

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

February 29, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 2/29/2016

(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	220,012	0	0	0	220,012	0	0
Investments	560,926	0	1,722,047	1,038,751	3,321,725	0	0
Investments - Reserves	0	72,708	0	0	72,708	0	0
Accounts Receivable	64,772	0	444,105	0	508,877	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	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	24,780,094
Fixed Assets	0	0	0	0	0	55,121,468	0
Total Assets	861,689	72,708	1,998,209	1,038,751	3,971,357	55,121,468	24,780,094
Liabilities							
Accounts Payable	8,062	0	0	0	8,062	0	0
Accrued Expenses Payable	1,600	0	0	0	1,600	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	0	0	0	0	0
Debt Service Obligations - Current	0	0	7,704,707	0	7,704,707	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	24,780,094
Total Liabilities	9,662	0	7,704,707	0	7,714,369	0	24,780,094
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	582,191	19,352	107,583	110,842	819,968	0	0
Total Fund Equity And Other Credits	852,027	72,708	(5,706,498)	1,038,751	(3,743,012)	55,121,468	0
Total Liabilities And Fund Equity	861,689	72,708	1,998,209	1,038,751	3,971,357	55,121,468	24,780,094

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 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues					
Interest Earnings					
Interest Earnings	0	0	208	208	0.00%
Special Assessments					
Tax Roll	693,209	693,209	694,899	1,690	(0.24)%
Off Roll	172,730	172,730	172,730	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	5,614	5,614	0.00%
Total Revenues	<u>865,939</u>	<u>865,939</u>	<u>873,451</u>	<u>7,512</u>	<u>(0.87)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	5,000	0	58.33%
Financial & Administrative					
Administrative Services	5,400	2,250	2,250	0	58.33%
District Management	27,688	11,537	11,537	0	58.33%
District Engineer	10,000	4,167	1,188	2,978	88.11%
Disclosure Report	8,000	3,333	9,000	(5,667)	(12.50)%
Trustees Fees	10,000	10,000	10,003	(3)	(0.03)%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	10,000	7,085	7,083	2	29.16%
Accounting Services	20,000	8,333	8,333	0	58.33%
Auditing Services	4,100	0	0	0	100.00%
Arbitrage Rebate Calculation	3,900	1,625	1,500	125	61.53%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	417	757	(340)	24.31%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	1,200	500	500	0	58.33%
Legal Counsel					
District Counsel	20,000	8,333	5,104	3,229	74.48%
Electric Utility Services					
Utility Services	7,319	3,050	4,476	(1,427)	38.83%
Utility-Recreation Facilities	12,885	5,369	4,430	939	65.62%
Street Lights	77,668	32,362	17,820	14,541	77.05%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	350	350	0	58.33%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	16,536	15,629	907	60.61%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	6,250	1,992	4,258	86.72%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	14,667	5,040	9,627	85.68%
Aquatic Maintenance	40,000	16,667	10,997	5,670	72.50%
Aquatic Plant Installation/ Replacement	5,000	2,083	0	2,083	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	2,083	0	2,083	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	16,022	2,992	15.73%
Entry & Walls Maintenance	8,000	3,333	100	3,233	98.75%
Landscape Maintenance	110,000	45,833	56,237	(10,403)	48.87%
Landscape Maintenance - Neighborhood Entrances	16,258	6,774	0	6,774	100.00%
Irrigation Repairs & Maintenance	10,000	4,167	674	3,493	93.26%
Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	10,196	220	59.21%
Landscape - Annuals	8,750	3,646	0	3,646	100.00%
Irrigation Maintenance	9,504	3,960	27	3,933	99.71%
Landscape - Mulch	18,040	7,517	9,048	(1,531)	49.84%
Landscape Fertilization & Pest Control	18,810	7,838	885	6,953	95.29%
Well Maintenance	5,000	2,083	0	2,083	100.00%
Landscape Miscellaneous	5,000	2,083	1,547	536	69.05%
Field Operations	6,000	2,500	2,500	0	58.33%
Miscellaneous Expenses	3,000	1,250	2,510	(1,260)	16.33%
Fire Ant Treatment	1,238	516	0	516	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	4,792	7,720	(2,928)	32.87%
Gate Phone	3,516	1,465	1,325	140	62.30%
Roadway Repair & Maintenance	5,000	2,083	0	2,083	100.00%
Sidewalk Repair & Maintenance	2,500	1,042	0	1,042	100.00%
Street Light/Decorative Light Maintenance	2,000	833	309	525	84.56%
Parks & Recreation					
Management Contract	111,887	46,620	44,189	2,430	60.50%
Vehicle Maintenance	1,000	417	0	417	100.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	1,677	1,705	(28)	57.63%
Pool Supplies & Repairs	4,000	1,667	1,154	512	71.14%
Maintenance & Repairs	8,500	3,542	4,304	(762)	49.36%
Fitness Equipment Maintenance & Repairs	1,000	417	436	(20)	56.35%
Facility Supplies	4,000	1,667	1,301	366	67.47%
Pest Control	540	225	225	0	58.33%
Security System Monitoring & Maintenance	750	313	306	7	59.20%
Athletic/Park Court/Field Repairs	1,000	417	248	168	75.16%
Special Events					
Special Events	2,500	1,042	0	1,042	100.00%
Contingency					
Miscellaneous Contingency	55,000	22,917	0	22,917	100.00%
Total Expenditures	<u>865,939</u>	<u>385,356</u>	<u>291,260</u>	<u>94,095</u>	<u>66.36%</u>
Excess Of Revenue Over (Under) Expenditures	0	480,584	582,191	101,608	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	480,584	582,191	101,608	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>480,584</u>	<u>852,027</u>	<u>371,444</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	68	68	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,352</u>	<u>68</u>	<u>0.35%</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	19,352	19,352	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,352	19,352	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>72,708</u></u>	<u><u>72,708</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 2/29/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	34	34	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,243</u>	<u>34</u>	<u>0.02%</u>
Expenditures				
Debt Service				
Interest	82,209	134,832	(52,623)	(64.01)%
Principal	95,000	5,000	90,000	94.73%
Total Expenditures	<u>177,209</u>	<u>139,832</u>	<u>37,377</u>	<u>21.09%</u>
Excess Of Revenue Over (Under) Expenditures	0	37,411	37,411	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	37,411	37,411	0.00%
Fund Balance, Beginning of Period	0	60,996	60,996	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>98,406</u></u>	<u><u>98,406</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 2/29/2016

