasonable attorney fees, from the Series 2022 Trust Estate upon presenting the District with a detailed record of the fees to be paid.

Section 505 Trustee's Standard of Care. The Trustee, prior to the occurrence of an Event of Default, as defined in Section 902 of the Master Indenture and Section 801 hereof, and after the curing of all Events of Default which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in the Indenture. During the existence of any Event of Default (which has not been cured), the Trustee shall exercise the rights, duties and powers vested in it with the same degree of care and skill in their exercise as a prudent person would exercise or use under the circumstances in the conduct of their own affairs. So long as the Original Purchaser is the sole Owner, the Trustee may act upon the direction of the Original Purchaser in undertaking its duties and powers hereunder and shall have no liability for actions so taken (or omitted).

Section 506 Brokerage Confirmations. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 507 Patriot Act Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee

will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VI ADDITIONAL BONDS

Section 601 Additional Bonds. The District covenants and agrees that so long as the Series 2022 Note is Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2022 Trust Estate; provided, however, that the District may issue Bonds or notes under the Master Indenture or under another indenture for purposes permitted by the Act which are secured by Assessments levied on the same tax parcels subject to the Series 2022 Assessments.

ARTICLE VII ADDITIONAL COVENANTS OF THE DISTRICT

Section 701 Affirmative Covenants of the District. For so long as any of the principal amount of or interest on the Series 2022 Note is Outstanding or any duty or obligation of the District contemplated hereunder or under the Series 2022 Note remains unpaid or unperformed, the District covenants to the Owner as follows:

(a) The District shall pay from the Series 2022 Trust Estate the principal of and the interest on the Series 2022 Note at the time and place and in the manner provided herein and in the Series 2022 Note.

(b) Proceeds from the Series 2022 Note will only be used to redeem the Refunded Bonds and pay to Costs of Issuance of the Series 2022 Note.

(c) The District shall within ten (10) calendar days after it acquires knowledge thereof, notify the Owner and the Trustee in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute and Event of Default with respect to the Series 2022 Note, and shall provide the Owner with such written notice, a detailed statement by an Authorized Officer of the District of all the relevant facts and the action being taken or proposed to be taken by the District with respect thereto.

(d) The District agrees that any and all records of the District shall be open to inspection by the Owner or its representatives during normal business hours at the offices of the District, subject to the requirements of state and federal law.

(e) The District will take all reasonable legal action within its control in order to maintain its existence as a local unit of special-purpose government of the State, and shall not voluntarily dissolve.

(f) The District shall promptly inform the Owner in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the

District or upon the ability of the District to perform its obligation under the Master Indenture, this Sixth Supplemental Indenture or the Series 2022 Note.

(g) The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Owner, provide evidence of such coverage to the Owner. Within the first six (6) months of each Fiscal Year the District Manager shall file with the Owner a compliance certificate as confirmation of the insurance coverages relating to the 2012 Project, such compliance certificate to include, without being limited thereto, a schedule of all insurance policies required by the Indenture which are then in effect, stating with respect to each policy the name of the insurer, the amount, number and expiration date, and the hazards and the risks covered thereby.

(h) The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.

(i) In the event the Series 2022 Note should be subject to the State excise tax on documents or debt instruments, or any similar tax, the District shall pay such taxes or reimburse the Owner for any such taxes paid by it in addition to any penalties or fees assessed in connection therewith.

(j) The District will cause an audit to be completed of its books and accounts and shall furnish to the Owner within 9 months after the end of each Fiscal Year audited year-end financial statements of the District prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provision of any successor statute or rule governing Florida governmental entity audits.

(k) The District shall adopt an annual budget as required by law. The District shall provide the Owner with a copy of its annual budget for each Fiscal Year not later than forty-five (45) days after the commencement thereof. The budget shall specifically detail the Series 2022 Assessments and any other special assessments to be levied by the District with respect to such Fiscal Year.

(l) The District shall maintain records with respect to the Series 2022 Assessments which shall be updated as Series 2022 Assessments are collected. The records shall detail Series 2022 Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Owner at such times, and in such format as the Owner may reasonably request. Upon the occurrence of an Event of Default with respect to the Series 2022 Note, the District will, upon request of the Owner, engage the services of a consultant reasonably acceptable to the Owner to make assist the District in levying the Assessments until such Event of Default is cured (the "Consultant Engagement"). The cost of the Consultant Engagement will be paid by the District from amounts in the Series 2022 Revenue Account.

(m) Commencing with the tax roll adopted during calendar year 2022, the District shall provide the Owner the certified assessment roll detailing the Series 2022 Assessments, if any, to be imposed for each tax year within thirty (30) days of the date such roll becomes available.

(n) The 2012 Project is and will be owned by the District or another political subdivision of the State of Florida and the 2012 Project shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health, safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such 2012 Project from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the 2012 Project. To the extent the District maintains any portion of the 2012 Project, the District shall levy operation and maintenance assessments as shall be necessary to provide for the maintenance of such portion of the 2012 Project maintained by the District.

(o) The District will collect the Series 2022 Assessments in accordance with the Act and the Assessment Proceedings in such amounts, when combined with amounts in the Debt Service Fund, as shall produce an amount at least sufficient to pay the principal of and interest on the Series 2022 Note as the same become due and payable, in addition to all other expenses payable out of the Series 2022 Assessments. Series 2022 Assessments shall be used solely to pay debt service on the Series 2022 Note including the cost of collection, and as otherwise provided under the Indenture. The District represents to the Owner that the District has taken all steps legally necessary to have been taken as of the date of issuance of the Series 2022 Note in order to impose the Series 2022 Assessments and the District shall take all steps within its power as shall in the future be legally necessary to impose the Series 2022 Assessments in such amount. The District covenants that if any of the Series 2022 Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make any such assessment when it might have done so, the District covenants that it will take all necessary steps to cause new Series 2022 Assessments to be made in the manner provided by law and in any case any such second Series 2022 Assessment or an initial Series 2022 Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the District shall obtain and make other Series 2022 Assessments until a valid assessment shall be made.

(p) The District shall utilize the uniform method for collection of the Series 2022 Assessments as authorized by Section 197.3632, *Florida Statutes*, unless such method is unavailable.

Section 702 Negative Covenants of the District. For so long as any of the principal amount of or interest on the Series 2022 Note is Outstanding or any duty or obligation of the District contemplated hereunder or under the Series 2022 Note remains unpaid or unperformed, the District covenants to the Owner as follows:

(q) The District shall not materially alter, amend or repeal the Assessment Proceedings, or take any action impairing the authority thereby or hereby given with respect to the Series 2022 Assessments, or the payment of the Series 2022 Note, without the prior written approval of the Owner which approval shall not be unreasonably withheld.

(r) The District shall not create or permit any pledge, assignment, mortgage or lien on the Series 2022 Assessments or the 2012 Project.

(s) The District shall not dispose of any of the 2012 Project other than in the ordinary course of business.

(t) The District shall not loan money or make advances or other extensions of credit to other Persons except in the normal of course the District's operations.

Section 703 Additional Covenant Regarding Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Sixth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2022 Assessments, and to levy the Series 2022 Assessments, in such manner and in such amounts as will generate funds sufficient to pay the principal of and interest on the Series 2022 Note, when due. The District further covenants and agrees that the Series 2022 Assessments shall be collected pursuant to the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, as amended, unless such method is not available.

The District further covenants and agrees that it will not reduce the Series 2022 Assessment on any tax parcel from that set forth in the Assessment Proceedings on account of any reduction in Debt Service on the Series 2022 Note resulting from a redemption of Series 2022 Note from amounts deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account in the Redemption Fund except to the extent such Series 2022 Assessment was prepaid.

Section 704 Foreclosure of Assessment Lien. Notwithstanding any provisions of the Indenture to the contrary, the following provisions shall apply with respect to the Series 2022 Assessments and Series 2022 Note.

If any property shall be offered for sale for the nonpayment of any Series 2022 Assessment and no Person shall purchase such property for an amount equal to the full amount due on the Series 2022 Assessments for such property (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may (but is not required to be) then be purchased by the District for an amount greater than or equal to the balance due on the Series 2022 Assessments for such property (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Series 2022 Note; provided that the Trustee shall have the right, acting at the direction of the Owner, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken through the Trustee, shall have the power and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2022 Revenue Account . The District, either through its own actions, or actions caused to be taken through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2022 Note within sixty (60) days after the receipt of the request therefore signed by the Trustee or the Owner. The Trustee may, upon direction from the Owner, pay costs associated

with any actions taken by District pursuant to this paragraph from any moneys legally available for such purpose held under the Master Indenture or this Sixth Supplemental Indenture.

ARTICLE VIII EVENTS OF DEFAULT

Section 801 Events of Default. The “Events of Default” set forth in Section 9.02 of the Master Indenture shall not apply to the Series 2022 Note and in lieu thereof each of the following events is hereby declared to be an “Event of Default” with respect to the Series 2022 Note:

- (a) a Monetary Default; or
- (b) the District shall default in the performance of or compliance with any term or covenant contained in the Master Indenture or this Sixth Supplemental Indenture, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Owner; or (ii) the Owner is notified of such noncompliance or should have been so notified, whichever is earlier; provided, however, if the District is diligently pursuing a remedy, then the cure period is extended to ninety (90) days; or
- (c) any representation or warranty made in writing by or on behalf of the District in any agreement relating to the Series 2022 Note shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
- (d) the District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof; or
- (e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- (f) so long as the Original Purchaser or any subsidiary or affiliate of the Original Purchaser is the Owner, the District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Original Purchaser or or any other subsidiary or affiliate of the Original Purchaser; or
- (g) a judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days; provided, however, if the District is diligently pursuing a remedy, then the cure period is extended to ninety (90) days.

**ARTICLE IX
MISCELLANEOUS**

Section 901 Confirmation of Master Indenture. As supplemented by this Sixth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Sixth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Sixth Supplemental Indenture and to the Series 2022 Note issued hereunder.

Section 902 Amendments. No amendment to this Sixth Supplemental Indenture or to the provisions of the Master Indenture relating to or affecting the Series 2022 Note shall be made without the written consent of the Owner.

Section 903 Counterparts. This Sixth Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

Section 904 Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Sixth Supplemental Indenture are hereby incorporated herein and made a part of this Sixth Supplemental Indenture for all purposes.

Section 905 Payment Dates. In any case in which an Interest Payment Date or the Maturity Date of the Series 2022 Note or the date fixed for the redemption of any Series 2022 Note shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the due date, however interest on such payment shall accrue through and including such next succeeding Business Day.

Section 906 No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Owner of the Series 2022 Note.

Section 907 Waiver of Jury Trial. THE DISTRICT AND THE TRUSTEE WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE MASTER INDENTURE, THIS SIXTH SUPPLEMENTAL INDENTURE, THE SERIES 2022 NOTE AND/OR THE SERIES 2022 TRUST ESTATE. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY THE DISTRICT AND THE TRUSTEE. THE DISTRICT AND THE TRUSTEE, EACH ACKNOWLEDGE THAT NO PERSON ACTING ON BEHALF OF THE DISTRICT, THE TRUSTEE OR THE ORIGINAL PURCHASER HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE DISTRICT AND THE TRUSTEE FURTHER ACKNOWLEDGE THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THIS SIXTH SUPPLEMENTAL INDENTURE AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT COUNSEL, SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

Section 908 Notices. Any notice to be provided to the District or the Trustee under the Indenture with respect to the Series 2022 Note shall be provided to the Owner at the Notice Address.

IN WITNESS WHEREOF, Mediterra Community Development District has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its Vice President.

SEAL

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chair, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee**

By: _____
Vice President

EXHIBIT A

FORM OF 2022 NOTE

THE REGISTRATION OF OWNERSHIP OF THIS SERIES 2022 NOTE MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO (I) A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES), (II) AN “ACCREDITED INVESTOR,” AS DESCRIBED IN RULE 501(A) UNDER REGULATION D OF THE SECURITIES ACT OF 1933, AS AMENDED, OR (III) A SUBSIDIARY OR AFFILIATE OF THE ORIGINAL PURCHASER, AS PROVIDED IN THE SUPPLEMENTAL INDENTURE

No. Series 2022R-1

\$7,053,000

United States of America

State of Florida

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
2.09% (subject to adjustment as provided in the Supplemental Indenture)	May 1, 2031	March 24, 2022	None

Registered Owner: SYNOVUS BANK

Principal Amount: SEVEN MILLION FIFTY THREE THOUSAND DOLLARS

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Note shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on May 1, 2022, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first

Business Day succeeding such Interest Payment Date, and interest on the principal sum shall continue to accrue to the date of such payment. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 801 of the Sixth Supplemental Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Note. Any payment of principal, Maturity Amount or Redemption Price shall be made at such place as the Registered Owner of this Series 2022 Note may designate to the District and Trustee without presentation of the Note. Presentment of this Note shall not be required for payment; however, promptly following payment in full of the principal on this Note, this Note shall be deemed cancelled and so noted on the registration books maintained by the Trustee. Payment of interest shall be made by check (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular record date for the respective interest payment to such account as shall be specified in such request). Interest on this Note will be computed in all cases on the basis of a 360-day year of twelve 30-day months. Presentment of this Note shall not be required so long as the Original Purchaser (as defined in the Supplemental Indenture) is the registered Owner thereof. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Indenture.

Upon the occurrence of an Adjustment Event (as defined in the Supplemental Indenture), the interest rate borne by this Series 2022 Note shall be subject to adjustment as provided in the Supplemental Indenture.

This Note is issued under a Master Trust Indenture, dated as of December 1, 1999 (the “Master Indenture”), between the District and U.S. Bank Trust Company, National Association, as trustee (as successor to U.S. Bank, National Association) (the “Trustee”), as amended and supplemented by a Sixth Supplemental Trust Indenture, dated as of March 1, 2022 (the “Supplemental Indenture”), between the District and the Trustee (the Master Indenture as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the “Indenture”). The Series 2022 Note is issued in an original aggregate principal amount of \$7,053,000 to: (i) currently refund the Refunded Bonds and (ii) pay certain costs associated with the issuance of the Series 2022 Note.

NEITHER THIS NOTE NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS NOTE AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE

SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE SERIES 2022 NOTE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2022 NOTE. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2022 NOTE, SHALL BE PAYABLE FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2022 TRUST ESTATE, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE SUPPLEMENTAL INDENTURE.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes (2022), and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Notes issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Maturity Amount and Redemption Price of, and the interest on, the Note, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2022 Assessments (as defined in the Indenture), the terms and conditions under which this Note may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Notes, and, by the acceptance of this Note, the Owner hereof assents to all of the provisions of the Indenture. The Series 2022 Note is secured by the Series 2022 Trust Estate. The Supplemental Indenture does not authorize the issuance of any additional Notes ranking on a parity with the Series 2022 Note as to the lien and pledge of the Series 2022 Trust Estate.

The Series 2022 Note is issuable only as one registered Note without coupons in current interest form. Subject to the transfer restrictions stated on the face of this Series 2022 Note and in the Supplemental Indenture, this Note is transferable in whole but not in part by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee, as Bond Registrar (the “Bond Registrar”), upon surrender of this Note, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Note will be issued to the transferee.

The Series 2022 Note is subject to redemption prior to maturity at the option of the District in whole or in part at any time at a redemption price equal to (i) prior to March 24, 2025, 102 percent of the principal amount being redeemed, together with accrued interest to the date of redemption, and (ii) thereafter, the principal amount being redeemed, together with accrued interest to the date of redemption, without premium.

The Series 2022 Note is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2022 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in

the Master Indenture) at a redemption price equal to the principal amount being redeemed, without premium, together with accrued interest, on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
2022	\$404,000	2027	\$738,000
2023	679,000	2028	753,000
2024	693,000	2029	769,000
2025	708,000	2030	785,000
2026	722,000	2031*	802,000

* Maturity

As more particularly set forth in the Master Indenture and Supplemental Indenture, the portions of Series 2022 Note that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2022 Note. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of the Series 2022 Note other than from scheduled Amortization Installments so as to re-amortize the remaining Outstanding principal balance of the Series 2022 Note in substantial equal annual installments of principal and interest over the remaining term thereof as set forth in the Supplemental Indenture.

The Series 2022 Note is subject to extraordinary mandatory redemption prior to maturity, in whole or in part on any date, in the manner determined by the Bond Registrar at the redemption price equal to the principal amount being redeemed, without premium, together with accrued interest to the date of redemption from amounts transferred to the Series 2022 Prepayment Subaccount of the Series 2022 Redemption Account in accordance with the terms of the Indenture.

Notice of redemption shall specify the principal amount of the Series 2022 Note being redeemed and be by written or electronic transmission to the Owner at the physical or electronic address of such registered Owner recorded on the bond register maintained by the Bond Registrar not less than ten (10) calendar days prior to the redemption date.

On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2022 Note or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2022 Note or such portions thereof on such date, interest on such Series 2022 Note or such portions thereof so called for redemption shall cease to accrue, such Series 2022 Note or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2022 Note or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

Notwithstanding any other provision of the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Note shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Note which remain unclaimed for two (2) years after the date when such Note has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Note became due and payable, shall, subject to any applicable escheat laws, be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities (as defined in the Indenture) sufficient to pay the principal or redemption price of any Notes becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2022 Note as to the Series 2022 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

THE REGISTERED OWNER WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE INDENTURE, THE SERIES 2022 NOTE AND/OR THE SERIES 2022 TRUST ESTATE. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY REGISTERED OWNER. THE REGISTERED OWNER, ACKNOWLEDGES THAT NO PERSON ACTING ON BEHALF OF A PARTY TO THE INDENTURE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE REGISTERED OWNER FURTHER ACKNOWLEDGES THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE MAKING OF THIS WAIVER BY INDEPENDENT COUNSEL, SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note and the execution of the Indenture, have happened, exist and have been performed as so required. This Note shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Mediterra Community Development District has caused this Note to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

[Official Seal]

[FORM OF CERTIFICATE OF AUTHENTICATION FOR SERIES 2022 NOTE]

This Note is one of the Notes of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Trustee**

Date of Authentication: _____, 2022

By: _____
Vice President

CERTIFICATE OF VALIDATION

This Note refunds a Series of Bonds which were validated by judgments of the Circuit Court of the Twentieth Judicial Circuit of the State of Florida in and for Collier County, Florida, and Lee County, Florida, rendered on November 22, 1999 and June 8, 2001.

Chair

[FORM OF ABBREVIATIONS FOR SERIES 2022 NOTE]

The following abbreviations, when used in the inscription on the face of the within Note, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JU TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform
Transfer to Minors Act _____ (Cust.) (Minor) (State)

Additional abbreviations may also be used

though not in the above list.

Exhibit B-Commitment Letter



Government Banking Solutions

January 18, 2022

Mediterra Community Development District
Attn: Sara Zare
MBS Capital Markets, LLC
sara@mbscapitalmarkets.com

RE: \$7,955,000 Mediterra Community Development District, Capital Improvement Revenue Refunding Bonds, Series 2022

Synovus Bank ("Bank") is pleased to consider the Direct Purchase of the Series 2022 Bond as described below and issued by Mediterra Community Development District (the "District"), the basic terms and conditions of which are set forth below. This proposal is subject to the satisfactory completion of the Bank's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend. Upon notification of award, the Bank will have final credit approval within 10 business days.

