

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet
As of 10/31/2016
(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	58,835	0	0	0	58,835	0	0
Investments	301,589	0	1,926,690	1,479,170	3,707,450	0	0
Investments - Reserves	0	72,805	0	0	72,805	0	0
Accounts Receivable	841,365	19,284	713,491	0	1,574,140	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	24,638,795
Fixed Assets	0	0	0	0	0	55,121,468	0
Total Assets	<u>1,217,768</u>	<u>92,089</u>	<u>2,472,238</u>	<u>1,479,170</u>	<u>5,261,266</u>	<u>55,121,468</u>	<u>24,638,795</u>
Liabilities							
Accounts Payable	9,446	0	0	0	9,446	0	0
Accrued Expenses Payable	1,145	0	0	0	1,145	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	<u>10,741</u>	<u>0</u>	<u>9,533,075</u>	<u>0</u>	<u>9,543,816</u>	<u>0</u>	<u>24,638,795</u>
Fund Equity And Other Credits							
Beginning Fund Balance	460,433	72,793	(7,642,975)	1,441,551	(5,668,199)	55,121,468	0
Net Change in Fund Balance	746,595	19,296	582,138	37,620	1,385,649	0	0
Total Fund Equity And Other Credits	<u>1,207,028</u>	<u>92,089</u>	<u>(7,060,837)</u>	<u>1,479,170</u>	<u>(4,282,550)</u>	<u>55,121,468</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,217,768</u>	<u>92,089</u>	<u>2,472,238</u>	<u>1,479,170</u>	<u>5,261,266</u>	<u>55,121,468</u>	<u>24,638,795</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	53	53	0.00%
Special Assessments					
Tax Roll	841,369	841,369	841,365	(4)	0.00%
Off Roll	24,570	0	0	0	100.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	388	388	0.00%
Total Revenues	865,939	841,369	841,806	437	2.79%
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	630	203	93.69%
Disclosure Report	10,000	0	0	0	100.00%
Trustees Fees	10,100	10,100	11,627	(1,527)	(15.12)%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	5,000	417	417	0	91.66%
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	0	0	0	100.00%
Public Officials Liability Insurance	3,328	3,328	2,750	578	17.36%
Legal Advertising	1,300	108	0	108	100.00%
Dues, Licenses & Fees	450	250	227	23	49.47%
Website Hosting, Maint, Backup (and Email)	2,100	175	100	75	95.23%
Legal Counsel					
District Counsel	15,000	1,250	499	751	96.67%
Law Enforcement					
Deputy	47,000	3,917	7,435	(3,518)	84.18%
Security Operations					
Security Monitoring Services at Gate	30,000	2,500	3,167	(667)	89.44%
Electric Utility Services					
Utility Services	11,000	917	411	505	96.26%
Utility-Recreation Facilities	11,000	917	1,060	(143)	90.36%
Street Lights	75,000	6,250	4,087	2,163	94.55%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	51,840	4,320	3,222	1,098	93.78%
Water-Sewer Combination Services					
Utility Services	10,000	833	693	140	93.07%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	17,500	1,458	0	1,458	100.00%
Aquatic Maintenance	35,808	2,984	2,984	0	91.66%
Aquatic Plant Installation/Replacement	5,000	417	0	417	100.00%
Stormwater Assessment	1,467	0	0	0	100.00%
Stormwater System Maintenance	5,000	417	0	417	100.00%
Other Physical Environment					
General Liability Insurance	3,933	3,933	3,250	683	17.36%
Property Insurance	17,322	17,322	16,155	1,167	6.73%
Entry & Walls Maintenance	8,000	667	345	322	95.68%
Landscape Maintenance	115,600	9,633	11,247	(1,614)	90.27%
Landscape Maintenance - Neighborhood Entrances	16,258	1,355	0	1,355	100.00%
Irrigation Repairs	6,500	542	295	247	95.46%
Landscape Replacement Plants, Shrubs, Trees	20,000	1,667	0	1,667	100.00%
Landscape Annuals Color Rotation	8,750	729	0	729	100.00%
Irrigation Maintenance	10,368	864	0	864	100.00%
Landscape - Mulch	20,600	1,717	0	1,717	100.00%
Landscape Fertilization	13,500	1,125	0	1,125	100.00%
Well Maintenance	5,000	417	0	417	100.00%
Landscape Miscellaneous	5,000	417	0	417	100.00%
Landscape OTC Palm Injections	3,200	267	0	267	100.00%
Landscape Pest Control	3,600	300	0	300	100.00%
Field Operations	8,700	725	725	0	91.66%
Street Light Deposit Bond	5,505	459	0	459	100.00%
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	15,000	1,250	2,866	(1,616)	80.89%
Gate Phone	5,000	417	292	125	94.16%
Roadway Repair & Maintenance	5,000	417	0	417	100.00%

