

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

October 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet
As of 10/31/2015
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets							
Cash In Bank	45,607	0	0	0	45,607	0	0
Investments	0	0	1,556,768	983,750	2,540,518	0	0
Investments - Reserves	150,027	53,365	0	0	203,392	0	0
Accounts Receivable	866,738	19,284	770,596	0	1,656,618	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	6,491	0	0	0	6,491	0	0
Due From Other Funds	100	0	0	0	100	0	0
Amount Available in Debt Service	0	0	0	0	0	0	0
Amount To Be Provided Debt Service	0	0	0	0	0	0	24,848,814
Fixed Assets	0	0	0	0	0	55,121,468	0
Total Assets	<u>1,068,963</u>	<u>72,649</u>	<u>2,159,421</u>	<u>983,750</u>	<u>4,284,782</u>	<u>55,121,468</u>	<u>24,848,814</u>
Liabilities							
Accounts Payable	26,031	0	0	0	26,031	0	0
Accrued Expenses Payable	500	0	0	0	500	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	0	0	100	0	100	0	0
Debt Service Obligations - Current	0	0	7,346,339	0	7,346,339	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	24,848,814
Total Liabilities	<u>26,531</u>	<u>0</u>	<u>7,346,439</u>	<u>0</u>	<u>7,372,970</u>	<u>0</u>	<u>24,848,814</u>
Fund Equity And Other Credits							
Beginning Fund Balance	269,836	53,356	(5,814,081)	927,909	(4,562,980)	55,121,468	0
Net Change in Fund Balance	772,595	19,293	627,063	55,840	1,474,792	0	0
Total Fund Equity And Other Credits	<u>1,042,432</u>	<u>72,649</u>	<u>(5,187,018)</u>	<u>983,750</u>	<u>(3,088,188)</u>	<u>55,121,468</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,068,963</u>	<u>72,649</u>	<u>2,159,421</u>	<u>983,750</u>	<u>4,284,782</u>	<u>55,121,468</u>	<u>24,848,814</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	25	25	0.00%
Special Assessments					
Tax Roll	693,209	693,209	693,208	(1)	0.00%
Off Roll	172,730	172,730	172,730	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	369	369	0.00%
Total Revenues	865,939	865,939	866,332	393	(0.05)%
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	1,000	0	91.66%
Financial & Administrative					
Administrative Services	5,400	450	450	0	91.66%
District Management	27,688	2,307	2,307	0	91.66%
District Engineer	10,000	833	47	786	99.52%
Disclosure Report	8,000	667	0	667	100.00%
Trustees Fees	10,000	10,000	9,428	572	5.71%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	10,000	5,417	5,417	0	45.83%
Accounting Services	20,000	1,667	1,667	0	91.66%
Auditing Services	4,100	0	0	0	100.00%
Arbitrage Rebate Calculation	3,900	325	0	325	100.00%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	83	199	(116)	80.10%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	1,200	100	100	0	91.66%
Legal Counsel					
District Counsel	20,000	1,667	1,517	149	92.41%
Electric Utility Services					
Utility Services	7,319	610	864	(254)	88.19%
Utility-Recreation Facilities	12,885	1,074	1,163	(89)	90.97%
Street Lights	77,668	6,472	2,999	3,473	96.13%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	70	70	0	91.66%
Solid Waste Assessment	938	0	0	0	100.00%
Garbage-Residential	39,686	3,307	3,095	212	92.20%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	1,250	215	1,035	98.56%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	2,933	0	2,933	100.00%
Aquatic Maintenance	40,000	3,333	1,845	1,488	95.38%
Aquatic Plant Installation/Replacement	5,000	417	0	417	100.00%
Stormwater Assessment	1,269	0	0	0	100.00%
Stormwater System Maintenance	5,000	417	0	417	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	16,022	2,992	15.73%
Entry & Walls Maintenance	8,000	667	0	667	100.00%
Landscape Maintenance	110,000	9,167	11,247	(2,081)	89.77%
Landscape Maintenance - Neighborhood Entrances	16,258	1,355	0	1,355	100.00%
Irrigation Repairs & Maintenance	10,000	833	0	833	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	8,181	(6,098)	67.27%
Landscape - Annuals	8,750	729	0	729	100.00%
Irrigation Maintenance	9,504	792	0	792	100.00%
Landscape - Mulch	18,040	1,503	9,048	(7,544)	49.84%
Landscape Fertilization & Pest Control	18,810	1,568	0	1,568	100.00%
Well Maintenance	5,000	417	495	(78)	90.10%
Landscape Miscellaneous	5,000	417	1,385	(968)	72.30%
Field Operations	6,000	500	500	0	91.66%
Miscellaneous Expenses	3,000	250	0	250	100.00%
Fire Ant Treatment	1,238	103	0	103	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	958	337	621	97.06%
Gate Phone	3,516	293	264	29	92.48%
Roadway Repair & Maintenance	5,000	417	0	417	100.00%
Sidewalk Repair & Maintenance	2,500	208	0	208	100.00%
Street Light/Decorative Light Maintenance	2,000	167	0	167	100.00%
Parks & Recreation					
Management Contract	111,887	9,324	9,293	31	91.69%
Vehicle Maintenance	1,000	83	0	83	100.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	335	339	(4)	91.56%
Pool Supplies & Repairs	4,000	333	509	(176)	87.26%
Maintenance & Repairs	8,500	708	0	708	100.00%
Fitness Equipment Maintenance & Repairs	1,000	83	155	(72)	84.50%
Facility Supplies	4,000	333	235	98	94.12%
Pest Control	540	45	45	0	91.66%
Security System Monitoring & Maintenance	750	63	153	(90)	79.60%
Athletic/Park Court/Field Repairs	1,000	83	219	(136)	78.11%
Special Events					
Special Events	2,500	208	0	208	100.00%
Contingency					
Miscellaneous Contingency	55,000	4,583	0	4,583	100.00%
Total Expenditures	<u>865,939</u>	<u>111,113</u>	<u>93,736</u>	<u>17,376</u>	<u>89.18%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>754,826</u>	<u>772,595</u>	<u>17,769</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>754,826</u>	<u>772,595</u>	<u>17,769</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>754,826</u></u>	<u><u>1,042,432</u></u>	<u><u>287,605</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	9	9	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,293</u>	<u>9</u>	<u>0.05%</u>
Expenditures				
Contingency				
Capital Reserves-Road Reserve	19,284	0	19,284	100.00%
Total Expenditures	<u>19,284</u>	<u>0</u>	<u>19,284</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	19,293	19,293	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,293	19,293	0.00%
Fund Balance, Beginning of Period	0	53,356	53,356	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>72,649</u></u>	<u><u>72,649</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2003/2004/2015 - 200