- Borrower:*** Mediterra Community Development District (the "District")
- Facility:*** Tax Exempt, Bank Qualified Bond
- Amount:*** \$7,955,000 (*not to exceed*)
- Purpose:*** The District will use the proceeds to refund the District's outstanding Capital Improvement Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds") in the amount of \$7,955,000.
- Term:*** The total term of the Bonds will be approximately 109 months from the date of closing with a final stated maturity of May 1, 2031.
- Collateral:*** Security for the Bond will be Non-Ad Valorem Assessments levied by the District upon the benefited lands within the District.
- Repayment:*** Semi-Annual interest payments on the 1st of each May and November, commencing on May 1, 2022. Principal will be due annually each May 1st commencing May 1, 2022. Interest will be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Interest Rate: The tax-exempt interest rate will be fixed at **2.09 percent** at closing. The rate will be held until March 31, 2022. In the event the closing is delayed past that date, the rates will be reset three days prior to the scheduled closing and will equal 79 percent of the prevailing Ten (10) Year Treasury Constant Maturity plus 89 basis points with a floor of 2.09 percent. This rate will be fixed until Final Maturity of May 1, 2031.

The Treasury Constant Maturity will be as published by the Federal Reserve located via the internet at <https://www.federalreserve.gov/releases/h15/>.

Pre-payment: The Bond can be prepaid at a premium of 102 percent any time prior to the third anniversary of the closing date and at par thereafter. Each prepayment and redemption of such Bond shall be made on such date and in such principal amount as shall be specified by the District in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

Fees: The District's Bond counsel will provide documentation associated with this transaction. Documentation will be subject to the review and approval of the Bank and the Bank's counsel. The District agrees to pay all legal fees and expenses of the Bank associated with the review and closing of this transaction, which costs may be paid with proceeds of the Bond. Legal costs shall be capped at no more than \$7,500. The Bank's legal counsel for proposed transaction will be Greenspoon Marder Law.

Affirmative

Covenants: For so long as any of the principal amount of or interest on the proposed Bond is outstanding or any duty or obligation of the District contemplated under the proposed Bond remains unpaid or unperformed, the District covenants to the Bank as follows:

- 1) *Payment* - The District shall pay the principal of and the interest on the proposed Bond at the time and place and in the manner provided in the Bond.
- 2) *Use of Proceeds* - Proceeds from the Bond will only be used as previously defined
- 3) *Notice of Defaults* - The District shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the District of all the relevant facts and the action being taken or proposed to be taken by the District with respect thereto.
- 4) *Records* - The District agrees that any and all records of the District shall be open to inspection by the Bank or its representative's during normal business hours at the offices of the District.
- 5) *Maintain Existence* - The District will take all reasonable legal action within its control in order to maintain its existence as an independent special District of the State and shall not voluntarily dissolve.
- 6) *Notice of Liabilities* - The District shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the District or upon the ability of the District to perform its obligation under the proposed Note.
- 7) *Insurance* - The District shall maintain such liability, casualty and other

- insurance as is reasonable and prudent for similarly situated political subdivisions of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.
- 8) *Comply with Laws* - The District is in compliance and shall comply with all applicable federal, state and local laws and regulatory requirements.
 - 9) *Taxes* - In the event the proposed Bond should be subject to the excise tax or any other Bond Document should be subject to the excise tax on documents, or any similar tax, the District shall pay such taxes or reimburse the Bank for any such taxes paid by it.
 - 10) *Audited Financial Statements* - The District will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2021, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
 - 11) *Annual Budget*. The District shall provide the Bank with a copy of its annual budget for each fiscal year not later than 45 days after the commencement thereof. The budget shall specifically detail the Assessments and any other special assessments to be levied by the District with respect to such fiscal year.
 - 12) *Assessment Records*. The District shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Bank at such times, and in such format as the Bank may reasonably request. Upon the occurrence of any Event of Default, the District will, upon request of the Bank, engage the services of a consultant reasonable acceptable to the Bank to assist the District in levying the Assessments until such time as the default is cured.
 - 13) *Assessment Roll*. Commencing with the tax roll adopted during the year 2022, the District shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
 - 14) *Maintenance of Improvements*. All Improvements are and will be owned by the District or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The District shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative
Covenants:*

For so long as any of the principal amount of or interest on the proposed Bond is outstanding or any duty or obligation of the District under the proposed Bond remains unpaid or any obligation of the District under any of the Bond Documents remain unpaid or unperformed, that:

- 1) *No Amendments.* The District shall not alter, amend or repeal the Assessment Resolutions, or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments, or the payment of the Bond, without prior written approval of the Bank which shall not be unreasonably withheld.
- 2) *No Liens.* The District shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Bond Documents.
- 3) *Disposition of Assets.* The District shall not dispose of any of the Improvements other than in the ordinary course of business.
- 4) *Loans.* The District shall not loan money or make advances or other extensions of credit to other persons or entities except in the normal course of the District's Operations.

Assessments

- 1) *Limited Obligation.* The District promises that it will promptly pay the principal of and interest on the Bond(s) at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Bond(s) is payable solely from the Assessments, and nothing in the Bond(s) or in the Bond Resolution shall be construed as pledging any other funds or assets of the District to such payment or authorizing such payment to be made from any other source. The District is not and shall not be liable for the payment of the principal of and interest on the Bond or for the performance of any pledge, obligation or agreement for payment undertaken by the District hereunder from any property other than the Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the District to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Bond.
- 2) *Pledge of Assessments.* The principal of and interest on the Bond shall be payable from and secured by a lien upon the Assessments. The District will grant a security interest in favor of the Bank in the Assessments.
- 3) *Levy of Assessments.* The District will levy and assess Assessments upon the benefitted lands within the District in accordance with the Act and the Assessment Resolutions, in amounts and at the times, when combined with the amounts in the Revenue Account and subject to the limitations set forth in the Assessment Resolutions and in the Act, that are sufficient to pay the principal of and interest on the Bond as herein provided. The District shall utilize the uniform method for the collection of the Assessments as authorized by Section 197.3632, Florida Statutes. The District will take all necessary steps to levy and collect Assessments Revenues sufficient to pay the principal and interest of the Bond when due.
- 4) *Use of Assessments.* The District will use the proceeds of Assessments levied for debt service solely to pay principal of and interest on the Bond and Collection Costs.

*Debt Service
Reserve:*

Waived – not required

Events of Default:

An "Event of Default" shall be deemed to have occurred under this Agreement if:

1. The District shall fail to make any payment of the principal of or interest on the Bond after the same shall become due and payable ("Monetary Default"), whether by maturity, or otherwise; or
2. The District shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which Default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days; or
3. Any representation or warranty made in writing by or on behalf of the District in any Bond Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
4. The District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
5. The District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
6. The District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
7. A judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days. However, if the District is diligently pursuing a remedy, then the cure period is extended to 90 days.

Monetary Default

Rate: The "default rate of interest" shall be the lesser of five percentage points over the Bank's Prime Rate of interest or the maximum legal rate at the time of the Monetary Default. The default rate of interest shall only apply for interest during the period between when the Monetary Default (after noticed cure period) occurs and when it is cured by the District.

Interest Rate

Adjustments: In the event the interest on the Bond becomes subject to federal income tax in any period, the interest rate will convert to the taxable rate during that period. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the effective federal tax rate. In addition, the District shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

If the Bond shall be determined not to be a "Bank Qualified Obligation", the interest rate shall increase to the rate that shall provide the Bank with the same after tax yield that the Bank would have otherwise received had such determination not occurred, taking into account the increased taxable income of the Bank as a result.

Conditions of

Lending: The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

- 1) Documents are and shall be true and correct to the best of the District's knowledge at the time of closing.
- 2) On the closing date the District shall be in compliance with all the terms and provisions set forth in the Bond Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse Wa time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.
- 3) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Bond by the Bank): (i) the opinion of Bond Counsel to the District, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Bond, the District's power to incur the debt evidenced by the Bond, the due adoption and enforceability of the Bond Resolution and Assessment Resolutions and the due creation and existence of the District and to the effect that the interest on the Bond is excluded from gross income for federal income tax purposes and the Bond is exempt from State excise tax on documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- 4) No material and adverse changes shall have occurred in the financial condition of the District.
- 5) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.

*Waiver of
Jury Trial*

District and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any Bond document executed in connection herewith or any other matter arising from the relationship between Bank and District.

Synovus Bank, ("Bank") appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Bond by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,



Andy LaFear, VP
Government Banking Solutions
Synovus Bank
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
(904) 347-7068
andylafear@synovus.com



Jim Mitchell, SVP
Sr. Director of Government Banking Solutions
Synovus Bank
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

Agreed to and Accepted 19TH ^{this} DAY OF JANUARY of 2022.

BORROWER: Mediterra Community Development District, Florida

Signature: CEA

Name: CHESLEY E. ADAMS JR.

Title: MGR/SEC.

Exhibit C-Escrow Deposit Agreement

ESCROW DEPOSIT AGREEMENT

ESCROW DEPOSIT AGREEMENT, dated March 24, 2022 by and between the **MEDITERRA COMMUNITY DEVELOPMENT DISTRICT** (the “**District**”), a duly constituted and existing local unit of special purpose government under the laws of the State of Florida, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION** (the “**Escrow Agent**”), a national banking association organized and existing under the laws of the United States of America, as Escrow Agent hereunder.

WHEREAS, the District has previously issued its Capital Improvement Revenue Refunding Bonds, Series 2012 (the “2012 Bonds”) pursuant to a Master Trust Indenture dated as of December 1, 1999 as supplemented by a Fourth Supplemental Trust Indenture dated as of May 1, 2012 (the “2012 Indenture”) between the District and U.S. Bank Trust Company, National Association as successor trustee (the “Trustee”); and

WHEREAS, Article XII of the Master Indenture provides that the 2012 Bonds shall be deemed to have been paid upon compliance by the District with the provisions thereof, which provisions the District hereby represents have not been amended or supplemented; and

WHEREAS, the District has determined to issue, pursuant to the Master Indenture as supplemented by a Sixth Supplemental Trust Indenture dated as of March 1, 2022 (collectively with the Master Indenture, the “Indenture”) by and between the District and the Trustee, its \$7,053,000 aggregate principal amount of Capital Improvement Revenue Refunding Note, Series 2022 (the “2022 Note”) for the purpose of refunding and together with other legally available moneys, defeasing as provided herein all of the outstanding 2012 Bonds (the “Refunded Bonds”); and

WHEREAS, a portion of the proceeds of the 2022 Note together with other legally available moneys of the District will be deposited in the Escrow Fund created pursuant to Section 4 hereof in an amount sufficient without reinvestment to pay the Refunded Bonds as provided herein and to discharge and satisfy the covenants, agreements and other obligations of the District in regard to such Refunded Bonds; and

WHEREAS, the issuance of the 2022 Note, the deposit of such cash into the Escrow Fund to be held by the Escrow Agent and the discharge and satisfaction of the covenants, agreements and other obligations of the District in regard to the Refunded Bonds shall occur as a simultaneous transaction; and

WHEREAS, this Agreement is intended to effectuate such simultaneous transaction.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The recitals stated above are true and correct and incorporated herein.
2. Receipt of true and correct copies of the above-mentioned Indenture is hereby acknowledged by the Escrow Agent. The Escrow Agent also acknowledges receipt of, but

makes no representation regarding the accuracy of, the report of Causey Demgen & Moore, P.C., dated March 24, 2022 (the “Accountant’s Certificate”) indicating that sufficient cash has been deposited into the Escrow Fund hereinafter created to provide for all payments due on the Refunded Bonds through their redemption date of May 1, 2022. Upon such deposit, the obligations of the District to the owners and beneficial owners of the Refunded Bonds under the 2012 Indenture shall be discharged and satisfied.

3. In accordance with the 2012 Indenture, the District by this Agreement exercises the option to have the covenants, agreements and other obligations of the District to the Owners of the Refunded Bonds discharged and satisfied simultaneously with the deposit of funds described in Section 4 hereof.

4. There is hereby created and established with the Escrow Agent a special, segregated and irrevocable escrow fund designated the “Mediterra Community Development District Escrow Deposit Fund” (the “Escrow Fund”), which Escrow Fund is to be held in the custody of the Escrow Agent for the benefit of the holders of the Refunded Bonds as provided more specifically below, separate and apart from other funds of the District and the Escrow Agent. The Escrow Agent hereby acknowledges the receipt of the sum of \$8,154,462.50; consisting of \$6,891,656.62 from the sale and delivery of the 2022 Note and \$1,262,805.88 transferred from the funds and accounts of the trust estate for the 2012 Bonds and other available moneys associated with the Refunded Bonds (the “Escrow Proceeds”). The Escrow Proceeds have been deposited to the Escrow Fund.

5. In reliance upon the Accountant’s Certificate, the District represents and warrants that the deposit made pursuant to Section 4 is sufficient to pay the principal of and interest due on the Refunded Bonds as described in **Schedule “A”** attached hereto. If such deposit shall be insufficient to make such payments, the District shall timely deposit in the Escrow Fund, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds as described in **Schedule “A”** hereto. Notice of any insufficiency shall be given by the Escrow Agent to the District as promptly as possible, but the Escrow Agent shall in no manner be responsible for the District’s failure to make such deposits.

6. The deposit in the Escrow Fund as described in Section 4 shall constitute deposit of moneys with the Escrow Agent solely for the payment of the principal and interest on the Refunded Bonds at such time and in such amount as set forth in **Schedule “A”** hereto, and such deposits shall be used solely for such purposes. The District directs that such deposits shall be held uninvested.

7. The District hereby directs, and the Escrow Agent hereby agrees, that it will undertake the timely transfer of money to the Paying Agent for the Refunded Bonds or any successors or assigns thereto (collectively, the “Refunded Bonds Paying Agent”) in accordance with **Schedule “A”** attached hereto, in order to effectuate this Agreement and to pay the Refunded Bonds in the amount and at the time provided in said **Schedule “A”**. The liability of the Escrow Agent to make such transfer for the payment of the principal and interest on the Refunded Bonds pursuant to this Agreement shall be limited to the application of amounts available for such purposes in the Escrow Fund.

8. The District hereby and instructs and directs the Escrow Agent as the registrar for the Refunded Bonds to give the notice or notices required by the 2012 Indenture including notice in substantially the form of Exhibit A hereto in connection with the redemption and defeasance of the Refunded Bonds. All of the Refunded Bonds shall be redeemed on May 1, 2022 at 100% of the principal amount thereof plus accrued interest to such redemption date. The District will not exercise any optional redemption of the Refunded Bonds except as provided in this Section 8.

9. Concurrently with the deposit set forth in Section 4 hereof, the Refunded Bonds are hereby deemed to have been paid in full within the meaning and with the effect expressed in the 2012 Indenture and such 2012 Indenture shall be deemed to have been terminated with respect to its applicability to such Refunded Bonds, except for the provisions thereof that survive termination.

10. The Escrow Fund hereby created shall be irrevocable and the holders of the Refunded Bonds shall have an express lien on all cash deposited in the Escrow Fund pursuant to the terms hereof until paid out, used and applied in accordance with this Agreement. Neither the District nor the Escrow Agent shall cause, and the District will not permit, any other lien or interest to be imposed upon the Escrow Fund.

11. This Agreement is made for the benefit of the District and the holders from time to time of the Refunded Bonds and the holder of the 2022 Note and it shall not be repealed, revoked, altered or amended without the written consent of all such holders, the Escrow Agent and the District provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such holders enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized bond counsel with respect to compliance with this Section 11, including the extent, if any, to which any change, modification or addition affects the rights of the holders of the Refunded Bonds and/or the 2022 Note, or that any instrument executed hereunder complies with the conditions and provisions of this Section 11.

12. The Escrow Agent is charging a fee of \$700.00 for performing under this Agreement which shall be paid by the District. The District shall pay any expenses reasonably associated with the performance by the Escrow Agent of any extraordinary services hereunder which are payable by the District upon presentation of an invoice therefor from the Escrow Agent. The Escrow Agent shall have no lien whatsoever upon any of the cash in said Escrow

Fund and no right to apply any of the cash in said Escrow Fund for the payment of such fees and expenses.

13. The Escrow Agent shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The Escrow Agent shall not be liable for the accuracy of the calculations as to the sufficiency of the deposit to the Escrow Fund to pay the Refunded Bonds. So long as the Escrow Agent applies the moneys deposited pursuant to Section 4 hereof to pay the Refunded Bonds as provided herein, and complies fully with the terms of this Agreement, the Escrow Agent shall not be liable for any deficiencies in the amounts necessary to pay the Refunded Bonds caused by such calculations. Notwithstanding any provision herein to the contrary, in no event shall the Escrow Agent be liable for special, indirect or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Escrow Agent has been advised of the likelihood of such loss or damage.

The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement and no implied warrants or obligations shall be read into this Agreement against the Escrow Agent. The Escrow Agent may consult with counsel, knowledgeable in regard to the matters set forth in this Agreement, with respect to any extraordinary matter relevant to this Agreement, who may or may not be counsel to the District, and be entitled to receive from the District reimbursement of the reasonable fees and expenses of such counsel, and in reliance upon the opinion of such counsel have full and complete authorization in respect of any action taken, suffered or omitted by it in good faith in accordance therewith. Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by an authorized officer of the District and the Escrow Agent may in good faith conclusively rely upon such certificate.

The Escrow Agent may conclusively rely upon any notice, order, requisition, request, consent, certificate, order, opinion (including an opinion of counsel), affidavit, letter, telegram or other paper or document in good faith deemed by it to be genuine and correct and to have been signed or sent by the proper person or persons. Any payment obligation of the Escrow Agent hereunder shall be paid from, and is limited to funds available, established and maintained hereunder; the Escrow Agent shall not be required to expend its own funds for the performance of its duties hereunder. The Escrow Agent may act through its agents and attorneys and shall not be responsible for any misconduct or negligence on the part of any such person so appointed with due care. The Escrow Agent shall not be responsible or liable for any failure or delay in the performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God; earthquakes; fire; flood; hurricanes or other storms; wars; terrorism; similar military disturbances; sabotage; epidemic; pandemic; riots; interruptions; loss or malfunctions of utilities, computer (hardware or software) or communications services; accidents; labor disputes; acts of civil or military authority or governmental action; it being understood that the Escrow Agent shall use commercially reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as reasonably practicable under the circumstances.

The District further agrees to the extent allowable by law and specifically without waiving any of its sovereign immunity protections as set forth in Section 768.28, Florida Statutes, and other Florida law to save the Escrow Agent harmless, to the extent allowed by law, against any liabilities which it may incur in the exercise and performance of its powers and duties hereunder, and which are not due to Escrow Agent's negligence or willful misconduct. The Escrow Agent's rights under Sections 12 and 13 hereof shall survive the termination of this Agreement and/or the sooner resignation or removal of the Escrow Agent and shall inure to the benefit of the Escrow Agent's successors and assigns.

14. The Escrow Agent, at the time acting hereunder, may at any time resign and be discharged from the duties and obligations hereby created by giving not less than two (2) days written notice to the District and mailing notice thereof, specifying the date when such resignation will take effect to the holders of all Refunded Bonds then outstanding, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and to the District and signed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding. The Escrow Agent may also be removed at the written direction of the District delivered to the Escrow Agent.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding in the manner above provided, and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the District pursuant to the foregoing provisions of this Section 14 within two (2) days after written notice of resignation of the Escrow Agent has been given to the District, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States

or any state thereof, and shall have at the time of appointment capital and surplus of not less than \$75,000,000.

