

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

June 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 6/30/2016

(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	51,691	0	0	0	51,691	0	0
Investments	561,301	0	1,568,290	1,218,024	3,347,615	0	0
Investments - Reserves	0	72,756	0	0	72,756	0	0
Accounts Receivable	0	0	270,775	0	270,775	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	4,629	0	0	0	4,629	0	0
Deposits	15,979	0	0	0	15,979	0	0
Due From Other Funds	0	0	1,938	0	1,938	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	633,601	72,756	1,673,059	1,218,024	3,597,440	55,121,468	24,638,795
Liabilities							
Accounts Payable	3,401	0	0	0	3,401	0	0
Accrued Expenses Payable	6,534	0	0	0	6,534	0	0
Other Current Liabilities	150	0	0	0	150	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	1,938	0	0	0	1,938	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	12,023	0	9,533,075	0	9,545,098	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	351,741	19,401	(2,045,935)	290,115	(1,384,679)	0	0
Total Fund Equity And Other Credits	621,577	72,756	(7,860,016)	1,218,024	(5,947,659)	55,121,468	0
Total Liabilities And Fund Equity	633,601	72,756	1,673,059	1,218,024	3,597,440	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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	583	583	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	6,551	6,551	0.00%
Total Revenues	<u>865,939</u>	<u>865,939</u>	<u>878,429</u>	<u>12,490</u>	<u>(1.44)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	9,000	8,600	400	28.33%
Financial & Administrative					
Administrative Services	5,400	4,050	4,050	0	25.00%
District Management	27,688	20,766	20,766	0	25.00%
District Engineer	10,000	7,500	5,990	1,510	40.09%
Disclosure Report	8,000	6,000	9,100	(3,100)	(13.75)%
Trustees Fees	10,000	10,000	11,574	(1,574)	(15.74)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	10,000	8,753	8,750	3	12.49%
Accounting Services	20,000	15,000	15,000	0	24.99%
Auditing Services	4,100	4,100	4,100	0	0.00%
Arbitrage Rebate Calculation	3,900	2,925	1,500	1,425	61.53%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	750	722	28	27.78%
Dues, Licenses & Fees	450	450	505	(55)	(12.22)%
Website Fee & Maintenance	1,200	900	900	0	25.00%
Legal Counsel					
District Counsel	20,000	15,000	10,492	4,508	47.54%
Electric Utility Services					
Utility Services	7,319	5,489	7,927	(2,437)	(8.30)%
Utility-Recreation Facilities	12,885	9,664	8,730	934	32.24%
Street Lights	77,668	58,251	34,263	23,988	55.88%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	630	630	0	25.00%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	29,765	28,258	1,507	28.79%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	11,250	4,771	6,479	68.19%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	26,400	14,085	12,315	59.98%
Aquatic Maintenance	40,000	30,000	20,149	9,851	49.62%
Aquatic Plant Installation/ Replacement	5,000	3,750	0	3,750	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	3,750	0	3,750	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	24,606	(5,592)	(29.40)%
Entry & Walls Maintenance	8,000	6,000	5,717	283	28.53%
Landscape Maintenance	110,000	82,500	101,226	(18,726)	7.97%
Landscape Maintenance - Neighborhood Entrances	16,258	12,193	0	12,193	100.00%
Irrigation Repairs & Maintenance	10,000	7,500	2,194	5,306	78.05%
Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	30,612	(11,862)	(22.44)%
Landscape - Annuals	8,750	6,563	1,080	5,483	87.65%
Irrigation Maintenance	9,504	7,128	27	7,101	99.71%
Landscape - Mulch	18,040	13,530	9,048	4,482	49.84%
Landscape Fertilization & Pest Control	18,810	14,108	1,925	12,183	89.76%
Well Maintenance	5,000	3,750	0	3,750	100.00%
Landscape Miscellaneous	5,000	3,750	2,077	1,673	58.45%
Field Operations	6,000	4,500	4,500	0	25.00%
Miscellaneous Expenses	3,000	2,250	2,510	(260)	16.33%
Fire Ant Treatment	1,238	929	0	929	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	8,625	9,493	(868)	17.44%
Gate Phone	3,516	2,637	3,388	(751)	3.63%
Roadway Repair & Maintenance	5,000	3,750	0	3,750	100.00%
Sidewalk Repair & Maintenance	2,500	1,875	0	1,875	100.00%
Street Light/Decorative Light Maintenance	2,000	1,500	377	1,123	81.16%
Parks & Recreation					
Management Contract	111,887	83,915	77,008	6,907	31.17%
Vehicle Maintenance	1,000	750	0	750	100.00%