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	82,209	0	82,209	100.00%
Principal	95,000	0	95,000	100.00%
Total Expenditures	<u>177,209</u>	<u>0</u>	<u>177,209</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>177,209</u>	<u>177,209</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>177,209</u>	<u>177,209</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	60,996	60,996	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>238,204</u></u>	<u><u>238,204</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2005 - 201

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenue Over (Under) Expenditures	0	0	0	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	(2,856,003)	(2,856,003)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,856,003)</u>	<u>(2,856,003)</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Total Revenues	0	2	2	0.00%
Excess Of Revenue Over (Under)	0	2	2	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	2	2	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	(4,216,860)	(4,216,860)	0.00%
Fund Balance, End of Period	0	(4,216,858)	(4,216,858)	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Debt Service Fund - Series 2012/2014 - 203
 From 10/1/2015 Through 10/31/2015
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Tax Roll	244,400	244,400	0	0.00%
Off Roll	423,821	181,044	(242,777)	(57.28)%
Prepayments	0	24,409	24,409	0.00%
Total Revenues	<u>668,221</u>	<u>449,853</u>	<u>(218,368)</u>	<u>(32.68)%</u>
Expenditures				
Debt Service				
Interest	553,221	0	553,221	100.00%
Principal	115,000	0	115,000	100.00%
Total Expenditures	<u>668,221</u>	<u>0</u>	<u>668,221</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	449,853	449,853	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	449,853	449,853	0.00%
Fund Balance, Beginning of Period	0	1,197,786	1,197,786	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,647,638</u>	<u>1,647,638</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2015 Through 10/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	0	0	0	0.00%
Excess Of Revenue Over (Under)	0	0	0	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	0	0	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,605	8,605	0.00%
Fund Balance, End of Period	0	8,605	8,605	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Capital Projects Fund - SR56 Escrow - 303
 From 10/1/2015 Through 10/31/2015
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Mobility Fees	0	55,840	55,840	0.00%
Total Revenues	0	55,840	55,840	0.00%
Excess Of Revenue Over (Under)	0	55,840	55,840	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	55,840	55,840	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	919,305	919,305	0.00%
Fund Balance, End of Period	0	975,145	975,145	0.00%

Meadow Pointe IV CDD
Investment Summary
October 31, 2015

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 150,027
Total General Fund Investments		\$ 150,027
The Bank of Tampa ICS		
Bremer Bank, National Association	Money Market Account	\$ 53,365
Total Reserve Fund Investments		\$ 53,365
US Bank Series 2004 Prepayment	Money Market Account - Managed	\$ 72
US Bank Series 2004 Revenue	Money Market Account - Managed	2
US Bank Series 2005 Revenue	Money Market Account - Managed	1
US Bank Series 2007 Revenue	Money Market Account - Managed	2
US Bank Series 2007 Prepayment A	Money Market Account - Managed	32,073
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,511
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	56,932
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,700
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,469
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	315,303
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	156,018
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	116,372
US Bank Series 2012 B-2 Revenue	Money Market Account - Managed	1
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	106,155
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	1,500
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	106,850
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,600
US Bank Series 2015 Interest	First American Treasury Obligation Fund Class Z	41,232
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	5,371
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	88,604
Total Debt Service Fund Investments		\$ 1,556,768
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,605
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	975,145
Total Capital Project Fund Investments		\$ 983,750