Every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent, without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, duties and obligations of its predecessor; but such predecessor shall nevertheless, on the written request of such successor Escrow Agent or the District execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights and powers of such predecessor hereunder except for such predecessor's rights under Sections 12 and 13 hereof; and every predecessor Escrow Agent shall deliver all moneys held by it to its successor. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation or association into which the Escrow Agent, or any successor as Escrow Agent under this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or transfers all or substantially all of its corporate trust business to, or any corporation or association resulting from any merger, conversion or consolidation to which the Escrow Agent or any successor to it shall be a party, shall be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

15. This Agreement, except as otherwise provided herein, shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made. Upon such termination, all moneys remaining in the Escrow Fund shall be released to the District.

16. This Agreement shall be governed by the applicable laws of the State of Florida without regard to conflict of law principles.

17. If any one or more of the covenants or agreements provided in this Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

18. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

19. The District will not accelerate the maturity of any Refunded Bonds or exercise any option to redeem any Refunded Bonds except as set forth in Section 8 hereof.

20. Any notice, authorization, request or demand required or permitted to be given in accordance with the terms of this Agreement shall be in writing and sent by registered or certified mail addressed to:

MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

U.S. Bank Trust Company, National
Association
500 W. Cypress Creek Rd., Suite #500
Ft. Lauderdale, FL 33309
Attention: Corporate Trust Department

In either case, with a copy to: Synovus Bank, 1148 Broadway, Columbus, Georgia 31901, Attn: Jim Mitchell, Senior Director

IN WITNESS WHEREOF, the parties hereto have each caused this Escrow Deposit Agreement to be executed by their duly authorized officers and appointed officials and in the case of the District, its seal to be hereunder affixed and attested as of the date first above written.

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT**

(SEAL)

ATTEST:

By: _____
Chair

Secretary

*(Signature page of Escrow Deposit Agreement dated March 24, 2022
re: Mediterra Community Development District Capital Improvement
Revenue Refunding Note, Series 2022)*

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Escrow
Agent**

By: _____
Vice President

SCHEDULE A

<u>Payment Date</u>	<u>Maturing Principal</u>	<u>Redeemed Principal</u>	<u>Interest</u>	<u>Total</u>
May 1, 2022	\$635,000.00	\$7,320,000	\$199,462.50	\$8,154,462.50

EXHIBIT A

**NOTICE OF DEFEASANCE
MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022**

<u>Series</u>	<u>Amount Refunded</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
2012	\$635,000	4.50%	May 1, 2022
2012	660,000	4.65	May 1, 2023
2012	6,660,000	5.10	May 1, 2031

NOTICE IS HEREBY GIVEN to the holders of the outstanding Capital Improvement Revenue Refunding Bonds, Series 2012, of the Mediterra Community Development District (the “Bonds”) that there has been deposited with U.S. Bank National Association, as escrow agent, moneys which have been calculated to be sufficient to pay all due principal and interest on such Bonds on May 1, 2022.

The Bonds are deemed to have been paid within the meaning of Article XII of the Master Trust Indenture dated as of December 1, 1999 and that Fourth Supplemental Trust Indenture dated as of May 1, 2012 both between the District and U.S. Bank Trust Company, National Association as successor trustee. This notice does not constitute a notice of redemption and no Bonds should be delivered to the District or its paying agents as a result of this publication.

Dated: March __, 2022.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,**
Escrow Agent

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE 2022 NOTE; CONFIRMING AND ADOPTING A SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2022 NOTE; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Mediterra Community Development District (the "District"), was established pursuant to Ordinance No. 99-67, as amended by Ordinance No. 2001-38, of the Board of County Commissioners of Collier County, establishing the Mediterra South Community Development District (the "South District"); Ordinance No. 01-04 of the City Council of the City of Bonita Springs, establishing the Mediterra North Community Development (the "North District"); and the Florida Land and Water Adjudicatory Commission Rule Chapter 42QQQ-1, Florida Administrative Code, establishing the District as a result of a merger of the South District and North District (the "Merger Rule"); and

WHEREAS, pursuant to Florida law, the Merger Rule, the Merger Implementation Agreement by and between Mediterra North and Mediterra South, dated March 15, 2017, and the Notices of Merger of the North District into and with the South District recorded in the Official Records of Collier County as Instrument Number 5575491 and Lee County as Instrument Number 2018000152465, the non-ad-valorem special assessments previously levied by the South District and the North District hereinafter described continue to be legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non ad-valorem special assessments continue and will at all relevant times in the future constitute binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims; and

WHEREAS, the merger of the North District and the South District has no effect on these non ad-valorem special assessments provided, however, all rights to collect and enforce such assessments are now vested entirely in the District; and

WHEREAS, the District has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, on September 22, 1999, the South District’s Board of Supervisors (the “Board”), adopted Resolution 99-16 authorizing, among other things, the issuance of not to exceed \$80,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within and without the District, as amended and supplemented (the “Improvements”); and

WHEREAS, the South District duly authorized and issued its Mediterra South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012, in the par amount of \$13,455,000 (the “2012 Bonds”), and levied special assessments to secure the same in order to refund and redeem all the South District’s Outstanding Capital Improvement Revenue Bonds, Series 1999A (the “1999 South Bonds”) which were issued to finance improvements including but not limited to water management, wetlands mitigation, land acquisition, offsite improvements, and perimeter landscaping (the “1999 South Project”), (ii) refund and redeem all of the South District’s Outstanding Capital Improvement Revenue Bonds, Series 2001 (the “2001 South Bonds”) which were issued to finance improvements including but not limited to water management, utilities, wetland mitigation, land acquisition, offsite improvements, and perimeter landscaping (the “2001 South Project”), and (iii) to make a loan to the North District (the “North Loan”) to finance the refunding and redemption of all of the North District’s Outstanding Capital Improvement Revenue Bonds, Series 2001 (the “2001 North Bonds”) which were issued to finance improvements including but not limited to water management, utilities, perimeter landscaping, wetland mitigation, off-site road improvements, land acquisition and technical services (the “2001 North Project”) (the 2001 North Bonds together with the 1999 South Bonds and the 2001 South Bonds, the “2012 Refunded Bonds”); and

WHEREAS, the South District previously adopted, after notice and public hearing, Resolutions 2000-2, 2000-5, and 2001-14, (the “South District Assessment Resolutions”) for the purpose of equalizing, approving, confirming and levying special assessments to secure the 2012 Bonds; and

WHEREAS, the North District previously adopted, after notice and public hearing, Resolutions 2001-18 and 2001-23, (the “North District Assessment Resolutions” together with the South District Assessment Resolutions the “Assessment Resolutions”) for the purpose of equalizing, approving, confirming and levying special assessments to secure the 2012 Bonds; and

WHEREAS, in order to achieve further aggregate and annual debt service savings, the Board determined it is in the best interest of the District, its residents, and landowners to refinance the 2012 Bonds (hereinafter also referred to as the “2022 Refunded Bonds”) via the issuance of a refunding note; and

WHEREAS, the District has received a proposal from Synovus Bank in the nature of a commitment letter submitted through MBS Capital Markets, LLC, for the purchase of its

\$7,053,000 Mediterra Community Development District Capital Improvement Revenue Refunding Note, Series 2022 (the “2022 Note”); and

WHEREAS, pursuant to and consistent with the Assessment Resolutions, this Resolution shall set forth the terms of 2022 Note actually issued by the District and confirm the lien of the levy of special assessments securing the 2022 Note (the “Series 2022 Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2006-07.

SECTION 2. FINDINGS. The Board of Supervisors of the Mediterra Community Development District hereby finds and determines as follows:

(a) The District adopted the Assessment Resolutions,, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement the Assessment Resolutions, for the purpose of setting forth the specific terms of the 2022 Note and certifying the amount of the lien of the special assessments securing any portion of the 2022 Note, including interest, costs of issuance, and the number of payments due.

(b) The *Mediterra Community Development District Series 2022 Refunding Supplemental Special Assessment Methodology Report*, dated March 16, 2022 (the “Series 2022 Report”) attached to this Resolution as **Exhibit A**, applies the adopted *Supplemental Special Assessment Methodology Report dated May 5, 2012* (the “Series 2012 Report”), to the actual terms of the 2022 Note. The Series 2022 Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2022 Note.

(c) It is hereby declared that the 1999 South Project, 2001 South Project and 2001 North Project, described in the respective engineer’s reports and constructed in connection with the 2012 Refunded Bonds, have and will continue to constitute a special benefit to all parcels of real property listed on said final assessment roll attached to **Exhibit A** and that the special benefit, in the case of each such parcel, will be equal to or in excess of the Series 2022 Assessments thereon when allocated as set forth in the final assessment roll attached to **Exhibit A**.

(d) The final assessment roll allocating the Series 2022 Assessments to the benefitted lands, included within **Exhibit A**, is hereby approved, adopted and confirmed.

(e) The equalization, approval, confirmation and levy of the special assessments imposed pursuant the Assessment Resolutions, is hereby ratified and confirmed as specified in the Series 2022 Report.

(f) All actions previously taken by or on behalf of the District in connection with the issuance of the 2022 Note are hereby authorized, ratified and confirmed.

SECTION 3. SETTING FORTH THE TERMS OF THE 2022 NOTE; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2022 NOTE. As provided in the Assessment Resolutions, this Resolution is intended to set forth the terms of the 2022 Note and the final amount of the lien of the Series 2022 Assessments securing the 2022 Note. The 2022 Note, in the par amount of \$7,053,000, shall bear such rate of interest and mature on such date as shown on **Exhibit B** attached hereto. The sources and uses of funds of the 2022 Note shall be as set forth in **Exhibit C**. The debt service due on the 2022 Note is set forth on **Exhibit D** attached hereto. The lien of the Series 2022 Assessments securing the 2022 Note, as such land is described in **Exhibit A**, shall be the principal amount due on the 2022 Note, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF SERIES 2022 ASSESSMENTS SECURING 2022 NOTE; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2022 Assessments securing the 2022 Note shall be allocated in accordance with **Exhibit A**. The Series 2022 Report is consistent with the Mediterra South and Mediterra North Community Development Districts Supplemental Special Assessment Methodology Report dated May 5, 2012. The Series 2022 Report, considered herein, reflects the actual terms of the issuance of the 2022 Note. The estimated costs of collection of the Series 2022 Assessments for the 2022 Note are as set forth in the Series 2022 Report.

(b) The lien of the Series 2022 Assessments securing the 2022 Note includes that certain land within the District (as those district boundaries may be adjusted pursuant to law) that originally secured the 2012 Refunded Bonds, as further provided in the final assessment roll included in the Series 2022 Report, and as such land is ultimately defined and set forth in plats, site plans or other designations of developable acreage. To the extent land is added to the District and made subject to the master assessment lien described in the Mediterra South and Mediterra North Community Development Districts Supplemental Special Assessment Methodology Report dated May 5, 2012, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing on reallocation, determine such land to be specially benefitted and impose Series 2022 Assessments on the newly added and benefitted property.

(c) Considering capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated as of December 1, 1999, and the Sixth Supplemental Trust Indenture, dated as of March 1, 2022, (together the "Indenture") the District shall for Fiscal Year 2022/2023 begin annual collection of Series 2022 Assessments for the 2022 Note debt service payment using the methods available to it by law. The 2022 Note proceeds, together with other funds of the District, will be applied to (i) currently refund and redeem the 2022 Refunded Bonds, and (ii) pay certain costs associated with the issuance of the 2022 Note.

Beginning with the first debt service payment on May 1, 2022, there shall be ten (10) years of semi-annual installments of principal and interest, as reflected on **Exhibit D**.

(d) The District hereby certifies the Series 2022 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by the Collier County and Lee County Tax Collector and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2022 Assessments shall be collected for the upcoming fiscal year in accordance with the Indenture. The decision to collect Series 2022 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2022 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices; provided that said collection method shall be in accordance with the Indenture.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution the Series 2022 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2022 Assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022 Assessments securing the 2022 Note in the Official Records of Collier and Lee Counties, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolutions, which resolutions remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page intentionally left blank]

PASSED in Public Session of the Board of Supervisors of the Mediterra Community Development District, this 16th day of March 2022.

ATTEST:

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

- Exhibit A:** *Series 2022 Refunding Supplemental Special Assessment Methodology Report, dated March 16, 2022*
- Exhibit B:** Maturities and Coupon of 2022 Note
- Exhibit C:** Sources and Uses of Funds for 2022 Note
- Exhibit D:** Annual Debt Service Payment Due on 2022 Note

Exhibit A

**Series 2022 Refunding Supplemental Special Assessment Methodology Report, dated March
16, 2022**

[to be attached]

Exhibit B: Maturities and Coupon of 2022 Note

BOND PRICING

Mediterra Community Development District
 (Collier & Lee County, Florida)
 Capital Improvement Revenue Refunding Note, Series 2022
 (Refunding of Series 2012 Bonds)
 Final Verified Numbers

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2031:					
	05/01/2022	404,000	2.090%	2.090%	100.000
	05/01/2023	679,000	2.090%	2.090%	100.000
	05/01/2024	693,000	2.090%	2.090%	100.000
	05/01/2025	708,000	2.090%	2.090%	100.000
	05/01/2026	722,000	2.090%	2.090%	100.000
	05/01/2027	738,000	2.090%	2.090%	100.000
	05/01/2028	753,000	2.090%	2.090%	100.000
	05/01/2029	769,000	2.090%	2.090%	100.000
	05/01/2030	785,000	2.090%	2.090%	100.000
	05/01/2031	802,000	2.090%	2.090%	100.000
		7,053,000			

Dated Date	03/24/2022	
Delivery Date	03/24/2022	
First Coupon	05/01/2022	
Par Amount	7,053,000.00	
Original Issue Discount		
Production	7,053,000.00	100.000000%
Underwriter's Discount		
Purchase Price	7,053,000.00	100.000000%
Accrued Interest		
Net Proceeds	7,053,000.00	

Exhibit C: Sources and Uses of Funds for 2022 Note

FORM 8038 STATISTICS

Mediterra Community Development District
(Collier & Lee County, Florida)
Capital Improvement Revenue Refunding Note, Series 2022
(Refunding of Series 2012 Bonds)
Final Verified Numbers

Dated Date 03/24/2022
Delivery Date 03/24/2022

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Term Bond due 2031:						
	05/01/2022	404,000.00	2.090%	100.000	404,000.00	404,000.00
	05/01/2023	679,000.00	2.090%	100.000	679,000.00	679,000.00
	05/01/2024	693,000.00	2.090%	100.000	693,000.00	693,000.00
	05/01/2025	708,000.00	2.090%	100.000	708,000.00	708,000.00
	05/01/2026	722,000.00	2.090%	100.000	722,000.00	722,000.00
	05/01/2027	738,000.00	2.090%	100.000	738,000.00	738,000.00
	05/01/2028	753,000.00	2.090%	100.000	753,000.00	753,000.00
	05/01/2029	769,000.00	2.090%	100.000	769,000.00	769,000.00
	05/01/2030	785,000.00	2.090%	100.000	785,000.00	785,000.00
	05/01/2031	802,000.00	2.090%	100.000	802,000.00	802,000.00
		7,053,000.00			7,053,000.00	7,053,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	05/01/2031	2.090%	802,000.00	802,000.00		
Entire Issue			7,053,000.00	7,053,000.00	4.9470	2.0902%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	161,343.38
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00
Proceeds used to refund prior tax-exempt bonds	6,891,656.62
Proceeds used to refund prior taxable bonds	0.00
Remaining WAM of prior tax-exempt bonds (years)	4.9997
Remaining WAM of prior taxable bonds (years)	0.0000
Last call date of refunded tax-exempt bonds	05/01/2022

2011 Form 8038 Statistics

Proceeds used to currently refund prior issues	6,891,656.62
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	4.9997
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

Exhibit D: Annual Debt Service Payment Due on 2022 Note

BOND DEBT SERVICE

Mediterra Community Development District
(Collier & Lee County, Florida)
Capital Improvement Revenue Refunding Note, Series 2022
(Refunding of Series 2012 Bonds)
Final Verified Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
03/24/2022						7,053,000	7,053,000
05/01/2022	404,000	2.090%	15,150.24	419,150.24		6,649,000	6,649,000
11/01/2022			69,482.05	69,482.05	488,632.29	6,649,000	6,649,000
05/01/2023	679,000	2.090%	69,482.05	748,482.05		5,970,000	5,970,000
11/01/2023			62,386.50	62,386.50	810,868.55	5,970,000	5,970,000
05/01/2024	693,000	2.090%	62,386.50	755,386.50		5,277,000	5,277,000
11/01/2024			55,144.65	55,144.65	810,531.15	5,277,000	5,277,000
05/01/2025	708,000	2.090%	55,144.65	763,144.65		4,569,000	4,569,000
11/01/2025			47,746.05	47,746.05	810,890.70	4,569,000	4,569,000
05/01/2026	722,000	2.090%	47,746.05	769,746.05		3,847,000	3,847,000
11/01/2026			40,201.15	40,201.15	809,947.20	3,847,000	3,847,000
05/01/2027	738,000	2.090%	40,201.15	778,201.15		3,109,000	3,109,000
11/01/2027			32,489.05	32,489.05	810,690.20	3,109,000	3,109,000
05/01/2028	753,000	2.090%	32,489.05	785,489.05		2,356,000	2,356,000
11/01/2028			24,620.20	24,620.20	810,109.25	2,356,000	2,356,000
05/01/2029	769,000	2.090%	24,620.20	793,620.20		1,587,000	1,587,000
11/01/2029			16,584.15	16,584.15	810,204.35	1,587,000	1,587,000
05/01/2030	785,000	2.090%	16,584.15	801,584.15		802,000	802,000
11/01/2030			8,380.90	8,380.90	809,965.05	802,000	802,000
05/01/2031	802,000	2.090%	8,380.90	810,380.90			
11/01/2031					810,380.90		
	7,053,000		729,219.64	7,782,219.64	7,782,219.64		

