

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

January 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet

As of 1/31/2016

(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	224,790	0	0	0	224,790	0	0
Investments	560,835	0	1,674,149	1,038,646	3,273,630	0	0
Investments - Reserves	0	72,696	0	0	72,696	0	0
Accounts Receivable	112,977	0	273,920	0	386,896	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	914,580	72,696	1,780,126	1,038,646	3,806,048	55,121,468	24,780,094
Liabilities							
Accounts Payable	15,890	0	0	0	15,890	0	0
Accrued Expenses Payable	0	0	0	0	0	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	15,890	0	7,704,707	0	7,720,597	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	628,854	19,340	(110,500)	110,736	648,431	0	0
Total Fund Equity And Other Credits	898,690	72,696	(5,924,581)	1,038,646	(3,914,549)	55,121,468	0
Total Liabilities And Fund Equity	914,580	72,696	1,780,126	1,038,646	3,806,048	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 1/31/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	116	116	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	5,413	5,413	0.00%
Total Revenues	865,939	865,939	873,159	7,220	(0.83)%
Expenditures					
Legislative					
Supervisor Fees	12,000	4,000	4,000	0	66.66%
Financial & Administrative					
Administrative Services	5,400	1,800	1,800	0	66.66%
District Management	27,688	9,229	9,229	0	66.66%
District Engineer	10,000	3,333	851	2,482	91.49%
Disclosure Report	8,000	2,667	8,000	(5,333)	0.00%
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	6,668	6,667	1	33.33%
Accounting Services	20,000	6,667	6,667	0	66.66%
Auditing Services	4,100	0	0	0	100.00%
Arbitrage Rebate Calculation	3,900	1,300	1,000	300	74.35%
Public Officials Liability Insurance	8,915	8,915	2,750	6,165	69.15%
Legal Advertising	1,000	333	757	(424)	24.31%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	20,000	6,667	4,279	2,388	78.60%
Electric Utility Services					
Utility Services	7,319	2,440	3,510	(1,070)	52.04%
Utility-Recreation Facilities	12,885	4,295	3,530	765	72.60%
Street Lights	77,668	25,889	13,710	12,180	82.34%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	280	280	0	66.66%
Solid Waste Assessment	938	938	910	28	2.93%
Garbage-Residential	39,686	13,229	12,474	755	68.56%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Water-Sewer Combination Services					
Utility Services	15,000	5,000	1,534	3,466	89.77%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,200	11,733	5,040	6,693	85.68%
Aquatic Maintenance	40,000	13,333	8,709	4,624	78.22%
Aquatic Plant Installation/ Replacement	5,000	1,667	0	1,667	100.00%
Stormwater Assessment	1,269	1,269	1,467	(198)	(15.56)%
Stormwater System Maintenance	5,000	1,667	0	1,667	100.00%
Other Physical Environment					
General Liability/Property Insurance	19,014	19,014	16,022	2,992	15.73%
Entry & Walls Maintenance	8,000	2,667	0	2,667	100.00%
Landscape Maintenance	110,000	36,667	44,989	(8,323)	59.10%
Landscape Maintenance - Neighborhood Entrances	16,258	5,419	0	5,419	100.00%
Irrigation Repairs & Maintenance	10,000	3,333	328	3,005	96.72%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	8,181	152	67.27%
Landscape - Annuals	8,750	2,917	0	2,917	100.00%
Irrigation Maintenance	9,504	3,168	27	3,141	99.71%
Landscape - Mulch	18,040	6,013	9,048	(3,034)	49.84%
Landscape Fertilization & Pest Control	18,810	6,270	600	5,670	96.81%
Well Maintenance	5,000	1,667	0	1,667	100.00%
Landscape Miscellaneous	5,000	1,667	1,547	120	69.05%
Field Operations	6,000	2,000	2,000	0	66.66%
Miscellaneous Expenses	3,000	1,000	2,510	(1,510)	16.33%
Fire Ant Treatment	1,238	413	0	413	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	11,500	3,833	5,141	(1,308)	55.29%
Gate Phone	3,516	1,172	1,062	110	69.79%
Roadway Repair & Maintenance	5,000	1,667	0	1,667	100.00%
Sidewalk Repair & Maintenance	2,500	833	0	833	100.00%
Street Light/Decorative Light Maintenance	2,000	667	0	667	100.00%
Parks & Recreation					
Management Contract	111,887	37,296	36,041	1,254	67.78%
Vehicle Maintenance	1,000	333	0	333	100.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Telephone, Fax, Internet	4,024	1,341	1,365	(23)	66.08%
Pool Supplies & Repairs	4,000	1,333	1,154	179	71.14%
Maintenance & Repairs	8,500	2,833	4,304	(1,471)	49.36%
Fitness Equipment Maintenance & Repairs	1,000	333	436	(103)	56.35%
Facility Supplies	4,000	1,333	1,073	260	73.17%
Pest Control	540	180	180	0	66.66%
Security System Monitoring & Maintenance	750	250	306	(56)	59.20%
Athletic/Park Court/Field Repairs	1,000	333	248	85	75.16%
Special Events					
Special Events	2,500	833	0	833	100.00%
Contingency					
Miscellaneous Contingency	55,000	18,333	0	18,333	100.00%
Total Expenditures	<u>865,939</u>	<u>317,347</u>	<u>244,304</u>	<u>73,042</u>	<u>71.79%</u>
Excess Of Revenue Over (Under) Expenditures	0	548,592	628,854	80,262	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	548,592	628,854	80,262	0.00%
Fund Balance, Beginning of Period	0	0	269,836	269,836	0.00%
Fund Balance, End of Period	<u>0</u>	<u>548,592</u>	<u>898,690</u>	<u>350,098</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	56	56	0.00%
Special Assessments				
Tax Roll	19,284	19,284	0	0.00%
Total Revenues	<u>19,284</u>	<u>19,340</u>	<u>56</u>	<u>0.29%</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	19,340	19,340	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	19,340	19,340	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>72,696</u></u>	<u><u>72,696</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 1/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	9	9	0.00%
Special Assessments				
Tax Roll	177,209	177,209	0	0.00%
Total Revenues	<u>177,209</u>	<u>177,218</u>	<u>9</u>	<u>0.01%</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	37,386	37,386	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	37,386	37,386	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>98,381</u></u>	<u><u>98,381</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 1/31/2016