(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	47,250	(47,250)	0.00%
Total Expenditures	<u>0</u>	<u>47,250</u>	<u>(47,250)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>(47,250)</u>	<u>(47,250)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(47,250)</u>	<u>(47,250)</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>(2,903,253)</u></u>	<u><u>(2,903,253)</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 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Total Revenues	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	0	178,930	(178,930)	0.00%
Total Expenditures	<u>0</u>	<u>178,930</u>	<u>(178,930)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>(178,923)</u>	<u>(178,923)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(178,923)</u>	<u>(178,923)</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>(4,395,783)</u></u>	<u><u>(4,395,783)</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 2/29/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	188	188	0.00%
Special Assessments				
Tax Roll	244,400	244,400	0	0.00%
Off Roll	423,821	398,964	(24,857)	(5.86)%
Prepayments	0	94,111	94,111	0.00%
Total Revenues	<u>668,221</u>	<u>737,663</u>	<u>69,443</u>	<u>10.39%</u>
Expenditures				
Debt Service				
Interest	553,221	311,318	241,902	43.72%
Principal	115,000	130,000	(15,000)	(13.04)%
Total Expenditures	<u>668,221</u>	<u>441,318</u>	<u>226,902</u>	<u>33.96%</u>
Excess Of Revenue Over (Under) Expenditures	0	296,345	296,345	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	296,345	296,345	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>1,494,131</u>	<u>1,494,131</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 2/29/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	0	1	1	0.00%
Excess Of Revenue Over (Under)	0	1	1	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	1	1	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,605	8,605	0.00%
Fund Balance, End of Period	0	8,606	8,606	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
Capital Projects Fund - SR56 Escrow - 303
From 10/1/2015 Through 2/29/2016
(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	147	147	0.00%
Special Assessments				
Mobility Fees	0	110,694	110,694	0.00%
Total Revenues	<u>0</u>	<u>110,841</u>	<u>110,841</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	110,841	110,841	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	110,841	110,841	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	919,305	919,305	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,030,145</u>	<u>1,030,145</u>	<u>0.00%</u>