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

5

Overview

All Users
100.00% Pageviews

Mobile and Tablet Traffic
12.03% Pageviews

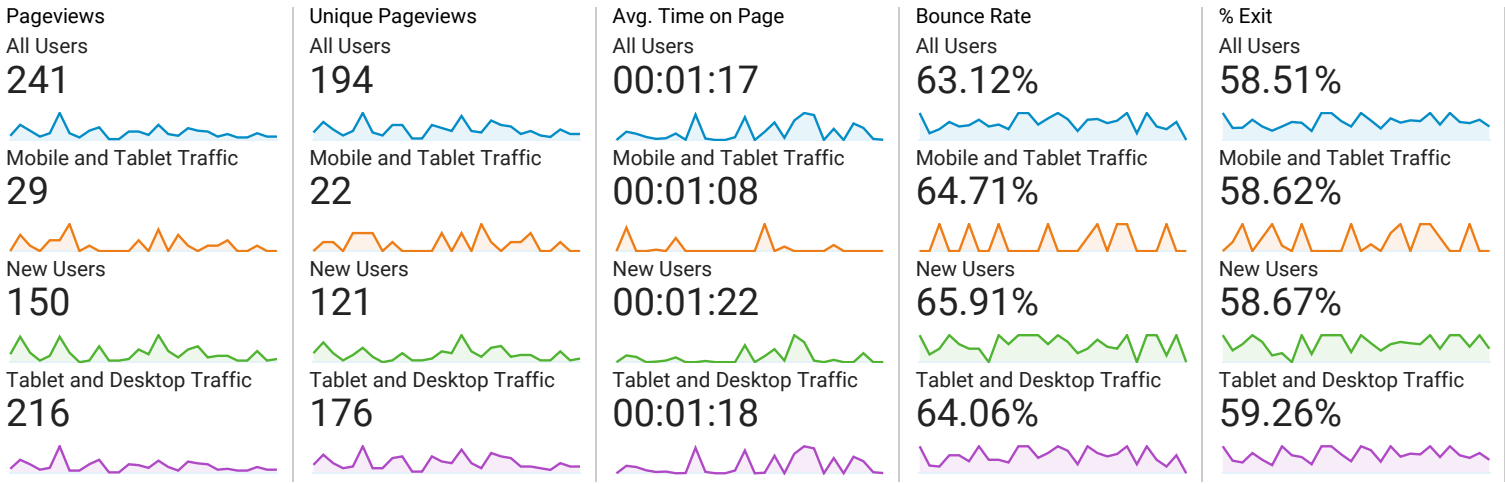
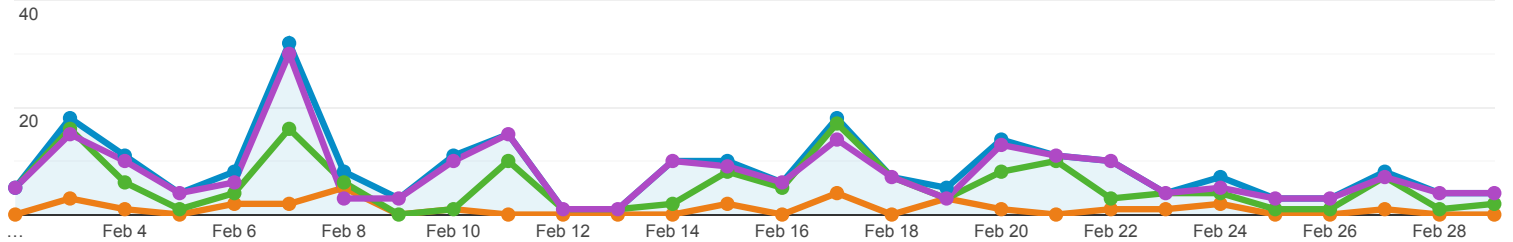
New Users
62.24% Pageviews

Feb 2, 2022 - Mar 1, 2022

Tablet and Desktop Traffic
89.63% Pageviews

Overview

● Pageviews (All Users) ● Pageviews (Mobile and Tablet Traffic) ● Pageviews (New Users) ● Pageviews (Tablet and Desktop Traffic)



Page Title	Pageviews	% Pageviews
1. Mediterra CDD - Official Site		
All Users	167	69.29%
Mobile and Tablet Traffic	23	79.31%
New Users	107	71.33%
Tablet and Desktop Traffic	148	68.52%
2. Meetings & Documents :: Mediterra CDD		
All Users	34	14.11%
Mobile and Tablet Traffic	0	0.00%
New Users	14	9.33%
Tablet and Desktop Traffic	34	15.74%
3. Contact Information :: Mediterra CDD		
All Users	14	5.81%
Mobile and Tablet Traffic	0	0.00%
New Users	9	6.00%
Tablet and Desktop Traffic	14	6.48%
4. About the District :: Mediterra CDD		

All Users	12	4.98%
Mobile and Tablet Traffic	3	10.34%
New Users	7	4.67%
Tablet and Desktop Traffic	9	4.17%
5. Frequent Asked Questions :: Mediterra CDD		
All Users	7	2.90%
Mobile and Tablet Traffic	1	3.45%
New Users	6	4.00%
Tablet and Desktop Traffic	6	2.78%
6. What is a CDD? :: Mediterra CDD		
All Users	5	2.07%
Mobile and Tablet Traffic	2	6.90%
New Users	5	3.33%
Tablet and Desktop Traffic	3	1.39%
7. Required Reporting of Information :: Mediterra CDD		
All Users	2	0.83%
Mobile and Tablet Traffic	0	0.00%
New Users	2	1.33%
Tablet and Desktop Traffic	2	0.93%

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

7

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2012	Debt Service Series 2013	
ASSETS				
Cash				
Operating	\$ 1,126,691	\$ -	\$ -	\$ 1,126,691
Investments				
BB&T - CDARS	1,496	-	-	1,496
Series 2012				
Revenue	-	920,668	-	920,668
Reserve	-	767,241	-	767,241
Prepayment	-	35,372	-	35,372
Series 2013				
Revenue	-	-	387,813	387,813
Reserve	-	-	75,000	75,000
Series 2017 Note				
Reserve*	10,000	-	-	10,000
Due from general fund	-	28,151	14,909	43,060
Due from other	8	-	-	8
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 1,140,541</u>	<u>\$ 1,751,432</u>	<u>\$ 477,722</u>	<u>\$ 3,369,695</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 7,581	\$ -	\$ -	\$ 7,581
Due to debt service - series 2012	28,151	-	-	28,151
Due to debt service - series 2013	14,909	-	-	14,909
Total liabilities	<u>50,641</u>	<u>-</u>	<u>-</u>	<u>50,641</u>
Fund Balances				
Restricted for:				
Debt service	-	1,751,432	477,722	2,229,154
3 months working capital	254,253	-	-	254,253
Unassigned	835,647	-	-	835,647
Total fund balances	<u>1,089,900</u>	<u>1,751,432</u>	<u>477,722</u>	<u>3,319,054</u>
Total liabilities and fund balances	<u>\$ 1,140,541</u>	<u>\$ 1,751,432</u>	<u>\$ 477,722</u>	<u>\$ 3,369,695</u>

* Required bank loan reserve which will be applied to final payment

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 44,816	\$ 1,000,634	\$ 1,107,013	90%
Interest and miscellaneous	14	36	-	N/A
Total revenues	<u>44,830</u>	<u>1,000,670</u>	<u>1,107,013</u>	90%
EXPENDITURES				
Administrative				
Supervisors	1,077	3,230	9,900	33%
Management	4,164	16,658	49,973	33%
Accounting	1,392	5,567	16,700	33%
Audit	-	-	10,000	0%
Legal	-	1,125	10,000	11%
Field management	1,275	5,100	15,300	33%
Engineering	2,253	8,888	95,000	9%
Trustee	-	-	10,000	0%
Dissemination agent	333	1,333	4,000	33%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	417	1,667	5,000	33%
Postage	108	493	1,000	49%
Insurance	-	11,070	11,800	94%
Legal advertising	1,372	2,186	4,000	55%
Contingencies	183	654	2,500	26%
Annual district filing fee	-	175	175	100%
Website	-	-	705	0%
ADA website compliance	-	210	210	100%
Total administrative	<u>12,574</u>	<u>58,356</u>	<u>247,763</u>	24%
Water management				
Contractual services	16,696	60,592	237,400	26%
Aquascaping/cutbacks/pipe cleanout	-	-	100,000	0%
Conservation area fire mitigation clean up	-	-	175,000	0%
Lake bank erosion repairs	-	-	75,000	0%
Electricity	5,932	10,062	31,500	32%
Future aeration replacement	-	408	9,000	5%
Capital outlay-aeration FCB loan pymt*	-	2,056	112,177	2%
Total water management	<u>22,628</u>	<u>73,118</u>	<u>740,077</u>	10%
Other fees & charges				
Property appraiser	-	2,807	14,587	19%
Tax collector	741	14,391	14,586	99%
Total other fees & charges	<u>741</u>	<u>17,198</u>	<u>29,173</u>	59%
Total expenditures	<u>35,943</u>	<u>148,672</u>	<u>1,017,013</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	8,887	851,998	90,000	
Fund balances - beginning	1,081,013	237,902	206,899	
Fund balance - ending (projected)				
Assigned				
3 months working capital	254,253	254,253	254,253	
Unassigned	835,647	835,647	42,646	
Fund balances - ending	<u>\$ 1,089,900</u>	<u>\$ 1,089,900</u>	<u>\$ 296,899</u>	

**MEDITERRA
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, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 39,298	\$ 953,674	\$ 1,056,882	90%
Interest	5	23	-	N/A
Total revenues	<u>39,303</u>	<u>953,697</u>	<u>1,056,882</u>	90%
EXPENDITURES				
Debt service				
Principal	-	-	635,000	0%
Prepayment	-	25,000	-	N/A
Interest	-	200,089	400,178	50%
Total debt service	<u>-</u>	<u>225,089</u>	<u>1,035,178</u>	22%
Other fees & charges				
Property appraiser	-	1,841	10,852	17%
Tax collector	574	10,778	10,852	99%
Total other fees & charges	<u>574</u>	<u>12,619</u>	<u>21,704</u>	58%
Total expenditures	<u>574</u>	<u>237,708</u>	<u>1,056,882</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	38,729	715,989	-	
Fund balances - beginning	1,712,703	1,035,443	1,003,979	
Fund balances - ending	<u>\$ 1,751,432</u>	<u>\$ 1,751,432</u>	<u>\$ 1,003,979</u>	

**MEDITERRA
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, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 15,194	\$ 285,429	\$ 315,756	90%
Interest	1	6	-	N/A
Total revenues	<u>15,195</u>	<u>285,435</u>	<u>315,756</u>	90%
EXPENDITURES				
Debt service				
Principal	-	-	165,000	0%
Interest	-	69,622	139,244	50%
Total debt service	<u>-</u>	<u>69,622</u>	<u>304,244</u>	23%
Other fees & charges				
Property appraiser	-	976	5,756	17%
Tax collector	303	5,709	5,756	99%
Total other fees & charges	<u>303</u>	<u>6,685</u>	<u>11,512</u>	58%
Total expenditures	<u>303</u>	<u>76,307</u>	<u>315,756</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	14,892	209,128	-	
Fund balances - beginning	462,830	268,594	259,704	
Fund balances - ending	<u>\$ 477,722</u>	<u>\$ 477,722</u>	<u>\$ 259,704</u>	

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8A

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**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on January 19, 2022 at 3:00 p.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Robert Greenberg	Chair
Ken Tarr	Vice Chair
Mary Wheeler	Assistant Secretary
Vicki Gartland (via telephone)	Assistant Secretary
John Henry	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Sara Zare	MBS Capital Markets, LLC
Andy Tilton	District Engineer
Rodney Chase	Resident and MCA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:02 p.m. Supervisors Greenberg, Tarr, Wheeler and Henry were present in person. Supervisor Gartland was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg stated a communication breakdown occurred and when the report was sent, the MCA inserted the report into an old letterhead with the incorrect Board members

41 name. Mr. Greenberg directed Mr. Adams to work with the MCA Manager to ensure that Staff
42 has an opportunity to proof future communications before they are sent.

43 Mr. Greenburg stated some developments regarding the pool in Cortile would be
44 discussed during the meeting.

45

46 **FOURTH ORDER OF BUSINESS**

**Consideration: Bank Proposals to
47 Refinance 2012 Bonds (to be provided
48 under separate cover)**

49

50 Ms. Zare stated that a Credit Memorandum describing the strength of the community
51 was distributed to eight banks meeting the CDD's criteria. Responses were received from
52 Synovus, South State, Hancock and Finemark. All respondents were very receptive and the fact
53 that four responses were received is a testament to the CDD's credit. She presented a summary
54 of each of the term sheets ranked lowest to highest interest rate. Synovus offered the lowest
55 interest rate with a fixed tax-exempt interest rate of 2.09%; however, a taxable rate would
56 apply should the CDD lose its tax-exempt status. She noted this is extremely unlikely since the
57 CDD used its bond proceeds for public purposes.

58 Mr. Greenberg asked why the refunding par is different across the board. Ms. Zare
59 discussed the various efficiencies in the provisions, including elimination of the need for the
60 Debt Service Reserve Fund. Discussion ensued regarding releasing the reserves totaling
61 approximately \$767,000 back into the refunding. Mr. Adams stated that \$35,000 of the
62 prepayments collected could be directed toward paying off the existing bonds. Ms. Zare
63 discussed the fees and the estimated sources and uses of the funds and how funds would be
64 used to pay off the existing bonds.

65 Discussion ensued regarding The Club's payment of its bond debt. It was noted that
66 reserves are not for the benefit of those who paid off the bond; rather, they are for the current
67 bondholders. Mr. Adams indicated that a portion of the reserve assignable to each property
68 would be applied to each property when the payoff amount is calculated, which would act as a
69 discount against the outstanding principal and accrued interest. Reserves, revenues and the
70 May 1, 2022 principal and interest payment were discussed. Mr. Adams noted the CDD has two

71 additional outstanding bonds and this process could be repeated next year for the Series 2013
72 bonds.

73 Mr. Greenberg stated that the CDD would receive a loan of nearly \$7.3 million.

74 Mr. Henry noted that the 2.09% interest rate is better than the initial estimate of 2.35%
75 and the rate is locked until March 31, 2022 and fixed for the entire term of the loan. He stated
76 that the exact figures would be reviewed in detail prior to closing but the point to be made is
77 that the CDD is receiving a significant reduction in the loan because the reserve requirement
78 would be eliminated, so those reserves would be used to reduce the amount of the loan.
79 Additionally, this interest rate will be approximately 2% compared to the current rate of 5.08%.
80 Mr. Henry voiced his opinion that the decision is clear based on the lower interest rate and the
81 very detailed breakdown of loan provisions provided by Synovus. He felt that time is of the
82 essence and this could get converted very quickly to a loan agreement that could be closed
83 prior to the date needed. He surmised that the benefits to the homeowners would be
84 enormous.

85 Ms. Zare stated Synovus requested a March 31, 2022 closing date.

86 Mr. Greenberg asked if the CDD and Mr. Adams have a relationship with Synovus. Mr.
87 Adams stated that Florida Community Bank (FCB) holds the note for the aeration and FCB was
88 bought out by Synovus. Mr. Jim Mitchell was formerly with FCB and now he manages Synovus'
89 Governmental Lending Department. They have extensive experience in governmental lending.

90 Mr. Greenberg stated he would like the Board to focus on the savings of 10% on the
91 overall debt on a net present value basis. He noted that on an annual debt service basis the
92 annual savings would be 18%. Ms. Zare stated these numbers are preliminary, but the figures
93 are good estimates. Mr. Greenberg felt that it is important to understand that a significant
94 reduction would be realized on the tax bills starting in November.

95 Mr. Henry voiced his opinion that the time to review the numbers in detail would be
96 when the final closing cash flow sources and uses of funds is received.

97 Discussion ensued regarding the next meeting date and whether the closing would be in
98 February or March. Mr. Adams stated the closing is planned for mid-March.

99 Ms. Zare discussed the documentation to be presented prior to closing; upon approval,
100 the bonds would close within two or three days.

101 Discussion ensued regarding whether documents would be reviewed at a Workshop or a
102 Board meeting. Mr. Adams stated the paperwork would not be as voluminous as it is for a bond
103 closing; the amortization schedule would be of primary interest. Ms. Zare stated she can share
104 the final numbers before the bond documents are finalized.

105 Mr. Chase discussed the MCA's experience refinancing with Synovus and expressed his
106 support of the Synovus proposal.

107 Mr. Tarr asked about the Bond Counsel and District Management fees. Ms. Zare stated
108 the fees are estimates based on typical industry rates. Bond Counsel would charge on an hourly
109 basis. Mr. Greenberg asked if the CDD had an Engagement Agreement with Bond Counsel. Mr.
110 Adams stated a new Engagement Agreement would be necessary. Regarding the District
111 Manager's fee, Mr. Adams stated the Agreement provides for a fee, but he did not believe it
112 would be as high as the \$25,000 estimated because, even though a Methodology would be
113 required, it would not be created from scratch.

114 Discussion ensued regarding fees and the savings to be realized as a result of the
115 refinance. Mr. Adams stated he would provide a copy of the District Management Agreement.
116 He noted that Mediterra received discounted rates as a longstanding client.

117 Ms. Zare stated if the Board proceeds with the refunding, the Board Members on the
118 distribution list would be actively involved in the financing process. The consensus was that Mr.
119 Henry would be included on the distribution list. Mr. Adams stated that he would forward
120 documentation to the Board.

121

122 **On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, the**
123 **Synovus Bank proposal to refinance the 2012 bonds, subject to reviewing the**
124 **final documents and the final vote occurring at the March CDD Meeting, was**
125 **approved.**

126

127

128 **FIFTH ORDER OF BUSINESS**

**Discussion: Annual Report via E-Blast and
Newsletter**

129

130

131 Mr. Adams stated Mr. Willis assembled a rough draft. Mr. Willis was directed to work
132 with the Chair to finalize a draft. Staff would circulate the final draft to the Board for comments
133 and editing.

134 **SIXTH ORDER OF BUSINESS****Continued Discussion: Padova-Frescott
135 Drain Issues on Club Property**136
137 **A. Consideration: Cost Share Agreement and License Between CDD and HOA/Club for**
138 **Certain Stormwater Pipe Infrastructure Inspection, Operation and Maintenance**
139 **Services**

140 Mr. Greenberg noted the most recent revisions to the Agreement were not in the
141 agenda package. Mrs. Adams distributed the updated version. Mr. Greenberg stated the
142 percentage of the cost share is a topic for discussion. He noted that the verbiage was revised to
143 reflect that the Agreement is with The Club and not the MCA. He voiced his understanding that
144 this is a Club issue and not an MCA issue. Mr. Tarr recalled a discussion in the minutes regarding
145 the CDD taking the lead. He stated his belief that the MCA desired to have its pipes inspected.

146 Discussion ensued regarding whether the CDD should maintain the MCA's piping in
147 neighborhoods. Mr. Tarr believed the MCA has two sets of pipes, on common property and in
148 the single-family neighborhoods. He felt that the MCA would benefit from the CDD doing the
149 work on MCA property.

150 Mr. Greenberg asked Ms. Willson about potential legal issues related to the CDD
151 maintaining the pipes in the single-family neighborhoods and on MCA common property. Ms.
152 Willson stated the MCA would have to pay the CDD for the work. The CDD cannot use
153 Operation & Maintenance (O&M) funds for private work, but the CDD could undertake the
154 contracting and the MCA could reimburse the CDD for the work.

155 Mr. Greenberg asked if the CDD can and should perform the work. Mr. Adams stated if
156 the CDD owned the roads, he would want to take on the responsibility of cleaning the pipes.
157 With regard to common property, Mr. Greenberg stated that he did not think there should be
158 two stakeholders for the same property.

159 Mr. Chase stated he would be seeking advice as to whether it would be in the MCA's
160 best interests for the CDD to manage it rather than the MCA engaging another contractor. He
161 stated the MCA is looking for competence and not risk-sharing.

162 Mr. Greenberg felt that the MCA could use the same vendor as the CDD and achieve the
163 same objective. Discussion ensued regarding a possible cost savings associated with doing some
164 of the process work at the same time and coordinating the work with the contractor. Mr.

