

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 7/31/2016

(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	95,556	0	0	0	95,556	0	0
Investments	461,389	0	1,625,283	1,218,232	3,304,903	0	0
Investments - Reserves	0	72,769	0	0	72,769	0	0
Accounts Receivable	0	0	269,327	0	269,327	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	10,017	0	0	0	10,017	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	582,941	72,769	1,726,666	1,218,232	3,600,608	55,121,468	24,638,795
Liabilities							
Accounts Payable	7,997	0	0	0	7,997	0	0
Accrued Expenses Payable	6,056	0	0	0	6,056	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	14,203	0	9,533,075	0	9,547,278	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	298,901	19,413	(1,992,328)	290,323	(1,383,691)	0	0
Total Fund Equity And Other Credits	568,737	72,769	(7,806,409)	1,218,232	(5,946,671)	55,121,468	0
Total Liabilities And Fund Equity	582,941	72,769	1,726,666	1,218,232	3,600,608	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 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	670	670	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	6,836	6,836	0.00%
Total Revenues	865,939	865,939	878,801	12,862	(1.49)%
Expenditures					
Legislative					
Supervisor Fees	12,000	10,000	9,400	600	21.66%
Financial & Administrative					
Administrative Services	5,400	4,500	4,500	0	16.66%
District Management	27,688	23,073	23,073	0	16.66%
District Engineer	10,000	8,333	6,406	1,927	35.93%
Disclosure Report	8,000	6,667	9,100	(2,433)	(13.75)%
Trustees Fees	10,000	10,000	14,268	(4,268)	(42.68)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	10,000	9,170	9,167	3	8.33%
Accounting Services	20,000	16,667	16,667	0	16.66%
Auditing Services	4,100	4,100	4,100	0	0.00%
Arbitrage Rebate Calculation	3,900	3,250	2,000	1,250	48.71%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	833	1,149	(316)	(14.90)%
Dues, Licenses & Fees	450	450	505	(55)	(12.22)%
Website Fee & Maintenance	1,200	1,000	1,000	0	16.66%
Legal Counsel					
District Counsel	20,000	16,667	12,091	4,576	39.54%
Electric Utility Services					
Utility Services	7,319	6,099	8,807	(2,707)	(20.32)%
Utility-Recreation Facilities	12,885	10,738	9,863	874	23.45%
Street Lights	77,668	64,723	38,374	26,349	50.59%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	700	700	0	16.66%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	33,072	31,478	1,594	20.68%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	12,500	4,692	7,808	68.71%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	29,333	14,085	15,248	59.98%
Aquatic Maintenance	40,000	33,333	23,133	10,200	42.16%
Aquatic Plant Installation/ Replacement	5,000	4,167	0	4,167	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	4,167	0	4,167	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	24,606	(5,592)	(29.40)%
Entry & Walls Maintenance	8,000	6,667	9,802	(3,136)	(22.52)%
Landscape Maintenance	110,000	91,667	112,473	(20,807)	(2.24)%
Landscape Maintenance - Neighborhood Entrances	16,258	13,548	0	13,548	100.00%
Irrigation Repairs & Maintenance	10,000	8,333	2,194	6,139	78.05%
Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	30,612	(9,779)	(22.44)%
Landscape - Annuals	8,750	7,292	1,080	6,212	87.65%
Irrigation Maintenance	9,504	7,920	27	7,893	99.71%
Landscape - Mulch	18,040	15,033	9,048	5,986	49.84%
Landscape Fertilization & Pest Control	18,810	15,675	4,865	10,810	74.13%
Well Maintenance	5,000	4,167	0	4,167	100.00%
Landscape Miscellaneous	5,000	4,167	2,077	2,090	58.45%
Field Operations	6,000	5,000	5,000	0	16.66%
Miscellaneous Expenses	3,000	2,500	2,510	(10)	16.33%
Fire Ant Treatment	1,238	1,032	0	1,032	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	9,583	9,568	15	16.79%
Gate Phone	3,516	2,930	3,654	(724)	(3.92)%
Roadway Repair & Maintenance	5,000	4,167	0	4,167	100.00%
Sidewalk Repair & Maintenance	2,500	2,083	0	2,083	100.00%
Street Light/Decorative Light Maintenance	2,000	1,667	377	1,290	81.16%
Parks & Recreation					
Management Contract	111,887	93,239	85,275	7,964	23.78%
Vehicle Maintenance	1,000	833	0	833	100.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	3,353	3,429	(75)	14.79%
Pool Supplies & Repairs	4,000	3,333	1,224	2,110	69.40%
Pool Maintenance Contract	0	0	8,015	(8,015)	0.00%
Maintenance & Repairs	8,500	7,083	6,773	310	20.31%
Fitness Equipment Maintenance & Repairs	1,000	833	1,374	(540)	(37.36)%
Facility Supplies	4,000	3,333	2,475	859	38.13%
Pest Control	540	450	450	0	16.66%
Security System Monitoring & Maintenance	750	625	612	13	18.41%
Athletic/Park Court/Field Repairs	1,000	833	274	559	72.60%
Special Events					
Special Events	2,500	2,083	22	2,061	99.10%
Contingency					
Miscellaneous Contingency	55,000	45,833	2,250	43,583	95.90%
Total Expenditures	<u>865,939</u>	<u>729,925</u>	<u>579,900</u>	<u>150,025</u>	<u>33.03%</u>
Excess Of Revenue Over (Under) Expenditures	0	136,014	298,901	162,887	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	136,014	298,901	162,887	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>136,014</u>	<u>568,737</u>	<u>432,723</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	129	129	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,413</u>	<u>129</u>	<u>0.67%</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	19,413	19,413	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,413	19,413	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>72,769</u></u>	<u><u>72,769</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 7/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	184	184	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,392</u>	<u>184</u>	<u>0.10%</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	(191,994)	(191,994)	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	(188,584)	(188,584)	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>(127,588)</u></u>	<u><u>(127,588)</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 7/31/2016