Meadow Pointe IV CDD

Investment Summary

February 29, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2016</u>
The Bank of Tampa	Money Market Account	\$ 245,866
The Bank of Tampa ICS		
Bank of China, New York, NY	Money Market Account	142,729
Western Alliance Bank	Money Market Account	172,331
	Total General Fund Investments	\$ 560,926
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,708
	Total Reserve Fund Investments	\$ 72,708
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	32,076
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,514
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	281,223
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,722
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,509
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	315,348
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	94,029
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	4,689
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	95,066
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	106,866
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,610
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	171,841
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	371
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	88,605
	Total Debt Service Fund Investments	\$ 1,722,047
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,606
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,030,145
	Total Capital Project Fund Investments	\$ 1,038,751

Meadow Pointe IV Community Development District

Summary A/R Ledger

1 - General Fund

From 2/1/2016 Through 2/29/2016

<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	21,589.74
10/1/2015	Standard Pacific of Florida	845-16-01	<u>43,182.42</u>
		Total 1 - General Fund	64,772.16

Meadow Pointe IV Community Development District

Summary A/R Ledger

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

From 2/1/2016 Through 2/29/2016

<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>5,401.78</u>
		Total 200 - Debt Service Fund--Series 2003/2004/2015	5,401.78

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 2/1/2016 Through 2/29/2016

<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
10/1/2015	Pasco County Tax Collector	FY15-16	7,578.82
10/1/2015	Standard Pacific of Florida	845-16-01	45,261.00
2/5/2016	Standard Pacific of Florida	845-16-02	217,920.00
		Total 203 - Debt Service Fund - Series 2012/2014	438,703.42
Report Balance			508,877.36

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 2/1/2016 Through 2/29/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Florida Department of Revenue	2/29/2016	61-8015577602-6 02/16	Sales & Use Tax 02/16	14.07
Landscape Maintenance Professionals, Inc.	2/23/2016	106162	Install Plants @ Front Entrance to Clubhouse 02/16	2,015.00
Landscape Maintenance Professionals, Inc.	2/29/2016	106913	Pest Control/Turf Fertilization 02/16	285.00
LLS Tax Solutions, Inc.	2/12/2016	000892	Arbitrage Rebate Calculation Series 2005 PE 11/30/15	500.00
Pasco County Utilities	2/26/2016	001034859 02/16	#0514195 - 3900 Meadow Pointe Blvd 02/16	357.32
Progressive Waste Solutions of Florida, Inc.	2/29/2016	0003195826	Waste Disposal Residential Services 02/16	3,154.56
Site Masters of Florida, LLC	2/29/2016	022916-6	Remount Stone & Concrete Components- Entrance Monument 2/16	100.00
Stantec Consulting Services Inc.	2/19/2016	1013073	Engineering Services 02/16	337.25
Straley & Robin	2/18/2016	13019	Legal Services 02/16	750.00
Straley & Robin	2/18/2016	13020	Legal Services Re Std Pacific Dev 02/16	75.00
TECO	2/19/2016	1361 2203890 02/16	1890 Whitewillow Dr Pump Station 02/16	19.93
Verizon Florida Inc	2/19/2016	813-991-6457 02/16	31234 Shellwood Place Gate 02/16	57.00
Verizon Florida Inc	2/22/2016	813 994 1604 02/16	Meadow Pointe North Entrance Gate 02/16	57.00
Verizon Florida Inc	2/25/2016	813-973-3003 02/16	Clubhouse FIOS Service 02/16	339.96
Total 1 - General Fund				8,062.09
Report Balance				8,062.09

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
February 29, 2016

Balance Sheet

1. Trust statement activity has been recorded through 02/29/16.
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 – November 2015, as well as Series 2012B accrued interest for May 2013 – November 2015.

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 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.

Summary A/R Ledger – Subsequent Collections

7. Debt Service Fund 203 - Payment for Invoice #845-16-02 in the amount of \$108,960.00 was received in March 2016.