

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 9/30/2016

(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	36,439	0	0	0	36,439	0	0
Investments	386,536	0	1,889,361	1,441,551	3,717,447	0	0
Investments - Reserves	0	72,793	0	0	72,793	0	0
Accounts Receivable	0	0	167,944	0	167,944	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	37,299	0	0	0	37,299	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>476,253</u>	<u>72,793</u>	<u>1,889,361</u>	<u>1,441,551</u>	<u>3,879,957</u>	<u>55,121,468</u>	<u>24,638,795</u>
Liabilities							
Accounts Payable	7,641	0	0	0	7,641	0	0
Accrued Expenses Payable	4,756	0	0	0	4,756	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>12,547</u>	<u>0</u>	<u>9,533,075</u>	<u>0</u>	<u>9,545,622</u>	<u>0</u>	<u>24,638,795</u>
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	193,870	19,437	(1,829,633)	513,641	(1,102,685)	0	0
Total Fund Equity And Other Credits	<u>463,706</u>	<u>72,793</u>	<u>(7,643,714)</u>	<u>1,441,551</u>	<u>(5,665,665)</u>	<u>55,121,468</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>476,253</u>	<u>72,793</u>	<u>1,889,361</u>	<u>1,441,551</u>	<u>3,879,957</u>	<u>55,121,468</u>	<u>24,638,795</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	818	818	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	879,429	13,490	(1.56)%
Expenditures					
Legislative					
Supervisor Fees	12,000	12,000	11,200	800	6.66%
Financial & Administrative					
Administrative Services	5,400	5,400	5,400	0	0.00%
District Management	27,688	27,688	27,688	0	0.00%
District Engineer	10,000	10,000	7,421	2,579	25.79%
Disclosure Report	8,000	8,000	9,100	(1,100)	(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	10,000	10,000	(0)	0.00%
Accounting Services	20,000	20,000	20,000	(0)	0.00%
Auditing Services	4,100	4,100	4,100	0	0.00%
Arbitrage Rebate Calculation	3,900	3,900	2,500	1,400	35.89%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	1,000	1,266	(266)	(26.58)%
Dues, Licenses & Fees	450	450	505	(55)	(12.22)%
Website Fee & Maintenance	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	20,000	20,000	13,882	6,118	30.59%
Electric Utility Services					
Utility Services	7,319	7,319	10,472	(3,153)	(43.07)%
Utility-Recreation Facilities	12,885	12,885	12,056	829	6.43%
Street Lights	77,668	77,668	46,548	31,120	40.06%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	840	840	0	0.00%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	39,686	37,923	1,763	4.44%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	15,000	5,513	9,487	63.24%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	35,200	19,890	15,310	43.49%
Aquatic Maintenance	40,000	40,000	28,405	11,595	28.98%
Aquatic Plant Installation/ Replacement	5,000	5,000	0	5,000	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	5,000	0	5,000	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	24,606	(5,592)	(29.40)%
Entry & Walls Maintenance	8,000	8,000	9,927	(1,927)	(24.09)%
Landscape Maintenance	110,000	110,000	134,968	(24,968)	(22.69)%
Landscape Maintenance - Neighborhood Entrances	16,258	16,258	0	16,258	100.00%
Irrigation Repairs & Maintenance	10,000	10,000	2,389	7,611	76.10%
Landscape Replacement Plants, Shrubs, Trees	25,000	25,000	30,612	(5,612)	(22.44)%
Landscape - Annuals	8,750	8,750	2,224	6,526	74.58%
Irrigation Maintenance	9,504	9,504	27	9,477	99.71%
Landscape - Mulch	18,040	18,040	9,048	8,993	49.84%
Landscape Fertilization & Pest Control	18,810	18,810	6,510	12,300	65.39%
Well Maintenance	5,000	5,000	0	5,000	100.00%
Landscape Miscellaneous	5,000	5,000	2,427	2,573	51.45%
Field Operations	6,000	6,000	6,000	0	0.00%
Miscellaneous Expenses	3,000	3,000	2,510	490	16.33%
Fire Ant Treatment	1,238	1,238	0	1,238	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	11,500	10,756	744	6.46%
Gate Phone	3,516	3,516	5,181	(1,665)	(47.34)%
Roadway Repair & Maintenance	5,000	5,000	0	5,000	100.00%
Sidewalk Repair & Maintenance	2,500	2,500	1,735	765	30.60%
Street Light/Decorative Light Maintenance	2,000	2,000	377	1,623	81.16%
Parks & Recreation					
Management Contract	111,887	111,887	102,026	9,861	8.81%
Vehicle Maintenance	1,000	1,000	0	1,000	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 9/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	4,024	4,511	(487)	(12.09)%
Pool Supplies & Repairs	4,000	4,000	1,224	2,776	69.40%
Pool Contract	0	0	10,305	(10,305)	0.00%
Maintenance & Repairs	8,500	8,500	12,953	(4,453)	(52.38)%
Fitness Equipment Maintenance & Repairs	1,000	1,000	1,886	(886)	(88.59)%
Facility Supplies	4,000	4,000	2,859	1,141	28.52%
Pest Control	540	540	540	0	0.00%
Security System Monitoring & Maintenance	750	750	612	138	18.41%
Athletic/Park Court/Field Repairs	1,000	1,000	274	726	72.60%
Special Events					
Special Events	2,500	2,500	22	2,478	99.10%
Contingency					
Miscellaneous Contingency	55,000	55,000	2,250	52,750	95.90%
Total Expenditures	<u>865,939</u>	<u>865,939</u>	<u>685,559</u>	<u>180,380</u>	<u>20.83%</u>
Excess Of Revenue Over (Under) Expenditures	0	0	193,870	193,870	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	0	193,870	193,870	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>463,706</u>	<u>463,706</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	153	153	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,437</u>	<u>153</u>	<u>0.79%</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	19,437	19,437	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,437	19,437	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>72,793</u></u>	<u><u>72,793</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 9/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	232	232	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,441</u>	<u>232</u>	<u>0.13%</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	(195,356)	(195,356)	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	(191,945)	(191,945)	0.00%
Fund Balance, Beginning of Period	0	60,996	60,996	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(130,950)</u>	<u>(130,950)</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 9/30/2016