Meadow Pointe IV Community Development District

Summary A/R Ledger

1 - General Fund

From 10/1/2015 Through 10/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
3/25/2015	Standard Pacific of Florida	52515	800.00
10/1/2015	Pasco County Tax Collector	FY15-16	693,208.36
10/1/2015	Standard Pacific of Florida	845-16-01	<u>172,729.70</u>
		Total 1 - General Fund	866,738.06

Meadow Pointe IV Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2015 Through 10/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Pasco County Tax Collector	FY15-16	<u>19,284.00</u>
		Total 005 - Reserve Fund	19,284.00

Meadow Pointe IV Community Development District

Summary A/R Ledger

200 - Debt Service Fund--Series 2003/2004/2015

From 10/1/2015 Through 10/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Pasco County Tax Collector	FY15-16	<u>177,208.73</u>
		Total 200 - Debt Service Fund--Series 2003/2004/2015	177,208.73

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 10/1/2015 Through 10/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2012	Wesley Chapel Lakes, Ltd.	845-13-01	167,943.60
10/1/2015	Pasco County Tax Collector	FY15-16	244,400.00
10/1/2015	Standard Pacific of Florida	845-16-01	<u>181,044.00</u>
		Total 203 - Debt Service Fund - Series 2012/2014	593,387.60
			<u>1,656,618.39</u>
Report Balance			<u><u>1,656,618.39</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 10/1/2015 Through 10/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Florida Department of Economic Opportunity	10/1/2015	33686	Special District Fee FY 15/16	175.00
Florida Department of Revenue	10/31/2015	61-8015577602-6 10/15	Sales & Use Tax 10/15	25.84
Landscape Maintenance Professionals, Inc.	10/23/2015	101889	Playground Area-Remove Old/Install New Plants 10/15	8,181.36
Landscape Maintenance Professionals, Inc.	10/23/2015	101897	Install Pine Bark Mini Nuggets Clbhse & Main Entrances 10/15	9,047.50
Landscape Maintenance Professionals, Inc.	10/23/2015	101898	Grind 2 Pine Tree Stumps/Install Caliper Slash Pines 10/15	1,385.00
Pasco County Utilities	10/28/2015	001034859 10/15	#0514195 - 3900 Meadow Pointe Blvd 10/15	214.85
Progressive Waste Solutions of Florida, Inc.	10/31/2015	0003111530	Waste Disposal Residential Services 10/15	3,095.20
Southern Automated Access Services LLC	10/23/2015	1851	Replace Junction Box Struck by Landscapers 10/15	187.50
Southern Automated Access Services LLC	10/23/2015	1852	Entrance Gates Hit By Vehicle 10/15	75.00
Straley & Robin	10/21/2015	12664	Legal Services 10/15	1,167.32
Straley & Robin	10/21/2015	12665	Legal Services Re Std Pacific Dev 10/15	350.00
Times Publishing Company	11/3/2015	203712	Legal Advertising Acct# 107010 10/15	88.36
Verizon Florida Inc	10/19/2015	813-991-6457 10/15	31234 Shellwood Pl Gate 10/15	56.86
Verizon Florida Inc	10/22/2015	813 994 1604 10/15	Meadow Pointe North Entrance Gate 10/15	56.86
Verizon Florida Inc	10/25/2015	813-973-3003 10/15	Clubhouse FIOS Service 10/15	339.28
Withlacoochee River Electric Cooperative, Inc.	11/9/2015	1407 890 561 700	Deposit & Bill - 31693 Fairhilll Dr. - Irrig 10/15	25.95
Withlacoochee River Electric Cooperative, Inc.	11/9/2015	Summ 10/15	Summary Bill 10/15	1,559.33
Total 1 - General Fund				26,031.21
Report Balance				26,031.21

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
October 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 10/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations - Current, represents accrued interest on unexchanged Series 2004, 2005, and 2007 Bonds for April 2010 – May 2015, as well as Series 2012B accrued interest for May 2013 – May 2015.

Statement of Revenue and Expenditures – Debt Service Fund 200, 201, and 202

5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds and unpaid interest on the Series 2012B Bonds have been accrued, and are reflected on the accompanying Balance Sheet.

Summary A/R Ledger

6. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.