165 Greenberg stated the CDD would continue with the pipe inspection process. Staff was
166 instructed to advise the MCA of when and how the project would be carried out so that the
167 MCA can piggyback on the contract. The MCA would contact the sub-associations when
168 necessary.

169 Mrs. Adams stated the information would be sent to the MCA as soon as possible since
170 the MRI contract would commence with inspections on January 31, 2022.

171 Discussion ensued regarding cost sharing. Mr. Tarr stated he is not in favor of sharing
172 the cost. Since not every pipe would be the same, Mr. Adams suggested including generic
173 language such as “as determined by the amount of benefit being received by either the CDD or
174 The Club” be included in the Agreement. The pipe in the example is a secondary flow pipe that
175 was not necessarily needed but that provides some benefit to the CDD. As the primary benefit
176 of that pipe is to The Club, the CDD’s cost sharing percentage in this example might be 25%.

177 Mr. Tarr asked if Padova would flood if the pipe is totally clogged. Mr. Tilton stated
178 Padova would not flood if that particular pipe is completely blocked. Mr. Tilton discussed the
179 outflow of water and recent pipe repairs and stated there are multiple redundancies in the
180 system. Mr. Tarr asked why the CDD should pay for any portion of the pipe repairs on property
181 owned by The Club. Mr. Greenberg stated the CDD can pay for repairs when there is a public
182 benefit. Discussion ensued regarding the repair in question, whether all property owners pay
183 equally and whether this benefits The Club.

184 Mr. Adams stated a similar approach could be taken whereby The Club could be
185 informed when the CDD is having inspections done so as to make a piggyback proposal
186 possible. Mr. Tarr expressed concern about a cost sharing agreement. Discussion ensued
187 regarding whether an agreement is necessary.

188 Mr. Chase stated that he understands the repair is on Club property but he did not
189 believe The Club is at risk. He noted that residents who are at risk due to a flood would look to
190 the MCA. He believed it is in the MCA’s best interests to perform the inspection. Mr. Chase
191 stated he would advise The Club of the inspection. Mr. Greenberg believed that this satisfies
192 the issue of fairness because all property owners pay the MCA. Mr. Tarr stated his main
193 concern is not the inspection, it is the cost of the repairs.

194 Mr. Greenberg agreed with Mr. Chase's statement that The Club would not be adversely
195 affected by flooding on unimproved land. The consensus was that the CDD would maintain CDD
196 property and maintenance of other property would be coordinated with the MCA. The
197 Agreement would not proceed any further and repairs would be addressed on a case-by-case
198 basis.

199 **B. Update: GIS Website Map**

200 Mr. Tarr discussed a property issue raised by Mr. Caron, the MCA's new Director of
201 Hardscapes. A discharge in the northwest corner of Mediterra goes into a field and the pipes
202 drain under old US 41. During an inspection of the area, he noted trash and a mattress under
203 old US 41. Mr. Tarr stated that the GIS map shows the area as CDD property but the Property
204 Appraiser shows it as part of the right-of-way (ROW). Mrs. Adams stated the area is outside of
205 the CDD's boundaries.

206 Mr. Tarr stated he drove down Compound Road and found a landscaped asphalt
207 driveway with no barriers. The public road was documented by Google Maps and the barriers
208 were there had been moved aside. The Property Appraiser's website shows that the CDD owns
209 the driveway; however, the MCA's property line is on the other side of the trees. He inspected
210 the area and encountered a dog park employee in a golf cart utilizing the road. The employee
211 advised that they use the road to access the dog track property.

212 Discussion ensued regarding access to the area, the CDD boundary and whether the
213 MCA should move the fence to the right side of the road or install a barrier. Mr. Tarr asked if
214 the road is needed anymore and noted that it is on CDD property.

215 Mr. Greenberg stated his belief that the MCA should consider moving the fence.

216 Regarding the interest of Mediterra, Mr. Chase believed the important thing is to make
217 sure that a road that may have value in the future is not lost by unintended action. If the fence
218 can be moved with CDD approval, he felt that it is worth recording that the MCA would
219 recognize that the rights belong to the CDD. Discussion ensued regarding possible emergency
220 use of the road, the 15' conservation easement, the larger CDD conservation easement and
221 whether it might be a future access point into Mediterra.

222 Mr. Greenberg stated the consensus is that it looks like an error on the map. Mrs.
223 Adams stated she would address the issue.

224 Mr. Tarr asked if the Developer of the dog track would be required to include it in their
 225 stormwater plan. Mr. Tilton stated the Developer would generally route around it and, while
 226 they might install a pipe to fill in the ditch, he felt that they would route around it. Mr.
 227 Greenberg stated that any development proposal for that property would need to be reviewed
 228 by Mr. Tilton.

229

230 **SEVENTH ORDER OF BUSINESS**

Update: Lake 74 Permit

231

232 Mr. Tilton stated there was no change. Mrs. Adams stated this item is included in the
 233 Key Activity Dates.

234 This topic would not be included as an agenda item until 90 days prior to expiration of
 235 the permit.

236

237 **EIGHTH ORDER OF BUSINESS**

Consideration: Pesky Varmints, LLC, Cane Toad Control Estimate #1792

238

239

- 240 • **2021 Cane Toad Summary / 2022 Updates**

241 Mr. Greenberg presented Pesky Varmints, LLC Cane Toad Control Estimate #1792.

242 Discussion ensued regarding the 2021 cost for these services. Mr. Willis stated the
 243 expense for the previous year did not reflect a full year of toad control services. Mr. Greenberg
 244 thought the 2021 total was \$21,000. Mr. Adams stated \$22,000 was budgeted for Fiscal Year
 245 2022.

246

247 **On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor,**
 248 **Pesky Varmints, LLC, Cane Toad Control Estimate #1792, in the amount of**
 249 **\$17,100, was approved.**

250

251

252 **NINTH ORDER OF BUSINESS**

Update: Statutory Changes from 2021 Legislative Session

253

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- 255 **A. Prompt Payment Policies**

- 256 • **Consideration: Resolution 2022-01, Adopting Prompt Payment Policies and**
257 **Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability**
258 **Clause; and Providing an Effective Date**

259 Ms. Willson presented Resolution 2022-01. She presented the Memorandum detailing
260 new legislation that will require the CDD to implement prompt payment policies for service and
261 construction contractors and discussed the updated applicable policies.

262

263 **On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor,**
264 **Resolution 2022-01, Adopting Prompt Payment Policies and Procedures**
265 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**
266 **Providing an Effective Date, was adopted.**

267

268

269 **B. Wastewater and Stormwater Needs Analysis**

- 270 • **Consideration: Johnson Engineering, Inc., Professional Services Agreement for**
271 **Stormwater Management Needs Analysis**

272 Ms. Willson presented the Memorandum and discussed new legislation that requires
273 the CDD to analyze its existing stormwater infrastructure. She reviewed the Johnson
274 Engineering, Inc., proposal to prepare the Stormwater Management Needs Analysis Report
275 necessary to comply with the statutory requirements.

276 Mr. Tarr asked how a 20-year forecast could be made with regard to the need to dredge
277 the ponds. Mr. Tilton stated it would be based in part on the history of the stormwater system.
278 The purpose of the reporting is for municipalities to engage in fiscal and stormwater and
279 wastewater resource planning. Mr. Greenberg noted the need to address freshwater issues,
280 address climate change and plan for the stormwater system's response to hurricanes.

281 Mr. Tarr asked if Mr. Tilton envisioned the CDD needing to establish reserves for the
282 stormwater system for the next 20 years. Mr. Tilton stated it would probably not be necessary
283 initially but the rules may change. Mr. Henry asked what the CDD should be doing. Mr. Tarr
284 stated there was already one pipe failure; therefore, he felt it would be wrong to presume
285 there would not be another pipe failure. Mr. Tilton stated that at least one pipe failure would
286 likely be projected, along with funds to address the expense. The form provides two for
287 funding mechanism options. Mr. Adams did not think current policies would be affected.

288 Mr. Tarr felt that it is important to consider the shallower lakes on the east side. He
289 asked what could necessitate dredging. Mr. Greenberg stated the muck was being tested. Mr.
290 Henry asked if there is certainty that dredging would eventually be necessary. Mr. Tilton stated
291 dredging may not be necessary depending on how the lakes are managed; however, some
292 dredging may be necessary due to age and sedimentation. Fewer chemicals and more plant
293 removal by hand or mechanical means would ease buildup and the aeration systems help keep
294 the material oxidized. All of these factors work together to reduce the need to dredge.

295 Mr. Greenberg asked if enough attention is being paid to clearing dead material from
296 the shallower pond banks on the east side. Mrs. Adams replied affirmatively.

297 Mr. Adams stated this Report is a new requirement; therefore, it is not in the Fiscal Year
298 2022 budget. The extent of the reporting is unknown but there are adequate funds in the
299 Engineering budget to cover the expense. Mr. Greenberg noted that this Report must be
300 submitted every five years after the first Report.

301 This item would be added to the Key Activity Dates.

302

303 **On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the**
304 **Johnson Engineering, Inc., Professional Services Agreement for preparation of**
305 **the Stormwater Management Needs Analysis, in the amount of \$16,850, was**
306 **approved.**

307

308

309 **TENTH ORDER OF BUSINESS**

Discussion: February Meeting Date Change
[February 10, 2022 at 9:00 A.M.]

310

311

312 Mr. Adams stated The Club advised that the meeting room is available on February 10,
313 2022. The Board agreed to rescheduling the February meeting to February 10, 2022 and for
314 Staff to advertise the meeting accordingly.

315

316 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of November 30, 2021

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319 Mr. Greenberg presented the Unaudited Financial Statements as of November 30, 2021.

320 Mr. Adams stated he would provide an update regarding the \$600 in reserves.

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On MOTION by Mr. Henry and seconded by Mr. Tarr, with all in favor, the Unaudited Financial Statements as of November 30, 2021, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of December 8, 2021 Regular Meeting Minutes**

Mr. Greenberg presented the December 8, 2021 Regular Meeting Minutes.

Discussion ensued regarding the name change on the CDD bank accounts as a result of the merger of BB&T and SunTrust. The new name is Truist Bank.

Discussion ensued regarding the process for Board Members to submit corrections to the draft meeting minutes prior to the meeting dates. Mrs. Adams stated Supervisors who are unable to submit corrections using the track changes feature may specify the line number locations of their changes and email them.

337
338

On MOTION by Ms. Wheeler and seconded by Mr. Tarr, with all in favor, the December 8, 2021 Regular Meeting Minutes, as presented, were approved.

339
340

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

341
342

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer: *Johnson Engineering, Inc.*

Mr. Tilton stated he received photographs of the east ditch along Imperial Golf Estates (IGE) from Mr. Tarr. The ditch could use some maintenance. He called Collier County to see if they would maintain it because the easement was to Collier County. Over the years, IGE and the County have gone back and forth over who would maintain the ditch. IGE’s perspective was that it is not necessarily in their best interests to maintain the ditch because it would allow water to move more quickly to their control structure. IGE does not have a great incentive to maintain the ditch. Mr. Tilton stated that IGE advised him that they do not maintain it.

Mr. Tilton stated he was not sure how much maintenance would cost. All of the vegetation is herbaceous and some is over 8’ tall but water would go around it. There has not been a flood to date and the CDD’s flood control structure in that area is 3’ higher than IGE’s

356 flood control structure. Mr. Greenberg voiced his opinion that this is not a CDD issue. Mr. Tarr
357 stated he is uncomfortable with an outflow pipe flowing into an area with blockages based on
358 the possibility of flooding, the lack of recent rain and a berm to be built by the MCA.

359 Mr. Tilton stated he would keep the Board informed of any response from the County.
360 Mr. Tarr recalled that there was flooding following Hurricane Irma and additional water came
361 from the Imperial River. He asked if the outflow was full of seeds that were feeding the growth.
362 He recalled that the ditch was completely open seven years ago. Mr. Tilton stated birds and
363 water might carry seeds and the County might have cleaned the ditch in the past.

364 Mr. Greenberg stated he is against the CDD taking any action in the ditch that was the
365 County's responsibility. Mr. Henry noted that Mr. Tilton is pursuing a solution with the County.
366 Mr. Tarr stated if the CDD does not address it he would take it to the MCA; however, he
367 thought the MCA would say it is the CDD's responsibility as part of the stormwater system. Ms.
368 Wheeler expressed support of contacting the County. Mr. Tilton stated that IGE dedicated the
369 ditch to the County on the plat but that does not ensure that the ditch would be maintained.
370 Mr. Tarr stated he is in favor of maintaining the ditch since it would only get worse if it is not
371 maintained.

372 Mr. Tilton would provide an update at the next meeting.

373 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

374 Mr. Adams stated the previously discussed \$600 account is being closed out and name
375 corrections are pending. Mr. Tarr asked about a pending report. Mr. Adams stated he would
376 email it separately instead of including it in an agenda because of the inclusion of account
377 numbers.

378 Ms. Wheeler recalled previous discussion about a counter on the website to count how
379 many people look at the website. Mr. Adams stated analytics were emailed to every Board
380 Member.

381 • **NEXT MEETING DATE: February 10, 2022 at 9:00 A.M.**

382 ○ **QUORUM CHECK**

383 The next meeting would be held on February 10, 2022.

384 **D. Operations Manager: *Wrathell, Hunt and Associates, LLC***

385 • **Key Activity Dates**

386 The January Key Activity Dates Report was included for informational purposes. The
387 Report would be updated as needed.

388 Ms. Wheeler recalled a request for a report on the aerators and the supplies that are on
389 backorder. Mrs. Adams stated the SOLitude field technicians are updating an Excel spreadsheet
390 weekly and submitting monthly reports. The monthly reports would be e-mailed to the Board.

391 Regarding the East Cortile property still under major construction, Mrs. Adams stated
392 that it would be necessary to address sod that needs to be leveled into the conservation area.
393 Turf would need to be graded by the homeowners' landscape contractors. Mr. Tilton was
394 directed to survey the area, determine how to fix the issues and advise the landscape
395 contractors accordingly.

396 Ms. Wheeler asked if Cintron Landscape started the cleanup. Mrs. Adams replied
397 affirmatively and stated that the MCA sent an e-blast. Ms. Wheeler asked what neighborhoods
398 were completed. Mrs. Adams stated an update would be provided at the next meeting. Mr.
399 Tarr stated areas in the preserve need to be cleaned. Mr. Adams stated the contract includes
400 removal of such items. Mr. Tarr stated palm cutting debris has also been an issue. Mr.
401 Greenberg stated that is a violation of the permit. Mr. Greenberg stated the annual newsletter
402 should include a note advising residents that the preserve is not to be used for dumping. Mr.
403 Willis stated he would update this and mention it to Cintron.

404 Mr. Tarr asked who would inspect Cintron's work. Mr. Tilton stated the herbologist
405 working in the area would perform an inspection. Mr. Tarr asked if inspections should be done
406 monthly given the possibility of windstorms. Mr. Tilton stated that is at the Board's discretion.
407 Mr. Greenberg stated he did not disagree but it would increase the cost.

408 Discussion ensued regarding the inspection process. Mr. Tilton stated inspections would
409 probably take two to three hours for small areas and if inspections are planned in conjunction
410 with other work there should be no additional travel time charges. Mrs. Adams stated she
411 would ask Cintron to provide ongoing updates and copy the Board. She noted that Cintron has
412 only been working in the preserves for two weeks.

413 Mr. Tarr discussed his observations of the inspection process and expressed confidence
414 in Cintron's processes. Mr. Greenberg suggested that Mrs. Adams or Mr. Tilton work with
415 Cintron to decide the appropriate time to inspect to satisfy the issue. Mr. Greenberg asked if

416 this type of task is covered by the general services agreement with Johnson Engineering. Mr.
417 Adams replied affirmatively.

418 Mr. Henry noted that parties and fires in the preserve present a fire risk. Mr. Willis
419 noted that the contract calls for small amounts of garbage to be picked up and large amounts of
420 garbage would be reported.

421

422 **FOURTEENTH ORDER OF BUSINESS**

Action/Agenda or Completed Items

423

424 Mr. Adams stated Item 5 was completed and transitioned to the Key Activity Dates for
425 2027.

426 Items 3, 16, 17, 19, 20, 23, 24 and 25 were completed.

427 Items 21 and 22 would be removed because they were not seen through until the end.

428 Item 3: Mr. Tarr asked if it is time for another inspection. Mr. Adams stated there was
429 another inspection in August 2021. Mr. Tilton stated he inspected the area for water clarity.
430 Mr. Greenberg stated he saw no debris or algae and the silt fencing was well done. The
431 consensus was that this item was completed.

432 Item 4: Mr. Greenberg asked if the contractors are paying particular attention to the
433 two signature lakes at the entrance of Mediterra West. Mrs. Adams replied affirmatively and
434 stated it is included in the annual audit. Mr. Greenberg thought that the spikerush in 74 was
435 getting high and that shallow ponds need additional attention. He noted that trash was
436 observed in Ponds 71 and 72. He stated the vacant two lots in the area were sold and
437 construction would begin soon.

438 Mr. Tarr stated the MCA owns all the land under the power lines and the MCA can build
439 on it. Mr. Chase discovered Talis Park employees fertilizing the area and utilizing it to play
440 soccer. Discussion ensued regarding possible uses of the area.

441

442 **FIFTEENTH ORDER OF BUSINESS**

Old Business

443

444 There was no old business.

445

446 **SIXTEENTH ORDER OF BUSINESS**

Supervisors' Requests

447

448 Mr. Greenberg felt that the Board should consider planning for the succession of the
449 Supervisors. He recalled his announcement that he would not seek another term. Mr. Adams
450 stated Ms. Wheeler and Mr. Tarr are up for election in 2022 and Mr. Henry, Mr. Greenberg and
451 Ms. Gartland are up for election in 2024.

452

453 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments (3 minutes)

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455 There were no public comments.

456

457 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

458

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

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On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the meeting adjourned at 4:48 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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473

Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on February 10, 2022 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Robert Greenberg	Chair
Ken Tarr	Vice Chair
Mary Wheeler	Assistant Secretary
Vicki Gartland	Assistant Secretary
John Henry	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Andy Tilton	District Engineer
Sara Zare	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. All Supervisors were present in person.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg shared news of the passing of Mr. Brian Neary who was a stalwart of the Mediterra North CDD Board and was supportive of the effort to merge the CDDs. Mr. Neary would be missed.

41 Mr. Greenberg stated that a resident's inquiry led to the discovery of two active wells in
42 the community that are owned by RCS. One well feeds the pond off of 8 and is used to irrigate
43 the golf course. The other well is on the east side of the community. It is used to pump water
44 for the irrigation system that RCS owns and failed to turn over to the MCA in 2010. A resident
45 complained about the smell in Lake 72.

46 Mr. Greenberg stated Ms. Gartland indicated it was difficult for her to hear when she
47 participated in the last meeting via telephone. Ms. Gartland believed there was at least one
48 handout at that meeting and indicated it was difficult to follow the discussion. Mr. Adams was
49 directed to arrange for Supervisor participation via Zoom if a Supervisor needs to attend
50 virtually. Mr. Adams stated a link would be sent to the Board but not the general public. He
51 indicated that sharing his computer screen would enable those attending virtually to view
52 handouts. Ms. Gartland stated she was unable to see a handout presented at the last meeting.
53 The consensus was that the handout was a map of the CDD's drainage. Mr. Greenberg stated
54 Zoom would be used for screen sharing purposes in the future.