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 6/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	3,018	3,780	(762)	6.07%
Pool Supplies & Repairs	4,000	3,000	1,224	1,776	69.40%
Pool Maintenance Contract	0	0	6,870	(6,870)	0.00%
Maintenance & Repairs	8,500	6,375	6,236	139	26.63%
Fitness Equipment Maintenance & Repairs	1,000	750	766	(16)	23.40%
Facility Supplies	4,000	3,000	2,475	525	38.13%
Pest Control	540	405	405	0	25.00%
Security System Monitoring & Maintenance	750	563	459	104	38.81%
Athletic/Park Court/Field Repairs	1,000	750	274	476	72.60%
Special Events					
Special Events	2,500	1,875	22	1,853	99.10%
Contingency					
Miscellaneous Contingency	55,000	41,250	2,250	39,000	95.90%
Total Expenditures	<u>865,939</u>	<u>661,916</u>	<u>526,688</u>	<u>135,228</u>	<u>39.18%</u>
Excess Of Revenue Over (Under) Expenditures	0	204,023	351,741	147,718	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	204,023	351,741	147,718	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>204,023</u>	<u>621,577</u>	<u>417,554</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	117	117	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,401</u>	<u>117</u>	<u>0.60%</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	19,401	19,401	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,401	19,401	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>72,756</u></u>	<u><u>72,756</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 6/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	161	161	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,370</u>	<u>161</u>	<u>0.09%</u>
Expenditures				
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>369,387</u>	<u>(192,178)</u>	<u>(108.45)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(192,016)	(192,016)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(192,016)	(192,016)	0.00%
Fund Balance, Beginning of Period	0	60,996	60,996	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(131,021)</u>	<u>(131,021)</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 6/30/2016

(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 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	17	17	0.00%
Total Revenues	<u>0</u>	<u>17</u>	<u>17</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	0	357,860	(357,860)	0.00%
Total Expenditures	<u>0</u>	<u>357,860</u>	<u>(357,860)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>(357,843)</u>	<u>(357,843)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(357,843)</u>	<u>(357,843)</u>	<u>0.00%</u>
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>(4,574,702)</u></u>	<u><u>(4,574,702)</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 6/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	978	978	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	289,471	289,471	0.00%
Total Revenues	<u>668,221</u>	<u>931,634</u>	<u>263,413</u>	<u>39.42%</u>
Expenditures				
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>2,333,210</u>	<u>(1,664,990)</u>	<u>(249.17)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(1,401,576)	(1,401,576)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(1,401,576)	(1,401,576)	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>(203,791)</u>	<u>(203,791)</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 6/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
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	8,605	8,605	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,607</u></u>	<u><u>8,607</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Capital Projects Fund - SR56 Escrow - 303
 From 10/1/2015 Through 6/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	749	749	0.00%
Special Assessments				
Mobility Fees	0	289,363	289,363	0.00%
Total Revenues	<u>0</u>	<u>290,112</u>	<u>290,112</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	290,112	290,112	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	290,112	290,112	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>1,209,417</u></u>	<u><u>1,209,417</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD

Investment Summary

June 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 246,030
The Bank of Tampa ICS		
Bank of China, New York, NY	Money Market Account	23
TotalBank	Money Market Account	142,964
Western Alliance Bank	Money Market Account	172,284
	Total General Fund Investments	<u>\$ 561,301</u>
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,756
	Total Reserve Fund Investments	<u>\$ 72,756</u>
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	32,081
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,519
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	51,164
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,807
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,667
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	218,136
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	371,491
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	8,667
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	102,660
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	106,926
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,649
US Bank Series 2014 Preapment B	First American Treasury Obligation Fund Class Z	15,360
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	40,609
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	88,496
	Total Debt Service Fund Investments	<u>\$ 1,568,290</u>
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,607
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,209,417
	Total Capital Project Fund Investments	<u>\$ 1,218,024</u>

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 6/1/2016 Through 6/30/2016

<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>102,831.00</u>
		Total 203 - Debt Service Fund - Series 2012/2014	<u>270,774.60</u>
Report Balance			<u><u>270,774.60</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 6/1/2016 Through 6/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Ecological Consultants, Inc.	6/23/2016	10769	17th Semi Annual Monitoring Report MP Cty Reg Park	2,050.00
Florida Department of Revenue	7/8/2016	61-8015577602-6 06/16	Sales & Use Tax 06/16	12.10
Frontier Communications of Florida	5/25/2016	813-973-3003-10... 05/16	Clubhouse FIOS Service 05/16	347.00
Frontier Communications of Florida	6/22/2016	813-994-1604-12... 06/16	Meadow Pointe North Entrance Gate 06/16	56.97
Frontier Communications of Florida	6/25/2016	813-973-3003-10... 06/16	Clubhouse FIOS Service 06/16	347.00
Pasco County Utilities	6/28/2016	001034859 06/16	#0514195 - 3900 Meadow Pointe Blvd 06/16	503.32
Southern Automated Access Services LLC	6/28/2016	2336	Curbside Exit Gate Not Closing - Whinsenton 06/16	85.00
			Total 1 - General Fund	3,401.39
Report Balance				3,401.39

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
June 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 06/30/16.
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 unpaid principal and interest on the Series 2012B Bonds 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.