(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 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	20	20	0.00%
Total Revenues	<u>0</u>	<u>20</u>	<u>20</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>(357,840)</u>	<u>(357,840)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
SPE Contribution	0	4,037	4,037	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(353,804)</u>	<u>(353,804)</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>(4,570,663)</u></u>	<u><u>(4,570,663)</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 7/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,203	1,203	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	331,971	331,971	0.00%
Total Revenues	<u>668,221</u>	<u>974,359</u>	<u>306,138</u>	<u>45.81%</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	(1,358,851)	(1,358,851)	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	(1,355,441)	(1,355,441)	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>(157,655)</u>	<u>(157,655)</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 7/31/2016

(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	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</u>	<u>0.00%</u>
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	<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 7/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	957	957	0.00%
Special Assessments				
Mobility Fees	0	289,363	289,363	0.00%
Total Revenues	<u>0</u>	<u>290,320</u>	<u>290,320</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	290,320	290,320	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	290,320	290,320	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>1,209,625</u></u>	<u><u>1,209,625</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD

Investment Summary

July 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 146,064
The Bank of Tampa ICS		
Pinnacle Bank	Money Market Account	143,052
Western Alliance Bank	Money Market Account	172,273
	Total General Fund Investments	\$ 461,389
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,769
	Total Reserve Fund Investments	\$ 72,769
US Bank Series 2004 Prepayment	Money Market Account - Managed	\$ 73
US Bank Series 2004 Revenue	Money Market Account - Managed	3,413
US Bank Series 2005 Revenue	Money Market Account - Managed	1
US Bank Series 2007 Revenue	Money Market Account - Managed	4,040
US Bank Series 2007 Prepayment A	Money Market Account - Managed	32,083
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,520
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	51,850
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,824
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,716
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	218,173
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	414,047
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	10,116
US Bank Series 2012 B-2 Revenue	Money Market Account - Managed	3,412
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	103,133
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	106,944
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,662
US Bank Series 2014 Prepayment B	First American Treasury Obligation Fund Class Z	15,361
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	41,438
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	\$ 1,625,283
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,607
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,209,625
	Total Capital Project Fund Investments	\$ 1,218,232

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 7/1/2016 Through 7/31/2016

<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>101,383.88</u>
		Total 203 - Debt Service Fund - Series 2012/2014	269,327.48
Report Balance			<u><u>269,327.48</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 7/1/2016 Through 7/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
CRS Building Corporation	7/29/2016	CRS Misc 2016-04	Replace Damaged Entry Light Fixtures/Lighting Damage 07/16	3,740.00
Endurance Mechanical Services	4/18/2016	3597	Clean Coils/Check For Freon Leaks/Replace Relay 04/16	510.00
Florida Department of Revenue	7/31/2016	61-8015577602-6 07/16	Sales & Use Tax 07/16	19.95
Frontier Communications of Florida	7/19/2016	813-991-6457 07/16	31234 Shellwood Place 813-991-6457-021606-5 07/16	57.57
Frontier Communications of Florida	7/22/2016	813-994-1604-12... 07/16	Meadow Pointe North Entrance Gate 07/16	57.57
Frontier Communications of Florida	7/25/2016	813-973-3003-10... 07/16	Clubhouse FIOS Service 07/16	342.95
LLS Tax Solutions, Inc.	7/14/2016	000997	Rebate Calculation Series 2012 A 1&2 2012B-1 06/04/16	500.00
Metcalf Electric Co.	7/16/2016	16-039	Replace Damaged Fixture -Entrance 07/16	345.00
Michael Auman	7/12/2016	MA072116	Board of Supervisors Meeting 07/12/16	200.00
Pasco County Utilities	7/27/2016	001034859 07/16	#0514195 - 3900 Meadow Pointe Blvd 07/16	521.76
Straley Robin Vericker	7/25/2016	13490	Legal Services through 7/15/16	1,598.74
Times Publishing Company	7/22/2016	306167 07/22/16	Legal Advertising Acct# 107010 07/16	103.90
			Total 1 - General Fund	7,997.44
Report Balance				7,997.44

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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.