55 Mr. Tarr asked if discussion of the wells would be taken further. Mr. Greenberg stated it
56 would not because the CDD does not own the wells. Mr. Greenberg expressed his
57 understanding that the smell comes and goes depending on the water height. The well
58 locations were discussed.

59 Mr. Tarr asked if Mr. Greenberg was sure RCS owns the wells and that they are not
60 owned by The Club. Mr. Greenberg stated The Club could be the owner but his point is that the
61 CDD is not the owner. Mr. Tarr thought that the Mediterra North CDD gave The Club
62 permission. Mr. Greenberg believed The Club was given permission to pump.

63 Mr. Adams stated they could not take out more water than they could recharge because
64 a net zero effect on lake levels is required and that is right next to Mr. Ken Nails' residence. Mr.
65 Tarr stated Mr. Nails' Lake was affected by that and it did not bother him. Mr. Greenberg stated
66 this matter was shared for informational purposes only. Ms. Gartland asked if a summary about
67 the ownership of wells could be provided at the next meeting.

68 Mr. Adams believed Mr. Greenberg and Mr. Tarr were copied on an e-mail with
69 information from the Water Management District website regarding six wells. The email
70 contained a graphic from the original hydrogeologist showing the locations of the six wells. He

71 noted that the graphic might or might not be accurate. The January 2022 monthly pumping
72 report shows flows from six wells. Mr. Adams would forward the e-mail to all Board Members.

73 Mr. Tarr recalled reading reports about requiring The Club to sink a deeper well. The
74 consensus was that this was much earlier than the recent golf course renovation. Mr. Tarr
75 believed it was related to the Consumptive Use Permit requiring The Club have its own wells
76 rather than buying from RCS. He thought that one of those wells had a higher salt content. Mr.
77 Tarr recalled being concerned at the time that residents would receive more salty water in their
78 gardens because the Monterosso Lake that connects with RCS was being used as a reservoir.
79 What he understood was that The Club would not use that well unless it had to because The
80 Club did not want the salty water either. This was how he learned of the multiple wells.

81

82 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County and Lee County Supervisors of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

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93 Mr. Greenberg presented Resolution 2022-02. Mr. Adams stated this is a General
94 Election year. This Resolution is nothing new. It is a formality and requests and authorizes the
95 Supervisor of Elections (SOE) to conduct the General Election on behalf of the CDD. Mr. Tarr
96 stated his understanding is that the CDD has never been billed for this service. Mr. Adams
97 stated the SOE is allowed to bill the CDD but he has never seen any County bill for the service.

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On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County and Lee County Supervisors of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

107 **FIFTH ORDER OF BUSINESS****Discussion: Capital Improvement Revenue
Refunding Bonds, Series 2022**

108

109

110 **A. Financing Timeline**

111 Mr. Henry distributed and presented the revised refunding results in the “Mediterra
112 Community Development District Refunding Update” as follows:

113 ➤ The principal amount of the bonds to be refinanced is approximately \$7,955,000.

114 ➤ The current average coupon is 5.09%.

115 ➤ The par call date at 100% is May 1, 2022.

116 ➤ The current maximum annual Debt Service on the existing bonds is \$1,019,000, which is
117 a combination of principal and interest.

118 ➤ The estimated delivery date or closing date for the refinancing was moved up to March
119 24, 2022 to allow time for documentation and Board review.

120 ➤ The estimated refunding par is \$7,084,000.

121 Mr. Henry stated that amount is important because it reflects credit for all of the
122 existing funds now held in the debt balance sheet or the reserves. Any monies in assessments
123 would also be included and reduce the amount to be paid in the new refinancing. That is why
124 the \$7,084,000 is so much less than the \$7,955,000.

125 Mr. Tarr asked if that is the amount of the new bonds. Mr. Henry replied affirmatively
126 and stated that is the par value of the new bonds.

127 ➤ The coupon rate is 2.09% which is a savings of 3% on the current interest rate.

128 ➤ The final maturity date of May 1, 2031 is the same as the old bonds.

129 ➤ The net present value savings of approximately \$900,000, when taking into account the
130 whole remaining term of the loan, is very substantial.

131 ➤ The equivalent is 11.4% and the estimated maximum annual debt service is now
132 \$814,000.

133 Mr. Henry stated the new estimated maximum annual debt assessment of \$814,000
134 compared to the current \$1,019,000 amount is a reduction of \$205,000 equating to an average
135 20% reduction. He believed the transaction would be enormously beneficial.

136 Mr. Greenberg asked Mr. Henry if he calculated the amount of the credit on the annual
137 tax bill. Mr. Henry stated that tax bills vary between estate homes and villas and condos. He
138 estimated it would be from \$140 to over \$400. Mr. Greenberg believed the savings would be a

139 significant when the Board prepares the Fiscal Year 2023 budget. He felt that and this type of
140 reduction would give the CDD a lot of room if the Operating portion of the budget needs to
141 increase to fund necessary projects.

142 Ms. Gartland recalled a large increase last year and she believed this reduction might
143 offset that increase. Mr. Greenberg believed it would be a big number and the funds should be
144 utilized. Mr. Tarr stated the Board does not usually see that because only Operating is
145 considered.

146 Mr. Greenberg thanked District Counsel for substantially reducing their fee following
147 extensive discussions. Ms. Willson stated her firm looks forward to working with the CDD on
148 the transaction and many others to come.

149 Mr. Henry distributed and reviewed the "Sources and Uses of Funds" and noted the
150 following:

- 151 ➤ The par amount of bond proceeds would be \$7,084,000.
- 152 ➤ The estimated \$920,690 from liquidation of 2012 the Revenue Account would change as
153 the account fluctuates due to incoming tax assessments. The number was expected to increase
154 slightly and would not be final until the final numbers are issued.
- 155 ➤ The liquidation from the 2012 Reserve Account is estimated at \$767,000.
- 156 ➤ The liquidation from the 2012 Prepayment Account is estimated at \$35,000.
- 157 ➤ The sources of funds total approximately \$8,807,000.
- 158 ➤ The uses of funds include "Refunding Escrow Deposits" of approximately \$8,154,000,
159 "Interest Funded Thru 11/1/2022" and the "May 1, 2022 Principal Payment" of \$406,000.
- 160 ➤ The savings would be just under \$1 million and a 3% reduction in the annual interest
161 rate would be realized.

162 Mr. Tarr asked for comment on the "Cost of Issuance" schedule.

163 Mr. Henry stated the biggest portion of the fee is the MBS Placement Agent Fee of
164 approximately \$106,000. The estimate is based on the par value but it could change slightly.
165 The remaining fees are finalized in Agreements to be approved. Bond Counsel's fee is \$18,000,
166 District Counsel's fee is \$16,000, and Bank Counsel's fee is \$7,500.

167 Mr. Henry stated the Trustee, US Bank, plays a big role and, in his opinion, US Bank's
168 fees are reasonable. Mr. Greenberg stated that the fees are approximately 16% of the \$1
169 million.

170 Mr. Tarr asked if separate contracts with each of the legal firms is necessary or if it was
171 part of the Agreement that fees would be reimbursed.

172 Mr. Greenberg stated it is similar to a loan where the bank's Counsel would be paid and
173 the Trustee and Verification Agent are independent. Mr. Tarr asked where that appears in the
174 contracts. Mr. Greenberg stated the CDD would have a contract with Kutak Rock and the others
175 would be in the transaction papers.

176 Mr. Adams stated there would also be a contract with Akerman, LLP.

177 Mr. Henry stated the discounted savings are all net of these expenses. Mr. Tarr asked
178 who would sign the documents. Mr. Greenberg stated the Board must approve the Engagement
179 Letters and then he would sign them.

180 Mr. Henry stated the most important consideration is the timeline.

181 Mr. Adams stated that District Management Staff spoke internally and decided to waive
182 District Management's fees for this transaction. An Assessment Methodology would be
183 provided based on the final numbers, free of charge.

184 Mr. Greenberg thanked the District Manager on behalf of the Board.

185 Mr. Henry discussed keeping with the timeline and noted the following:

186 ➤ The first drafts of the Bond Resolution, the Supplemental Indenture and the Escrow
187 Agreement were received earlier than projected. He and Ms. Willson already provided
188 comments that would likely be reflected on the upcoming draft.

189 ➤ Comments on all circulated bond documents are due the week of February 14, 2022.

190 ➤ Final numbers would be circulated the week of February 14, 2022.

191 ➤ The Supplemental Assessment Methodology, Final Assessment Resolution and revised
192 bond documents would be circulated the week of February 21, 2022 and comments would be
193 received the week of February 28, 2022.

194 ➤ The agenda deadline for all bond documents, in substantially final form, is March 7,
195 2022.

196 ➤ All final documents would be presented for approval at the Board Meeting on March 16,
197 2022 and there would be a pre-closing that day.

198 Mr. Henry noted that minor things could come up; therefore, the Board might need to
199 give approval with some latitude in order to close. The interest rate is locked until March 31,
200 2022 and that deadline must be met because interest rates might have gone up.

201 Mr. Henry stated Ms. Zare advised him that there is a 20 base point differential.

202 Mr. Greenberg believed this would be approved at the March 26, 2022 meeting. Mr.
203 Henry stated additional documents would be received prior to the meeting. Mr. Adams stated
204 the document package would be circulated toward the end of the week.

205 **B. Consideration of Akerman LLP, Bond Counsel Engagement Letter**

206 Mr. Greenberg presented the Akerman LLP, Engagement Letter to serve as Bond
207 Counsel. He stated he also reviewed the attachment and found both satisfactory.

208

209 **On MOTION by Mr. Tarr and seconded by Ms. Gartland, with all in favor, the**
210 **Akerman LLP, Engagement Letter for Bond Counsel Services, was approved.**

211

212

213 **C. Consideration of Kutak Rock LLP, Issuer's Counsel Engagement Letter**

214 Mr. Greenberg presented the Kutak Rock LLP, Engagement Letter to serve as Issuer's
215 Counsel. He noted Counsel substantially reduced their fee and stated he found the
216 Engagement Letter appropriate in all respects.

217

218 **On MOTION by Mr. Tarr and seconded by Ms. Gartland, with all in favor, the**
219 **Kutak Rock LLP, Engagement Letter for Bond Counsel Services, was approved.**

220

221

222 Mr. Greenberg thanked Mr. Henry and Ms. Zare and the working group for their efforts
223 in regard to this item.

224 **The meeting paused briefly due to audio difficulties.**

225

226 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Annual Report via E-
Blast and Newsletter**

227

228

229 Mr. Greenberg asked for the status of this item.

230 Mr. Adams stated it is in limbo with the requested revisions.

231 Mr. Greenberg asked why this was not sent and why everybody micromanaged it. He
232 stated it was circulated and Mr. Adams received a flurry of emails suggesting various changes,
233 such as adding and removing details. He asked if that was a good summary of the events. Mr.
234 Adams replied affirmatively.

235 Mr. Greenberg stated as a result nothing was sent.

236 Mr. Henry asked, “so what?”

237 Mr. Greenberg stated he is not in favor of a “committee” writing a letter.

238 Mr. Tarr stated a “committee” did not write the letter. He stated that one person
239 drafted it.

240 Mr. Greenberg stated that Mr. Willis wrote the letter and he rewrote it. Mr. Greenberg
241 indicated that the rest of the Board saw his version of the letter.

242 Mr. Tarr stated if he had known that they were reviewing Mr. Greenberg’s version of
243 the letter, he would have accepted it. Mr. Greenberg stated that is not the point.

244 Mr. Henry stated he felt that he was a causative factor in this. When he first saw the
245 letter, he felt that nobody would read it because there was so much detail. He thought it was a
246 waste of time to send that much detail and he believed it would be more effective to keep it
247 shorter and include only the highlights.

248 Mr. Greenberg asked how many new houses were sold. Mr. Tarr stated over 20%. Mr.
249 Greenberg believed all the new residents need to be educated so more detail is needed. He
250 recalled hearing at the MCA meeting that people were complaining about a lack of
251 transparency from the Board. He observed that no members of the public were present at
252 today’s meeting and there were no members of the public on the phone.

253 Mr. Henry stated that is why he feels as he does.

254 Mr. Greenberg stated that is why he believed more detail should be sent when the
255 Board does communicate. Mr. Henry asked if the communication could be posted on the
256 website. Mr. Greenberg replied affirmatively.

257 Ms. Gartland stated she made many edits to the document. She agreed about the need
258 to educate new residents but she believed that communications should be very short. She
259 suggested inserting bullet points whenever possible and making it more like an Executive
260 Summary that lists achievements and including a Frequently Asked Questions (FAQs) section at
261 the end to provide general information about CDDs. She noted that Ms. Willson provided a
262 template with information that could be geared toward the CDD. She felt that some things
263 were left out and some things were repetitive. She offered to take responsibility for this item.

264 Mr. Greenberg stated he felt that Ms. Gartland had some good ideas. He asked her to
265 re-draft the letter, and send it to Mr. Adams for circulation. Mr. Greenberg stated he would like

266 this sent before the next meeting. He would receive the Supervisors' comments and make final
267 revisions before it is sent.

268 This item would not be included on the next agenda.

269

270 **SEVENTH ORDER OF BUSINESS**

**Discussion: Pipe Ownership Between Lakes
57 and 23**

271

272

273 Mr. Tarr recalled the previously presented paper version of the GIS map that depicted
274 areas in red as belonging to other entities and not the CDD. He stated Mr. Chase emailed a
275 schematic and an estimate to him and asked to be advised of other pipes owned by the MCA
276 that should be inspected at the same time. Mr. Tarr stated he finds working with the online GIS
277 map easier because the layers can be rearranged. He started with the depiction of CDD pipes
278 and presented what the GIS system displayed.

279 Mrs. Adams stated that was because the District Engineer made a change because after
280 the December meeting Staff was directed to change the schematic. Mr. Tilton provided the
281 information to Passarella, who was advised to change the pipes from red to black. After the last
282 meeting, Staff was advised to change them back to red; therefore, if Mr. Tarr were to access
283 the GIS system today it would show the pipes in red.

284 Mr. Greenberg asked if the pipes belong to the CDD or not.

285 Mr. Tarr asked Mr. Tilton if this pipe is the one that was built.

286 Mr. Tilton stated that pipe was the subject of a discussion regarding who should be
287 maintaining and operating it. In the past, it was operated by entities other than the CDD and
288 that is why it was depicted on the map in red. The discussion was about the pipe providing
289 connection between ponds; therefore, it could be maintained by the CDD.

290 Mr. Greenberg asked whether the owner of the pipe is known.

291 Mr. Tilton stated at least a portion of the pipe across the golf course is owned by The
292 Club. The question is who owns and operates those portions going between lots and across
293 roads at each end. Ms. Gartland thought that pipes between lakes are owned by the CDD.

294 Mr. Tilton stated that is generally true but this is not the only one that he has noticed
295 that is in this condition where it is not shown as CDD property.

296 Mr. Tarr stated this raises the question of, if this pipe goes between lake A and B and
297 that pipe goes between C and D, how can the CDD exclude this pipe or the other ones that go
298 between two lakes.

299 Mr. Greenberg thought that is an interesting point but he wanted to take it up a level.
300 He felt it would be appropriate to undertake a Legal and Engineering review of all the pipes
301 owned by the CDD and perhaps identify all the pipes that the CDD does not own but that
302 service CDD ponds. At that point, the Board may decide whether to have easement agreements
303 or have fee simple interest in the underground pipes transferred to the CDD. He thought that
304 only one stakeholder should be inspecting the pipes throughout the entire community. In order
305 to do that the CDD must identify the pipes that it does not control or have access to. He
306 suggested authorizing the District Engineer and District Counsel to conduct a land record search
307 and an Engineering Study to identify all pipes that connect lakes within the community that are
308 not owned by the CDD or subject to CDD easement agreements in order to access, maintain,
309 repair and clean.

310 Mr. Henry asked, absent having some document or land record saying the CDD owns it,
311 is the assumption that the owner of the ground above it owns it?

312 Mr. Greenberg replied affirmatively. The law in Florida basically states in the absence of
313 an easement the CDD would own everything below the ground, including rights, underground
314 structures and air rights. If it was done properly when the pipes were laid and the community
315 was laid out and the CDD was created, ownership should have been transferred or an
316 underground rights agreement, easement agreement or maintenance agreement should be
317 recorded.

318 Mr. Henry felt that, absent that, the CDD would have to do it. Mr. Greenberg concurred.

319 Mr. Tarr stated the CDD has pipes that run under Corso and his understanding was that
320 the CDD maintains those pipes if they are connected to road drain boxes. Mr. Adams stated
321 that is correct; if pipes that connect two lakes go under a road and there are roadside catch
322 basins, the CDD maintains them.

323 Mr. Tarr stated if he takes what Mr. Greenberg said one step further, the portion under
324 the road belongs to the MCA. Mr. Greenberg stated it does except that there should be a
325 maintenance easement.

326 Mr. Tilton stated almost all of the plats include language such as that described by Mr.
327 Greenberg. There is an easement across the entire roadway for a number of groups, including
328 the CDD.

329 Mr. Greenberg stated it was like a utility easement. When looking at the plat and the
330 land records for a house there would be numerous easement agreements and this is no
331 different. He wanted to find all CDD structures that are maintained or should be maintained
332 that do not have recorded documents.

333 Mr. Tarr asked Mr. Tilton if he had an idea of how many of these exist. Mr. Tilton stated
334 that a half dozen would be a reasonable estimate. He observed one pipe just to the north but
335 he had not surveyed the entire community and prepared an estimate. Mr. Tarr asked if that
336 was another golf course situation. Mr. Tilton stated that much of that particular pipe runs north
337 to south along the main roadway and he did not think there is much golf course area involved
338 in that particular case.

339 Mr. Tarr asked if Mr. Greenberg wanted to authorize an inspection.

340 Mr. Greenberg stated he had not decided yet. He wanted to proceed at top level.

341 Mr. Greenberg asked if 60 days would be adequate for this project. Mr. Tilton believed it
342 would be reasonable for his part. Ms. Willson believed the best approach would be for Mr.
343 Tilton to determine all the areas of the pipes and for her to then look for conveyance
344 agreements after he has identified those areas.

345 Mr. Greenberg stated this would be included on the April agenda.

346 Mr. Henry noted that the MCA and The Club might have ownership. He asked if a
347 shortcut for this might be a supplemental agreement with each entity stating that any and all
348 pipes under existing property owned by The Club or the MCA is granted a permanent easement
349 to the CDD to maintain those pipes.

350 Ms. Willson stated similar approaches have been taken in other communities when the
351 research is arduous and just the major pipes from the lands that they own can be identified.
352 Ms. Gartland thought it seems that if the end conclusion would be that another entity owns it,
353 the CDD would still be the one to maintain it.

354 Mr. Greenberg asked Ms. Willson if that is a recordable agreement she was
355 contemplating. Ms. Willson stated she thought so if the CDD can identify those areas and stated
356 that perhaps it may be limited to drainage easements. Mr. Greenberg asked if the drainage

357 easements would need to be identified. Mr. Henry felt that the time to do the research would
358 be if a challenge arose in the future.

