

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 8/31/2016

(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	50,531	0	0	0	50,531	0	0
Investments	461,469	0	1,686,199	1,218,457	3,366,125	0	0
Investments - Reserves	0	72,781	0	0	72,781	0	0
Accounts Receivable	0	0	268,238	0	268,238	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	33,582	0	0	0	33,582	0	0
Deposits	15,979	0	0	0	15,979	0	0
Due From Other Funds	0	0	0	0	0	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	24,638,795
Fixed Assets	0	0	0	0	0	55,121,468	0
Total Assets	561,561	72,781	1,786,494	1,218,457	3,639,292	55,121,468	24,638,795
Liabilities							
Accounts Payable	41,103	0	0	0	41,103	0	0
Accrued Expenses Payable	5,411	0	0	0	5,411	0	0
Other Current Liabilities	150	0	0	0	150	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	9,533,075	0	9,533,075	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	24,638,795
Total Liabilities	46,664	0	9,533,075	0	9,579,739	0	24,638,795
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	245,060	19,425	(1,932,500)	290,548	(1,377,467)	0	0
Total Fund Equity And Other Credits	514,896	72,781	(7,746,581)	1,218,457	(5,940,447)	55,121,468	0
Total Liabilities And Fund Equity	561,561	72,781	1,786,494	1,218,457	3,639,292	55,121,468	24,638,795

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 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	750	750	0.00%
Special Assessments					
Tax Roll	693,209	693,209	698,565	5,356	(0.77)%
Off Roll	172,730	172,730	172,730	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	7,316	7,316	0.00%
Total Revenues	865,939	865,939	879,361	13,422	(1.55)%
Expenditures					
Legislative					
Supervisor Fees	12,000	11,000	10,200	800	15.00%
Financial & Administrative					
Administrative Services	5,400	4,950	4,950	0	8.33%
District Management	27,688	25,381	25,381	0	8.33%
District Engineer	10,000	9,167	7,014	2,152	29.85%
Disclosure Report	8,000	7,333	9,100	(1,767)	(13.75)%
Trustees Fees	10,000	10,000	15,616	(5,616)	(56.15)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	10,000	9,587	9,583	4	4.16%
Accounting Services	20,000	18,333	18,333	0	8.33%
Auditing Services	4,100	4,100	4,100	0	0.00%
Arbitrage Rebate Calculation	3,900	3,575	2,500	1,075	35.89%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	917	1,149	(232)	(14.90)%
Dues, Licenses & Fees	450	450	505	(55)	(12.22)%
Website Fee & Maintenance	1,200	1,100	1,100	0	8.33%
Legal Counsel					
District Counsel	20,000	18,333	12,782	5,551	36.09%
Electric Utility Services					
Utility Services	7,319	6,709	9,625	(2,916)	(31.50)%
Utility-Recreation Facilities	12,885	11,811	10,956	855	14.97%
Street Lights	77,668	71,196	42,461	28,735	45.33%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	770	770	0	8.33%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	36,379	34,692	1,687	12.58%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	13,750	4,999	8,751	66.67%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	32,267	16,040	16,227	54.43%
Aquatic Maintenance	40,000	36,667	25,421	11,246	36.44%
Aquatic Plant Installation/Replacement	5,000	4,583	0	4,583	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	4,583	0	4,583	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	24,606	(5,592)	(29.40)%
Entry & Walls Maintenance	8,000	7,333	9,802	(2,469)	(22.52)%
Landscape Maintenance	110,000	100,833	123,721	(22,887)	(12.47)%
Landscape Maintenance - Neighborhood Entrances	16,258	14,903	0	14,903	100.00%
Irrigation Repairs & Maintenance	10,000	9,167	2,389	6,777	76.10%
Landscape Replacement Plants, Shrubs, Trees	25,000	22,917	30,612	(7,695)	(22.44)%
Landscape - Annuals	8,750	8,021	2,224	5,797	74.58%
Irrigation Maintenance	9,504	8,712	27	8,685	99.71%
Landscape - Mulch	18,040	16,537	9,048	7,489	49.84%
Landscape Fertilization & Pest Control	18,810	17,243	4,865	12,378	74.13%
Well Maintenance	5,000	4,583	0	4,583	100.00%
Landscape Miscellaneous	5,000	4,583	2,077	2,506	58.45%
Field Operations	6,000	5,500	5,500	0	8.33%
Miscellaneous Expenses	3,000	2,750	2,510	240	16.33%
Fire Ant Treatment	1,238	1,135	0	1,135	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	10,542	9,728	813	15.40%
Gate Phone	3,516	3,223	4,862	(1,639)	(38.28)%
Roadway Repair & Maintenance	5,000	4,583	0	4,583	100.00%
Sidewalk Repair & Maintenance	2,500	2,292	1,735	557	30.60%
Street Light/Decorative Light Maintenance	2,000	1,833	377	1,457	81.16%
Parks & Recreation					
Management Contract	111,887	102,563	93,569	8,994	16.37%
Vehicle Maintenance	1,000	917	0	917	100.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	3,689	4,003	(314)	0.52%
Pool Supplies & Repairs	4,000	3,667	1,224	2,443	69.40%
Pool Contract	0	0	8,015	(8,015)	0.00%
Maintenance & Repairs	8,500	7,792	12,578	(4,786)	(47.97)%
Fitness Equipment Maintenance & Repairs	1,000	917	1,861	(945)	(86.13)%
Facility Supplies	4,000	3,667	2,761	906	30.98%
Pest Control	540	495	495	0	8.33%
Security System Monitoring & Maintenance	750	688	612	76	18.41%
Athletic/Park Court/Field Repairs	1,000	917	274	643	72.60%
Special Events					
Special Events	2,500	2,292	22	2,269	99.10%
Contingency					
Miscellaneous Contingency	55,000	50,417	2,250	48,167	95.90%
Total Expenditures	<u>865,939</u>	<u>797,934</u>	<u>634,301</u>	<u>163,633</u>	<u>26.75%</u>
Excess Of Revenue Over (Under) Expenditures	0	68,005	245,060	177,055	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	68,005	245,060	177,055	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>68,005</u>	<u>514,896</u>	<u>446,891</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	141	141	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,425</u>	<u>141</u>	<u>0.73%</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	19,425	19,425	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,425	19,425	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>72,781</u></u>	<u><u>72,781</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 8/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	208	208	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,417</u>	<u>208</u>	<u>0.12%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	3,411	(3,411)	0.00%
Debt Service				
Interest	82,209	269,387	(187,178)	(227.68)%
Principal	95,000	100,000	(5,000)	(5.26)%
Total Expenditures	<u>177,209</u>	<u>372,797</u>	<u>(195,589)</u>	<u>(110.37)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(195,381)	(195,381)	0.00%
Other Financing Sources (Uses)				
SPE Contribution	0	3,411	3,411	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(191,970)	(191,970)	0.00%
Fund Balance, Beginning of Period	0	60,996	60,996	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(130,974)</u>	<u>(130,974)</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2005 - 201