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
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	103,213	8,601	8,200	401	92.05%
Vehicle Maintenance	1,000	83	0	83	100.00%
Telephone, Fax, Internet	4,024	335	408	(72)	89.86%
Pool Supplies & Repairs	4,000	333	0	333	100.00%
Pool Contract	13,740	1,145	1,145	0	91.66%
Maintenance & Repairs	8,500	708	89	620	98.95%
Fitness Equipment Maintenance & Repairs	1,000	83	194	(110)	80.63%
Facility Supplies	4,000	333	0	333	100.00%
Pest Control	540	45	45	0	91.66%
Security System Monitoring & Maintenance	750	63	153	(90)	79.60%
Security Monitoring Services at Clubhouse	17,379	1,448	0	1,448	100.00%
Athletic/Park Court/Field Repairs	1,000	83	0	83	100.00%
Special Events					
Special Events	2,500	208	0	208	100.00%
Contingency					
Miscellaneous Contingency	47,300	3,942	0	3,942	100.00%
Reserve Study for Asset Replacement	4,000	333	0	333	100.00%
Total Expenditures	<u>956,429</u>	<u>114,578</u>	<u>95,211</u>	<u>19,367</u>	<u>90.05%</u>
Excess Of Revenue Over (Under) Expenditures	<u>(90,490)</u>	<u>726,791</u>	<u>746,595</u>	<u>19,804</u>	<u>925.05%</u>
Other Financing Sources (Uses)					
Prior Year	90,490	90,490	0	(90,490)	100.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>817,281</u>	<u>746,595</u>	<u>(70,686)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	460,433	460,433	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>817,281</u></u>	<u><u>1,207,028</u></u>	<u><u>389,747</u></u>	<u><u>0.00%</u></u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	12	12	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,296</u>	<u>12</u>	<u>0.06%</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	19,296	19,296	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,296	19,296	0.00%
Fund Balance, Beginning of Period	0	72,793	72,793	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>92,089</u></u>	<u><u>92,089</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 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	23	23	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,232</u>	<u>23</u>	<u>0.01%</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	0	177,232	177,232	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	177,232	177,232	0.00%
Fund Balance, Beginning of Period	0	(130,950)	(130,950)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>46,282</u></u>	<u><u>46,282</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 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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	(2,950,503)	(2,950,503)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(2,950,503)</u>	<u>(2,950,503)</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2016 Through 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	5	5	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	5	5	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	(4,574,689)	(4,574,689)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(4,574,684)</u></u>	<u><u>(4,574,684)</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 10/1/2016 Through 10/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	266	266	0.00%
Special Assessments				
Tax Roll	369,453	368,339	(1,114)	(0.30)%
Off Roll	449,261	0	(449,261)	(100.00)%
Prepayments	0	36,296	36,296	0.00%
Total Revenues	818,714	404,901	(413,813)	(50.54)%
Expenditures				
Debt Service				
Interest	686,466	0	686,466	100.00%
Principal	132,248	0	132,248	100.00%
Total Expenditures	818,714	0	818,714	100.00%
Excess Of Revenue Over (Under) Expenditures	0	404,901	404,901	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	404,901	404,901	0.00%
Fund Balance, Beginning of Period	0	13,167	13,167	0.00%
Fund Balance, End of Period	0	418,067	418,067	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2016 Through 10/31/2016

(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	1	1	0.00%
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0.00%</u>
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	8,609	8,609	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,610</u></u>	<u><u>8,610</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 10/1/2016 Through 10/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	228	228	0.00%
Special Assessments				
Mobility Fees	0	37,391	37,391	0.00%
Total Revenues	<u>0</u>	<u>37,619</u>	<u>37,619</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	37,619	37,619	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	37,619	37,619	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	1,432,942	1,432,942	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,470,561</u></u>	<u><u>1,470,561</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD

Investment Summary

October 31, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 186,136
The Bank of Tampa ICS		
Bank of China, New York, NY	Money Market Account	3
Western Alliance Bank	Money Market Account	115,450
	Total General Fund Investments	\$ 301,589
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,805
	Total Reserve Fund Investments	\$ 72,805
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	32,090
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,527
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	51,900
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,915
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,869
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	218,296
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	544,774
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	112,909
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	103,906
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	2,059
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	107,002
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,699
US Bank Series 2014 Prepayment B	First American Treasury Obligation Fund Class Z	92,180
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	41,509
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	\$ 1,926,690
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,610
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,470,560
	Total Capital Project Fund Investments	\$ 1,479,170

Meadow Pointe IV Community Development District

Summary A/R Ledger

1 - General Fund

From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Pasco County Tax Collector	FY16-17	<u>841,364.77</u>
		Total 1 - General Fund	841,364.77

Meadow Pointe IV Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Pasco County Tax Collector	FY16-17	<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 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Pasco County Tax Collector	FY16-17	<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 10/1/2016 Through 10/31/2016

<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
10/1/2016	Pasco County Tax Collector	FY16-17	<u>368,339.00</u>
		Total 203 - Debt Service Fund - Series 2012/2014	<u>536,282.60</u>
Report Balance			<u><u>1,574,140.10</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 10/1/2016 Through 10/31/2016

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Florida Department of Revenue	11/1/2016	61-8015577602-6 10/16	Sales & Use Tax 10/16	27.15
Frontier Communications of Florida	10/15/2016	813-994-1604-12... 10/16	Meadow Pointe North Entrance Gate 10/16	50.53
Frontier Communications of Florida	10/19/2016	813-991-6457 10/16	31234 Shellwood Place 813-991-6457-021606-5 10/16	50.53
Frontier Communications of Florida	10/25/2016	813-973-3003-10... 10/16	Clubhouse FIOS Service 10/16	407.69
Hidden Eyes, LLC	10/1/2016	655451	Clubhouse CCTV Monitoring 08/01 -10/31/16	3,636.00
Pasco County Utilities	10/26/2016	001034859 10/16	#0514195 - 3900 Meadow Pointe Blvd 10/16	692.91
Progressive Waste Solutions of Florida, Inc.	10/31/2016	0003387053	Waste Disposal Residential Services 10/16	3,221.84
Rizzetta Amenity Services, Inc.	9/30/2016	INV0000000000...	Out Of Pocket Expenses 09/16	109.78
Robert A. Saliva	10/25/2016	2693	Repair Bad Tele Entry Speaker 10/16	120.00
Stantec Consulting Services Inc.	10/20/2016	1113148	Engineering Services 10/16	630.25
Straley Robin Vericker	10/19/2016	13748	Legal Services through 10/16	499.00
			Total 1 - General Fund	9,445.68
Report Balance				9,445.68

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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 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 FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.