359 Mr. Adams believed that the CDD would discover that most of the pipes at the crossing
360 over the golf course and going from lake to lake are actually housed in primary drainage
361 easements that are dedicated on a plat. He stated the one in question included most pipework
362 in a primary drainage easement. The plat that was included in Phase II included a primary
363 drainage easement dedicated to the CDD. While there were missing pieces due to drainage
364 easements between homes, it looked like most of the rest was primary drainage easement;
365 language on the plat dedicated the easement to the CDD and to Long Bay Partners. Mr. Tarr
366 asked what Mr. Adams was viewing. Mr. Adams stated he was viewing the GIS Map and was
367 putting the plat layer up and the easement layer up showed that 95% of the pipe in question
368 was covered by the primary drainage easement. Mr. Adams demonstrated the GIS program for
369 Mr. Tarr.

370 Mr. Greenberg asked what kind of Agreement Ms. Willson would contemplate if Mr.
371 Henry's suggestion were to be followed. Ms. Willson stated she was contemplating an
372 Acknowledgment of Maintenance Obligation Conveyance with a Bill of Sale or some other
373 interest in those pipes, as well as a license agreement to the MCA and The Club property to
374 maintain them. The Agreement could be recorded over those easements in the public records
375 or an acknowledgment of the Agreement could be recorded in the community.

376 Mr. Tarr stated what Mr. Adams pulled up was very interesting. Mr. Adams stated he
377 found some pipes without an easement layer over them. Discussion ensued regarding the need
378 to identify the pipes. Mr. Greenberg stated they should identify the pipes that can be identified
379 online and reconfirm the rest. Mr. Adams stated it would be nice to have the Agreement as a
380 backstop in case something is missed.

381 Mr. Greenberg stated the plan would be to try and identify those pipes that have not
382 been covered by an easement and a blanket acknowledgment would be drafted to include the
383 entire community. Mr. Tilton would still identify pipes that are not covered. An extensive
384 records search would not be necessary but the Agreement would include pipes that are not
385 covered and reaffirm all the others.

386 Mr. Tarr and Mr. Adams discussed various portions of the pipes depicted on the GIS
387 map that were inside and outside of plats. Mr. Tarr asked if it would make sense to authorize
388 payment of \$300.

389

390 **On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor,**
391 **authorizing the District Engineer to identify areas that are not covered by a**
392 **prior easement and authorizing District Counsel to prepare an easement**
393 **agreement or other appropriate document to incorporate the CDD's**
394 **responsibility and right to maintain, repair and inspect, and to reaffirm that all**
395 **other easement areas previously identified are covered by the CDD's right to**
396 **operate, maintain and repair, was approved.**

397

398

399 • **Consideration of M.R.I. Inspection, LLC, Estimate #3217**

400

401 **On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor, M.R.I.**
402 **Inspection, LLC, Estimate #3217, in the amount of \$300, was approved.**

403

404

405 Ms. Gartland asked if there is a difference between ponds and lakes.

406 Mr. Greenberg stated there is no difference.

407 Mrs. Adams stated that M.R.I. started structural inspections on February 8, 2022. She
408 would submit a Change Order.

409

410 **EIGHTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2021

411

412

413 Mr. Greenberg presented the Unaudited Financial Statements as of December 31, 2021.

414 Mr. Tarr asked if The Club paid and took the discount. Mr. Adams believed so.

415 Mr. Tarr asked if the projected Unassigned fund balance was still accurate. Mr. Adams
416 replied affirmatively.

417

418 **On MOTION by Mr. Henry and seconded by Mr. Tarr, with all in favor, the**
419 **Unaudited Financial Statements as of December 31, 2021, were accepted.**

420

421

422

423 **NINTH ORDER OF BUSINESS****Staff Reports**

424

425 **A. District Counsel: *Kutak Rock LLP***

426 There was no report.

427 **B. District Engineer: *Johnson Engineering, Inc.***

428 Mr. Tilton recalled a question about Operation & Maintenance (O&M) of the eastern
429 swale along Imperial Golf Estates (IGE). The swale receives water from a major outfall from the
430 south side of the community and the north swale along the same entity that receives water
431 from the secondary outfall. He received an email from Collier County stating that the north and
432 west swales are maintained by IGE. The County's opinion was that the eastern swale could be
433 the CDD's responsibility based on permit action when the community was permitted. Based on
434 his research and unless somebody hid something in a more recent permit action, the original
435 permit and the first modification for this community's construction contained nothing of that
436 nature.

437 Mr. Tilton voiced his opinion that the community could offer to perform some
438 maintenance but it is not a requirement. The second paragraph states that upon completion of
439 Veterans Memorial Parkway, which is currently under construction, the County would take over
440 that maintenance because the roadway will go into the north swale along with this
441 community's southwestern outfall. He noted that other communities have found that the
442 County's level of maintenance is not up to the desired standards. Augmented maintenance
443 might be offered but the CDD is not obligated. Maintenance would depend on the type of
444 maintenance the CDD wants.

445 Mr. Greenberg asked if the CDD should wait to see what the County does. Mr. Tilton
446 stated his belief that the CDD is high enough that water will discharge as permitted and it would
447 not be impeded by the amount of growth that is there today. Mr. Tarr asked if Mr. Tilton meant
448 the growth around the structure. Mr. Tilton stated he meant the structure or the conveyance
449 down the soil. Mr. Tarr stated he was not very concerned about what is 300' away from the
450 structure because it will move what it has to, once the water is out. Mr. Tilton stated that
451 structure was designed so that water coming out of the community goes through a pipe, up
452 through the structure and then discharges out through the grate. If a piece of material happens
453 to lay on it while it is not discharging, it will get dislodged by the water flowing out.

454 Mr. Tarr recalled that the box had a top and open sides. He believed all the growth
455 around the structure was along the sides. Mr. Greenberg asked if this was a matter of a few
456 minutes of work with a weedwhacker. Mr. Tarr suggested hiring Cintron to clean 25' around the
457 box and asked how long that would take. Mr. Tilton stated if clearing right around the box is all
458 that is needed it is a much shorter area but the swale is ¼ mile long. Mr. Greenberg asked if
459 whatever is by the box would impede outflow. Mr. Tilton stated anything growing there would
460 give some impedance. The question is whether it gives enough impedance to cause the
461 community a problem. While it creates some impedance in its current condition, he did not
462 think it is imperative to fix it. Discussion ensued regarding hiring Cintron or SOLitude to address
463 the issue. The consensus was for the District Manager to resolve the issue in the most cost
464 effective means possible.

465 Mr. Henry asked if that would create an obligation to maintain the swale. Mr. Greenberg
466 stated it would not. Mr. Tarr asked what would be necessary to enter the property. Mr. Tilton
467 stated he would work with Staff regarding a notice to enter the property.

468 Mr. Greenberg asked if they should wait until road construction is completed in case
469 concrete debris is dumped in the area.

470 Mr. Tilton did not see that as an issue in the area in question since the community pipe
471 goes under the road and there is no connection to the roadway drainage. Mr. Tilton
472 recommended leaving the outflow from the south, west into the north swale, and ultimately to
473 the east swale until construction is done because that should be the County's responsibility
474 until road construction is completed. Mr. Tarr asked for before and after pictures to be taken.

475 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 476 • **NEXT MEETING DATE: March 16, 2022 at 3:00 p.m.**

- 477 ○ **QUORUM CHECK**

478 The next meeting would be held on March 16, 2022.

479 **D. Operations Manager: *Wrathell, Hunt and Associates, LLC***

- 480 • **Key Activity Dates**

481 The January Key Activity Dates Report was included for informational purposes and
482 would be updated as needed.

483 Mr. Tarr asked Mrs. Adams to review the SOLitude inspection report that was emailed
484 to the Board. Mrs. Adams stated the manager compiles information into a spreadsheet and

485 data was provided for December and January. A resident adjacent to Lake 62 called to complain
486 about the noise. Various solutions were attempted to soften the noise echoing across the
487 waterway, including insulation. The aeration was shut down affecting four lakes due to the
488 compressors being turned off for now. Mr. Greenberg asked why the compressors were turned
489 off and asked if they can be run during the day and turned off at night. Mr. Adams stated the
490 noise issue needs to be resolved because turning them off is inefficient. Mr. Greenberg asked if
491 new compressors are needed. Mrs. Adams stated the compressors were newly installed in
492 2016. Mrs. Adams stated SOLitude checked them and there were no issues. Mr. Tarr stated
493 they do not exceed acceptable decibel levels. Mr. Greenberg asked if bushes on the lake side
494 would dampen the noise. Mr. Tilton stated bushes do not absorb as much sound as a hard
495 surface but fencing with bushes would be more effective than bushes alone. Mrs. Adams stated
496 that contractors are trying to find fencing and this has been an ongoing project. The fence
497 would be as high as the compressors, which is approximately 2' high.

498 Mr. Greenberg stated the compressors cannot be turned off. He directed Mrs. Adams
499 to advise the resident that a solution is being sought to dampen the noise but the compressors
500 cannot be turned off due to oxygen levels. He asked for the homeowner to be kept informed
501 and advised of when the fence would be installed. Mr. Greenberg asked if this expense is in the
502 budget. Mr. Adams stated the expense would be a few hundred dollars. Mr. Henry asked if
503 there is a way to build a structure around the compressors to deaden the sound. Mrs. Adams
504 stated Staff is investigating the options. Mr. Tarr recalled that this was done several years ago.
505 Mrs. Adams stated the compressors are already insulated. Mr. Greenberg asked if a final report
506 and estimate would be provided at the next meeting. He requested a sound meter reading at
507 the location of the compressor and at the residence.

508 Mr. Tarr stated the SOLitude report was very nice and asked how Staff tracks things that
509 are not working. Mrs. Adams stated she executes work orders. She discussed the steps taken
510 to address the issue. Mr. Tarr asked if the report is wanted every month. Mr. Greenberg stated
511 he did not want it as it is Operational and is not a Board level report. Mr. Henry stated he
512 received a notification when his aeration was not working and asked if there is a similar type of
513 communication available. Mr. Willis stated that Wi-Fi is not available in the field.

514 A Board Member stated in December four people complained about noise. Mrs. Adams
515 stated there was one complaint affecting four compressors that were all linked together on that

516 side of Lake 62. A map was consulted to determine the exact location. Mr. Adams stated Lake
517 62 is in the north section, west of Treviso Way. Mrs. Adams stated the electrical service supplies
518 four ponds and the complaint was by one homeowner. Mr. Tarr asked for the homeowner's
519 name. Mrs. Adams stated she did not remember the homeowner's name. The exact location of
520 the compressors and ponds were discussed.

521 Mr. Greenberg voiced his opinion that the Board needs to agree that resident
522 complaints would not cause aerators to be turned off without Board approval. Mr. Tarr stated
523 he would feel better if a noise reading was taken. Ms. Gartland stated her assumption was that
524 a reading was taken in response to complaints.

525 Mrs. Adams stated SOLitude took decibel readings. Mr. Tarr asked what decibel reading
526 is acceptable. Mr. Willis stated he believed that 70 or 80 is acceptable and the reading was 65.
527 Mrs. Adams stated it was well below what is allowed. Mr. Greenberg asked if the reading was
528 taken from 15' of the resident's home. Mr. Willis replied affirmatively.

529 Mr. Greenberg believed the sense of the Board is correct, a process is in place to resolve
530 issues and that Staff should not turn off compressors. The sense of the Board was that
531 complaints that cannot be resolved would be brought to the Board. A decibel reading would be
532 taken across the pond and a fence and shrubs would be priced. Mr. Henry felt that the solution
533 to deaden the sound should be looked at. Mrs. Adams stated the box was already insulated and
534 SOLitude is obtaining prices for another solution.

535

536 **On MOTION by Ms. Wheeler and seconded by Mr. Tarr, with all in favor,**
537 **authorizing Staff to resolve the sound issue, in a not-to-exceed amount of**
538 **\$1,000, was approved.**

539

540

541 Mr. Greenberg asked Mrs. Adams to advise the resident that funds were authorized to
542 address the issue. The compressors would be turned on immediately. He stated he would
543 discuss the issue with the resident if necessary.

544

545 **TENTH ORDER OF BUSINESS**

Old Business

546

547 Ms. Wheeler noted that a meeting was held three weeks ago yet those meeting minutes
548 were not available yet. Mr. Adams explained that, when the Board requires the draft minutes

549 10 days in advance of each meeting and a meeting is moved up a week, it is difficult to meet
550 the 10-day requirement. Ms. Wheeler recalled that the 10-day rule was put in place so that
551 time would not be spent discussing minutes at meetings. Mr. Greenberg stated, in the future, if
552 the timing for the next meeting is shortened to three weeks from the previous meeting, due to
553 emergencies, there would be “no 10-day notice” and the draft would be provided in the
554 agenda.

555 Mr. Tarr stated he emailed District Management to advise that there were no minutes in
556 the agenda and he was advised that there would be two sets of minutes in the next agenda. He
557 stated he emailed back to suggest she email the Supervisors of what she told him. Mr.
558 Greenberg stated Mr. Tarr was dealing with the wrong person and, in the future, he should
559 address this with Mrs. Adams. Mr. Tarr expressed his disappointment that his request was not
560 followed. Mr. Adams recalled that this has happened in the past when turnaround time did not
561 allow for the minutes to be prepared in time for the next meeting. Mr. Tarr reiterated his
562 disappointment that his suggestion was not accommodated. Mr. Adams thanked the Board for
563 allowing Staff the ability to exempt from the standard 10-day rule if meetings are moved.

564

565 **ELEVENTH ORDER OF BUSINESS**

Supervisors’ Requests

566

567 Mr. Henry believed the Board previously discussed trying to move meetings to 9:00
568 a.m., instead of 3:00 p.m., and he noticed that some meetings are still scheduled for 3:00 p.m.
569 Mr. Adams stated availability of the meeting room is limited during this time of the year. Mr.
570 Greenberg suggested Mr. Adams book rooms in advance for next year so that the Board has a
571 chance to get their preferred time.

572 Mr. Tarr stated the agenda distribution list used to show all recipients but that has
573 disappeared. He asked if the agenda is still being distributed to the list. Mr. Adams stated it is
574 being distributed via blind copy to all recipients. Mr. Tarr asked if Staff knows that Tim was
575 replaced by Bill. Mrs. Adams stated Staff has Bill’s information. Mr. Greenberg asked why blind
576 copy is being used. Mrs. Adams stated because it keeps Supervisors from emailing each other,
577 which would be a violation of the Sunshine Law. This way, if Supervisors want to comment they
578 are only commenting to Staff.

579 Mr. Tarr stated the CDD used to work very hard to send notifications to the community
580 about CDD meetings but that seems to have stopped. Mr. Greenberg asked what notification

581 Mr. Tarr was talking about. Mr. Tarr stated an e-blast used to be sent to the community
582 regarding upcoming CDD meetings. Mr. Adams stated nothing changed on the CDD's side and
583 emails are still sent to the MCA for distribution. He would assume it is still MCA policy to send
584 emails to the community. Mr. Greenberg stated it might be because of the change in
585 leadership at the MCA. He suggested Mr. Tarr address it with the MCA. Mr. Tarr stated he
586 would take care of it.

587 Mr. Tarr asked if Ms. Wheeler, Mr. Henry and Mr. Greenberg are familiar with the
588 Agreement between the CDD and the MCA regarding deer hunting. The consensus was the
589 Board is familiar with it. Mr. Tarr suggested including an update on this topic on the next
590 agenda. He believed there is something about insurance that is important to consider. He was
591 concerned that this might have been overlooked due to the change of General Manager. Mr.
592 Greenberg felt that it is the MCA's responsibility to educate the new General Manager about all
593 the policies and agreements.

594 Mr. Tarr felt that the CDD Board is responsible for educating the CDD Supervisors about
595 the issue. Mr. Greenberg believed that Mr. Henry is already familiar with the issue because he
596 was on the MCA Board. Ms. Wheeler stated she is not up to speed on the issue.

597 Mr. Greenberg stated he would forward the Agreements for the Supervisors'
598 information and future discussion. He did not want to include it on the next agenda because
599 the bond matters would take a lot of time. Mr. Henry stated he would like to ensure there is
600 adequate time for everybody's questions related to the bonds answered.

601 Mr. Tarr stated he would like to address this at some point and asked when deer
602 hunting season starts. Mr. Henry asked if Mr. Tarr could address the specific question with the
603 MCA since they have all the Agreements. Mr. Adams stated there is a perpetual Agreement
604 between the CDD and the MCA and, once they conduct the counts and they determine that
605 there is a cull number, they engage the hunter. The hunter is required to submit a Certificate of
606 Insurance because he is attached as a joinder to the MCA Agreement.

607 Mr. Tarr asked if the CDD is not concerned about the insurance because the CDD is
608 holding the MCA responsible. Mr. Greenberg stated the CDD requires the MCA to have
609 sufficient insurance naming the CDD as an additional insured. Mr. Tarr asked if that is an annual
610 policy. Mr. Greenberg stated it is part of the MCA's responsibility when they obtain insurance.
611 Mr. Adams stated a Certificate of Insurance is received annually and, in the event the insurance

612 is canceled, the insurance company would be required to forward a Notice of Cancellation. Mr.
613 Tarr asked when the last Certificate of Insurance was received. Mr. Willis stated the last one
614 was dated June 2020 from Gulfshore Insurance, it is a Certificate of Insurance for Liability and
615 Workmen's Compensation for Robert Jason Williams and Biological Services. Mr. Tarr believed
616 that is the person who does the counts. Mr. Adams stated another person does the hunting.
617 Mr. Willis stated he has a Certificate of Insurance from Cintron. Mr. Tarr believed Cintron is
618 going to obtain a special insurance policy. Mr. Greenberg asked if that is between the MCA and
619 Cintron. Mr. Tarr voiced his opinion that it is not if the CDD is asking for protection. Mr.
620 Greenberg stated the CDD is asking for a certificate stating the CDD is an additional insured. Mr.
621 Tarr asked on what type of policy the CDD wants to be an additional insured. Mr. Greenberg
622 stated on whatever type of policy the MCA and the hunter agree on because they need to be
623 protected. Mr. Tarr stated the details were vague in his mind.

624 Mr. Greenberg stated this would be added to the April agenda. He asked Mr. Willis to
625 circulate the Agreements and the last Certificate of Insurance and include them in the agenda.
626 This would be a discussion item in April.

627 Mr. Adams stated the Certificate of Insurance was with Cintron and Sky Management in
628 2021. Mr. Greenberg asked Mr. Willis to obtain the coverage and rider amounts from the MCA.
629 Mr. Willis stated it looked like \$1 million. Mr. Tarr asked if that is enough. Discussion ensued
630 regarding insurance and liability.

631 Ms. Willson stated the CDD also has sovereign immunity and there is discussion in the
632 Legislature about increasing the sovereign immunity cap. This may need to be revisited if that
633 legislation passes. Right now, she believed the cap is \$500,000 per occurrence and \$300,000
634 individually.

635 A question was raised as to whether the CDD's insurance would separately cover if there
636 is a gap in the MCA's insurance. Mr. Greenberg stated these matters would be discussed in
637 April. Mr. Tarr asked for an update on the D&O Coverage. Mr. Adams stated the coverage is \$5
638 million.