From 10/1/2015 Through 8/31/2016

(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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	0	94,500	(94,500)	0.00%
Total Expenditures	<u>0</u>	<u>94,500</u>	<u>(94,500)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>(94,500)</u>	<u>(94,500)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(94,500)</u>	<u>(94,500)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(2,856,003)	(2,856,003)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(2,950,503)</u></u>	<u><u>(2,950,503)</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	25	25	0.00%
Total Revenues	<u>0</u>	<u>25</u>	<u>25</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,037	(4,037)	0.00%
Debt Service				
Interest	0	357,860	(357,860)	0.00%
Total Expenditures	<u>0</u>	<u>361,897</u>	<u>(361,897)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	(361,871)	(361,871)	0.00%
Other Financing Sources (Uses)				
SPE Contribution	0	4,037	4,037	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(357,835)	(357,835)	0.00%
Fund Balance, Beginning of Period	0	(4,216,860)	(4,216,860)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(4,574,694)</u></u>	<u><u>(4,574,694)</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Debt Service Fund - Series 2012/2014 - 203
 From 10/1/2015 Through 8/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,458	1,458	0.00%
Special Assessments				
Tax Roll	244,400	244,400	0	0.00%
Off Roll	423,821	396,785	(27,036)	(6.37)%
Prepayments	0	402,371	402,371	0.00%
Total Revenues	<u>668,221</u>	<u>1,045,014</u>	<u>376,794</u>	<u>56.39%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	3,411	(3,411)	0.00%
Debt Service				
Interest	553,221	618,210	(64,990)	(11.74)%
Principal	115,000	1,715,000	(1,600,000)	(1,391.30)%
Total Expenditures	<u>668,221</u>	<u>2,336,621</u>	<u>(1,668,400)</u>	<u>(249.68)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(1,291,607)	(1,291,607)	0.00%
Other Financing Sources (Uses)				
SPE Contribution	0	3,411	3,411	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(1,288,196)	(1,288,196)	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>(90,410)</u>	<u>(90,410)</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 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Total Revenues	0	3	3	0.00%
Excess Of Revenue Over (Under)	0	3	3	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	3	3	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,605	8,605	0.00%
Fund Balance, End of Period	0	8,608	8,608	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Capital Projects Fund - SR56 Escrow - 303
 From 10/1/2015 Through 8/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,181	1,181	0.00%
Special Assessments				
Mobility Fees	0	289,363	289,363	0.00%
Total Revenues	<u>0</u>	<u>290,544</u>	<u>290,544</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	290,544	290,544	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	290,544	290,544	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	919,305	919,305	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,209,849</u></u>	<u><u>1,209,849</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD

Investment Summary

August 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 146,090
The Bank of Tampa ICS		
Pinnacle Bank	Money Market Account	143,118
Western Alliance Bank	Money Market Account	172,261
	Total General Fund Investments	\$ 461,469
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The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,781
	Total Reserve Fund Investments	\$ 72,781
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US Bank Series 2004 Prepayment	Money Market Account - Managed	\$ 73
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	32,085
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,522
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	51,860
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,860
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,767
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	218,213
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	446,115
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	11,206
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	103,151
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	1,501
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	106,965
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,674
US Bank Series 2014 Prepayment B	First American Treasury Obligation Fund Class Z	53,763
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	41,462
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	479
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	88,497
	Total Debt Service Fund Investments	\$ 1,686,199
<hr style="border-top: 3px double #000;"/>		
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,608
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,209,849
	Total Capital Project Fund Investments	\$ 1,218,457
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Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 8/1/2016 Through 8/31/2016

<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
2/5/2016	Standard Pacific of Florida	845-16-02	<u>100,294.28</u>
		Total 203 - Debt Service Fund - Series 2012/2014	268,237.88
Report Balance			<u><u>268,237.88</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 8/1/2016 Through 8/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquagenix	8/1/2016	1280255	Aquatic Service 08/16	2,288.00
Bio-Mass Tech, Inc.	7/20/2016	1284	Sidewalk Grinding	1,735.00
Ecological Consultants, Inc.	8/22/2016	10822	Semi Annual Monitor PH1 Heidt Portion 08/16	1,955.00
Egis Insurance Advisors LLC	8/23/2016	4806	General/POL Liability Insurance FY16/17	19,525.00
Florida Department of Revenue	8/31/2016	61-8015577602-6 08/16	Sales & Use Tax 08/16	33.63
Frontier Communications of Florida	7/16/2016	813 994 7341 07/16	Meridian Gate 813-994-7341-011116-5 07/16	867.82
Frontier Communications of Florida	8/16/2016	813 994 7341 08/16	Meridian Gate 813-994-7341-011116-5 08/16	74.47
Frontier Communications of Florida	8/19/2016	813-991-6457 08/16	31234 Shellwood Place 813-991-6457-021606-5 08/16	57.57
Frontier Communications of Florida	8/22/2016	813-994-1604-12... 08/16	Meadow Pointe North Entrance Gate 08/16	57.57
Frontier Communications of Florida	8/25/2016	813-973-3003-10... 08/16	Clubhouse FIOS Service 08/16	574.09
Landscape Maintenance Professionals, Inc.	8/1/2016	111768	Landscape Maintenance 08/16	11,247.34
Landscape Maintenance Professionals, Inc.	8/25/2016	112604	Install 600 Summer Annuals/soil/Pine Fines 08/16	1,144.00
LLS Tax Solutions, Inc.	8/12/2016	001017	Arbitrage Calculation Series 2007A&B - PE 07/31/16	500.00
Outsmart Pest Management Inc.	8/13/2016	14102	Pest Service 08/16	45.00
Pasco County Utilities	8/26/2016	001034859 08/16	#0514195 - 3900 Meadow Pointe Blvd 08/16	306.99
Straley Robin Vericker	8/22/2016	13589	Legal Services through 08/15/16	691.44
			Total 1 - General Fund	41,102.92
Report Balance				41,102.92

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
August 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposed, 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 2016, as well as Series 2012B accrued principal and interest for May 2013 – May 2016.

Statement of Revenue and Expenditures – Debt Service Fund 200, 201, 202, and 203

5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds and the scheduled Series 2012B debt service payments that have not been made have been accrued, and are reflected on the accompanying Balance Sheet.

Summary A/R Ledger – Payment Terms

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.