(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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	31	31	0.00%
Total Revenues	<u>0</u>	<u>31</u>	<u>31</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	(361,866)	(361,866)	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	(357,829)	(357,829)	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>(4,574,689)</u></u>	<u><u>(4,574,689)</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 9/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,730	1,730	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	504,937	504,937	0.00%
Total Revenues	<u>668,221</u>	<u>1,147,851</u>	<u>479,631</u>	<u>71.78%</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	(1,188,769)	(1,188,769)	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	(1,185,359)	(1,185,359)	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>12,427</u>	<u>12,427</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 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	0	4	4	0.00%
Excess Of Revenue Over (Under)	0	4	4	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	4	4	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,605	8,605	0.00%
Fund Balance, End of Period	0	8,609	8,609	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Capital Projects Fund - SR56 Escrow - 303
 From 10/1/2015 Through 9/30/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,407	1,407	0.00%
Special Assessments				
Mobility Fees	0	512,230	512,230	0.00%
Total Revenues	<u>0</u>	<u>513,637</u>	<u>513,637</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	513,637	513,637	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	513,637	513,637	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>1,432,942</u></u>	<u><u>1,432,942</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD
Investment Summary
September 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2016</u>
The Bank of Tampa	Money Market Account	\$ 71,106
The Bank of Tampa ICS		
Bank of China, New York, NY	Money Market Account	143,171
Southwest Bank	Money Market Account	12
Western Alliance Bank	Money Market Account	172,247
	Total General Fund Investments	\$ 386,536
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,793
	Total Reserve Fund Investments	\$ 72,793
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	32,088
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,525
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	51,869
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,888
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,820
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	218,254
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	516,695
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	112,431
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	103,170
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	1,919
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	106,984
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,687
US Bank Series 2014 Prepayment B	First American Treasury Obligation Fund Class Z	84,490
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	41,486
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	\$ 1,889,361
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,609
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,432,942
	Total Capital Project Fund Investments	\$ 1,441,551

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 9/1/2016 Through 9/30/2016

<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	<u>167,943.60</u>
		Total 203 - Debt Service Fund - Series 2012/2014	<u>167,943.60</u>
Report Balance			<u><u>167,943.60</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Ecological Consultants, Inc.	9/21/2016	10848	Semi Annual Monitoring MPIV Parcel AA 09/16	2,550.00
Frontier Communications of Florida	9/22/2016	813-994-1604-12... 09/16	Meadow Pointe North Entrance Gate 09/16	50.57
Frontier Communications of Florida	9/25/2016	813-973-3003-10... 09/16	Clubhouse FIOS Service 09/16	507.95
Landscape Maintenance Professionals, Inc.	9/27/2016	113708	Flush Cut/Dispose 3 Dead Pines 09/16	350.00
Landscape Maintenance Professionals, Inc.	10/4/2016	113871	August Iron Application/Sept. Pest Control	1,540.00
Landscape Maintenance Professionals, Inc.	10/4/2016	113872	Palm Fertilization 09/16	105.00
Pasco County Utilities	9/26/2016	001034859 09/16	#0514195 - 3900 Meadow Pointe Blvd 09/16	513.95
Southern Automated Access Services LLC	9/28/2016	2611	Bad Barcode Reader Wiegand 09/16	400.49
Stantec Consulting Services Inc.	9/23/2016	1103280	Engineering Services 09/16	406.50
Straley Robin Vericker	9/21/2016	13711	Legal Services through 09/16	1,100.00
Times Publishing Company	9/30/2016	343807 09/16	Legal Advertising 09/16	116.80
			Total 1 - General Fund	7,641.26
Report Balance				7,641.26

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
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 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.