639 Ms. Gartland voiced her opinion that the fire reduction removal maps are difficult to
640 read. She asked if a paper copy could be generated and asked how far along the removal is. Mr.
641 Tilton stated he has not calculated a percentage. Mr. Tilton stated a map was received a few
642 days ago showing the progress. A progress report would be provided at the next meeting.

643 Mr. Tarr stated the crew came back to meet the standard and they are finishing Verona.
644 For some reason the crews are skipping Cortile for now. Ms. Gartland stated the top of the map
645 was cut off and, at some point, the rest of the map in the area known as the Five Exits should
646 be included.

647 Regarding the prior discussion about decibel levels for noise, Mr. Willis stated that Lee
648 County’s nighttime level is 66 and Collier County’s level is 68 according to the County websites.
649 When the noise was measured it was at 62. The consensus was that the noise level was high
650 enough to address it.

651

652 **TWELFTH ORDER OF BUSINESS**

Public Comments (3 minutes)

653

654 There were no public comments.

655

656 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

657

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

659

660 **On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, the**
661 **meeting adjourned at 10:36 a.m.**

662

663

664

665

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

666
667
668
669
670
671
672

Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

9C

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle,
Naples, Florida 34110*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2021	Regular Meeting	9:00 AM
November 17, 2021 CANCELED	Regular Meeting	3:00 PM
December 8, 2021	Regular Meeting	3:00 PM
January 19, 2022	Regular Meeting	3:00 PM
February 10, 2022	Regular Meeting	9:00 AM
March 16, 2022	Regular Meeting	3:00 PM
April 20, 2022	Regular Meeting	3:00 PM
May 18, 2022	Regular Meeting	9:00 AM
June 15, 2022	Regular Meeting	9:00 AM
August 17, 2022	Public Hearing & Regular Meeting	9:00 AM

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

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Key Activity Dates

Updated: March 2022

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad & Tadpole removal project is scheduled to commence in March. 2 night visits per month (March through November). Program will include 18 visits.	3/22 thru 11/2022
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year.	4/2022 & 9/2022
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year. Management to provide update when completed. Per the request of the Board, to be provided in their May agenda package yearly.	6/1/2022
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.	6/15/2022
O & M Assessment letter	SOP	N/A	Staff to provide Chairman's draft assessment letter to the Board 48 hours in advance of mailing to the Residents of proposed increases. Notices must be mailed twenty days in advance of meeting to adopt the budget.	7/1/2022
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.	9/15/2022
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2022
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2022

TRIM Compliance Report	200.068	Department of Revenue, Property Tax Oversight, Trim Compliance Section	No later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)	10/15/2022
Canna Lilly cut back	SOP	N/A	Seasonal cut back and removal of large stands of Canna Lilly on lake banks owned by the District, to reduce seasonal unsightliness and promote new lush and vigorous growth. Program to be considered/completed between February & March of each year if necessary.	Feb. & March Annually
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30, 2022	11/30/2022
Fiscal Year Annual District Filing Fee and Update Form	190,189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/3/2022
Laptop @ MCS	SOP	MCA GM Bill Bowden	Mr. Adams to create a cloud link on the website and will upload records of proceedings. This project is still in progress however the Webmasters is reviewing all items at this time to ensure ADA Compliance.	Mar-22
Certification of District Registered Voters	190(3)(a)(2)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2022
Interconnecting Drain Pipe inspection and cleanout	SOP	N/A	Annual inspection and clean out of all lake and wetland interconnecting drain pipes and control structures, that are owned and operated by the District, where the percentage of pipe block exceeds 25%. Inspections to commence Monday, January 31st, with cleaning to be completed during the month of May	1/31/2022 thru 5/2022
Bank Stabilization Project	SOP	N/A	2021/22 Budget - Rip/Rap install project to be completed on Lake 35. (As of 2019 current proposal cost \$38K). Include rip/rap of headwall in that cove area. Bank restoration @ North Hole #18 by Green on Lake 13 (as of 2021 current proposal cost \$11,875.00 (need to deduct sod requirements).	5/1/2022

Lake Audit Report	SOP	N/A	Annual inspection and report of all District owned lakes. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes.	June/July 2022
Littoral Planting Projects	SOP	N/A	Lakes will be identified during the annual Lake audit.	June/July 2022
Phase Three East - Stormwater Pond 74	SOP	N/A	The original issue date was April 16, 2020. Modified September 9, 2021. The duration of the permit is extended until February 4, 2027 per the request to SFWMD. 90 day reminder is included, as reflected. Once the stormwater planning exercise is completed, it will have to be repeated every five years.	11/1/2026 (reminder) 2/4/2027 (deadline)
Stormwater Management Needs Analysis Report	FL Statutes 403.9301 and 403.9302	20 year needs analysis	New legislation that requires the District to analyze its existing stormwater infrastructure necessary to comply with the statutory requirements to create a 20-year needs analysis. .	6/30/22 and every five years there
Preserve Fire Reduction Program - Three Year Rotation Program	SOP	N/A	As approved at the June 16, 2021 meeting; project to commence in January 2022; and continue every three years. Project to be completed by Cintron Landscape Services. Project to be completed within 100 days.	1/1/2022
Est Cortile Court	SOP	N/A	First annual monitoring report due June 30th with a required 2nd annual report due June 30th 2023.	6/2022 & 6/2023
Qualified Public Deposit Identification and Acknowledgement Form	280.02	Maintain original document in District Reports	Complete each time a new account is opened with a Qualified Public Depository.	
Bond - Continuing Disclosure	Bond Indenture	E.M.M.A. (Electronic Municipal Marketing Access) and Bond Trustee	Bond indentures generally require continuing disclosure of financial information to bond holders that may impact the bondholders investment. During construction, many bond indenture require quarterly reporting concerning the status of construction, development and real estate closings. Additionally, annual disclosure include posting annual independent audit reports and annual budgets reflecting assessment information. Generally, any material event affecting the bonds must be disclosed timely.	
Bonds - Arbitrage	IRS Regulation	IRS - if a rebate is due.	The Bond Indenture refers to IRS rules which state an issuer must pay (an Arbitrage) rebate installment for computation dates that occur at least once every 5 years. Rebate payments are due within 60 days after each computation date. The final rebate payment for an issue is due within 60 days after the issue is discharged. See IRS Regulation Section 1.148-3(e) through (g).	

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COMMUNITY DEVELOPMENT DISTRICT

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#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	ACTION	Per Mr. Greenberg, Mr. Adams to ensure removal of all items from the Completed Items List that are six months old or older from the date moved to COMPLETED.	X		
2	01.16.19	ACTION	Going forward, Johnson Engineering to take annual sediment samples only at outfall lakes that contain muck, and Lake 35 the same time each year and reduce water quality samples to once in July except for Lake #55 adding September, only if there are issues. Staff to continue to provide year over year tables for nitrogen and phosphorous.	X		
3	10.16.19	ACTION	Per Mr. Tarr, Staff to ensure that the contractor monitors the two signature lakes at the entrance of Mediterra West and make certain that the spikerush does not exceed 15' from control level. 01.19.22 Spikerush in 71, 72 and 74 to be addressed.	X		
4	11.18.20	ACTION	Mrs. Adams to ask SOLitude to copy her on all aeration repair notices sent to RCS.	X		
5	03.03.21	ACTION	Board Members to include Mrs. Adams, Mr. Willis and cc Mr. Greenberg in email requests to Management. Mrs. Adams to respond to Board Member's requests indicating the person responsible to provide that information. Mr. Willis to track all requests.	X		
6	03.03.21	ACTION	Management office to email Mr. Greenberg proposed meeting agenda three days prior to sending it to the Board.	X		
7	03.03.21	ACTION	Moving forward MRI to revise Inspection Reports to include pipe size, create legend page and correct scrivener's error regarding pipe size at Structure #142.	X		
8	03.03.21	ACTION	Mr. Willis to review CDD website for accuracy and notify the MCA General Manager of cancelled meetings or date changes to send e-blast to residents.	X		
9	04.21.21	ACTION	Staff to obtain unit pricing for all contracts moving forward.	X		
10	04.21.21	ACTION/AGENDA	Mr. Adams to create a cloud link on the website and will upload records of proceedings.	X		
11	04.21.21	ACTION	Management to email draft minutes to all Board Members, who will then respond with their edits prior to the meetings. Mrs. Adams would discuss implementing change with Ms. Singleton.		X After 02.10.22 meeting	

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12	06.16.21	ACTION	Mr. Adams to revise the budget by 40% for the Preserve Fire Reduction Program and add assigned fund balance line item to commence FY 2023, to show buildup of reserves.	X		
13	06.16.21	ACTION	Mr. Adams would revise FY 2023 proposed budget so "Actuals are through 5/31/22" to present at the June 2022 meeting.	X		
14	10.20.21	ACTION	Mr. Tilton to review the area under consideration by the MCA for an east gate and advise Mr. Tarr and the Board accordingly.	X		
15	01.19.22	ACTION	Mr. Adams to work with the MCA manager to ensure that in the future Staff has an opportunity to proof communications before they are sent out.	X		
16	01.19.22	ACTION	Mr. Adams to provide a copy of the WHA Agreement.		X After 02.10.22 meeting	
17	01.19.22	ACTION	Mrs. Adams to advise the MCA when and how the Stormwater Pipe Infrastructure Inspection project would be carried out so that the MCA could piggyback on the contract.		X After 02.10.22 meeting	
18	01.19.22	ACTION	Mrs. Adams to address the issue with the GIS map showing a portion of MCA property in the northwest corner of Mediterra as CDD property.		X After 02.10.22 meeting	
19	01.19.22	ACTION	Mrs. Adams to schedule the February 10, 2022 meeting for 9:00 a.m.		X After 02.10.22 meeting	
20	01.19.22	ACTION	Mr. Adams to provide an update regarding the \$600 in reserves as relates to the Unaudited Financials.	X		
21	01.19.22	ACTION	Mrs. Adams to e-mail SOLitude Field Technicians' monthly reports to Board members.		X After 02.10.22 meeting	
22	01.19.22	ACTION	Mrs. Adams to advise what neighborhoods have been inspected by Cintron,		X After 02.10.22 meeting	

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23	01.19.22	ACTION	Mr. Tilton work with Cintron to decide the appropriate time to inspect to satisfy the issues in the District.	X		
24	01.19.22	ACTION	Mrs. Adams to send a letter to 10806 Est Cortile Circle. Mr. Greenberg to review.		X After 02.10.22 meeting	
25	02.10.22	ACTION	Mr. Adams to arrange for Supervisors to participate via Zoom in the event of absence should they need to attend virtually.	X		
26	02.10.22	ACTION	Mr. Adams to forward an email regarding six wells to all Board Members. Email to include graphic from hydrogeologist showing well locations and the January 2022 pumping report. Note: the graphic may or may not be accurate		X After 02.10.22 meeting	
27	02.10.22	ACTION	Ms. Gartland to to make revisions to the final version of the Annual Newsletter to be sent via E-blast To be sent out before the next meeting.	X		
28	02.10.22	ACTION	Mr. Tilton to identify areas that are not covered by a prior easement. Ms. Willson to prepare Easement Agreement or other appropriate document to incorporate the CDD's responsibility and right to maintain, repair and inspect, and to reaffirm that all other easement areas previously identified are covered by the CDD's right to operate, maintain and repair.	X		
29	02.10.22	ACTION	District Manager to address the impedance issues related to the structure located on the swale along Imperial Golf Estates in the most cost-effective means possible. Before and after pictures to be taken.	X		
30	02.10.22	ACTION	District Manager to resolve the issue related to noise complaints from compressors on Lake 62; repairs not-to-exceed \$1,000 authorized. Resident to be advised that funds were allocated. Compressors to be turned back on.	X		
31	02.10.22	ACTION	In the future, if the time between meetings is shortened to three weeks from the previous meeting due to emergencies, there will be "no 10-day"advance requirement for the draft minutes and the draft minutes would be included in the agenda and Supervisors would state their edits during the minutes.	X		
32	02.10.22	ACTION	District Manager to schedule future meetings for 9:00 a.m. instead of 3:00 p.m., and book rooms in advance for next year if possible.	X		

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33	02.10.22	ACTION	Mr. Willis to circulate the Agreements between the CDD and the MCA relating to deer hunting and the most recent Certificate of Insurance (COI) for discussion at the April meeting.	X		
34	02.10.22	ACTION	Mr. Tilton to provide a fire reduction progress report at the next meeting.	X		

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1	06.16.21	ACTION	Mr. Adams to have accounting add note in Unaudited Financial Statements about the bank holding \$10,000 until aeration installation loan is paid in full.		X	10.20.21
2	06.16.21	ACTION	Mr. Adams to send letter and invoice to 10806 Cortile Way homeowner for remediation and follow-up costs, upon SFWMD signing off on project.		X	10.20.21
3	06.16.21	ACTION	Mrs. Adams to email Mr. Greenberg section of minutes transcribed verbatim re: handout about tax bill to send to MCA to distribute during orientation to new homeowners and include in his letter to current homeowners.		X	10.20.21
4	06.16.21	ACTION	Mr. Adams to research why the projected fund balance surplus amount varied significantly on pages 5 and 7 of the proposed budget and determine if funds should be moved to prepay bonds.		X	10.20.21
5	06.16.21	ACTION	Ms. Willson to email revised Reso 2021-10 to the Board and District Staff.		X	10.20.21
6	04.21.21	ACTION	Mr. Adams to coordinate Mr. Wrathell's attendance at a meeting where all Board Members are present. 10.20.21: The consensus was this is not necessary and the item should be removed.		X	10.20.21
7	08.18.21	ACTION	Mr. Willis to inform the MCA about the 2 RCS aerators requiring service.		X	10.20.21
8	06.16.21	ACTION	Mr. Adams to prep & email Board an outline of steps & costs to refinance Series 2012/2013 bonds, obtain quotes from FineMark & Synovus Banks, and schedule pertinent dates on the calendar. 12.08.21: This item was removed,		X	12.08.21
9	06.16.21	ACTION	Mr. Adams to revise FY 2022 proposed budget, correcting multiple scriveners' errors, rolling up various flat fee items into Management fees and removing "Capital" from outlay line items in this and future budgets.		X	12.08.21
10	06.16.21	ACTION	Mr. Tilton to prep letter on 06.28.21 re: Lake 74 permit. Exec Orders are lifted.		X	12.08.21
11	06.16.21	ACTION	Mrs. Adams to contact homeowner to notify the residential portion of the Padova landscape projects completion.		X	12.08.21
12	06.16.21	ACTION	Mr. Adams to send The Club this week, a separate letter from the property tax notice, advising change to on-roll assessment billing.		X	12.08.21
13	06.16.21	ACTION	Mr. Adams to call or send official letter to the SOE to correct CDD name.		X	12.08.21
14	08.18.21	ACTION	Mr. Tilton to send SFWMD extension to BOS once issued. Extended dates to be included on Critical Dates List when approved. Mr. Adams calculated date would be 02.01.27; a series of reminders would begin on 10.01.26.		X	12.08.21

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15	08.18.21	ACTION	Mrs. Adams to add the Chair's letter as a Key Activity Dates item.		X	12.08.21
16	10.20.21	ACTION	Staff to investigate and respond to resident inquiry about aeration in pond behind Porta Vecchio.		X	12.08.21
17	10.20.21	ACTION/AGENDA	Mr. Greenberg to contact the resident regarding payment of the \$14,336.25 bill for the Restoration project, which includes two future monitoring events.		X	12.08.21
18	10.20.21	ACTION/AGENDA	Mr. Greenberg and Staff would visit the property owner with an 18" fence encroachment to address their demand that the MCA maintain the hedge. Mrs. Adams to make a decision regarding the hedge.		X	12.08.21
19	08.18.21	ACTION	Mrs. Adams to reschedule Canna trimming for January or February 2022.		X After 12.08.21 mtg	01.19.22
20	10.20.21	AGENDA	Old Business Agenda Item for next meeting: "Update: 16870 Caminetto Fence Encroachment onto CDD Lake Tract"		X After 12.08.21 mtg	01.19.22
21	12.08.21	ACTION	Mr. Tilton to provide a new CAD file or cleaner exhibits in order for the "Area Drainage Map" to be updated.		X After 12.08.21 mtg	01.19.22
22	12.08.21	ACTION	Mr. Tilton to forward information to Mrs. Adams so that Passarella and Associates can add pipes to the map when updated.		X After 12.08.21 mtg	01.19.22
23	12.08.21	ACTION	Mr. Adams to forward banking contacts to Ms. Zare.		X After 12.08.21 mtg	01.19.22
24	12.08.21	ACTION	Mrs. Adams to address the issues of aerator failures and of technicians having maps of locations of aerators with SOLitude.		X After 12.08.21 mtg	01.19.22
25	12.08.21	ACTION	Mrs. Adams to speak with Corporate regarding the need for Board Members to have three full days to review minutes before the agenda package is sent.		X After 12.08.21 mtg	01.19.22

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26	12.08.21	ACTION	Mrs. Adams to have the “Possibly Completed Before Next Meeting” column deleted from Action Items List.		X After 12.08.21 mtg	01.19.22
27	12.08.21	ACTION	Mr. Adams to request the addition of a counter on the CDD website.		X After 12.08.21 mtg	01.19.22
28	01.16.19	ACTION	Per Mr. Greenberg, District Staff to monitor Lake #3 for signs of degradation due to the Distinctive Homes Project south of Caminetto. 03.03.21 Mr. Tilton to inspect area today. 8.18.21 Mr. Tilton to inspect the area today.		X	01.19.22
29	05.27.20	ACTION/AGENDA	Mr. Adams and Mr. Tilton to file extension with SFWMD, as soon as the COVID-19 Executive Orders are lifted. 11.18.20 Mr. Tilton to track extension letters regarding permit to fill Lake 74 and schedule call with Mr. Johnson. Mr. Johnson to research the CDD’s legal position. 03.03.21 Lake 74 Permit Update to remain on agenda to track the permit process. Mr. Tilton to provide updates. 04.21.21 Mr. Tilton to direct his Staff to monitor activity that could jeopardize the Regulatory Rights already obtained by the District for Lake 74.		X	01.19.22
30	06.16.21	ACTION	Ms. Wilson to email her firm’s “What CDDs are” brochure to the Board and Staff. 10.20.21 : Ms. Willson to re-send email.		X	01.19.22
31	10.20.21	ACTION	Ms. Willson to work with Mr. Adams to prepare the “Notice of Action” related to the Lake 74 Permit.		X	01.19.22
32	10.20.21	ACTION	Mr. Adams to send email advising Mr. Tilton that the Board considered the Johnson Engineering request for waiver of any perceived or actual conflict to perform a study on the Imperial Basin boundary for Collier County and that the Board deemed that there would be no conflict.		X	01.19.22
33	12.08.21	ACTION	Mr. Adams to email draft Annual Report to be sent to residents during the First Quarter to Mr. Greenberg, for review and input by the Board.		X	01.19.22
34	12.08.21	ACTION	District Counsel and Staff to draft Maintenance Agreement between the CDD, The Club and MCA for Board review. All pipes in question to be incorporated into the CDD maintenance, inspection and repair program. – 01.19.22 REMOVED FROM ACTION LIST		N/A	01.19.22