(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	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 1/31/2016

(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>
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>(178,925)</u>	<u>(178,925)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(178,925)</u>	<u>(178,925)</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>(4,395,785)</u></u>	<u><u>(4,395,785)</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 1/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	52	52	0.00%
Special Assessments				
Tax Roll	244,400	244,400	0	0.00%
Off Roll	423,821	181,044	(242,777)	(57.28)%
Prepayments	0	94,111	94,111	0.00%
Total Revenues	668,221	519,607	(148,613)	(22.24)%
Expenditures				
Debt Service				
Interest	553,221	311,318	241,902	43.72%
Principal	115,000	130,000	(15,000)	(13.04)%
Total Expenditures	668,221	441,318	226,902	33.96%
Excess Of Revenue Over (Under) Expenditures	0	78,289	78,289	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	78,289	78,289	0.00%
Fund Balance, Beginning of Period	0	1,197,786	1,197,786	0.00%
Fund Balance, End of Period	0	1,276,075	1,276,075	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

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

(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	8,605	8,605	0.00%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures
 Capital Projects Fund - SR56 Escrow - 303
 From 10/1/2015 Through 1/31/2016
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	42	42	0.00%
Special Assessments				
Mobility Fees	0	110,694	110,694	0.00%
Total Revenues	<u>0</u>	<u>110,736</u>	<u>110,736</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	110,736	110,736	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	110,736	110,736	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>1,030,040</u></u>	<u><u>1,030,040</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD**Investment Summary****January 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2016</u>
The Bank of Tampa	Money Market Account	\$ 245,824
The Bank of Tampa ICS		
California Republic Bank	Money Market Account	142,680
Western Alliance Bank	Money Market Account	172,331
	Total General Fund Investments	\$ 560,835
The Bank of Tampa ICS		
Western Alliance Bank	Money Market Account	\$ 72,696
	Total Reserve Fund Investments	\$ 72,696
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	32,075
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,512
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	235,114
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,706
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,481
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	315,316
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	94,020
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	4,688
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	94,503
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	106,855
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,603
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	170,722
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	\$ 1,674,149
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,605
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	1,030,041
	Total Capital Project Fund Investments	\$ 1,038,646

Meadow Pointe IV Community Development District

Summary A/R Ledger

1 - General Fund

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

<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	26,116.66
10/1/2015	Standard Pacific of Florida	845-16-01	86,364.85
1/31/2016	Meadow Pointe IV HOA	OMR013116	<u>495.00</u>
		Total 1 - General Fund	112,976.51

Meadow Pointe IV Community Development District

Summary A/R Ledger

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

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

<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>6,495.65</u>
		Total 200 - Debt Service Fund--Series 2003/2004/2015	6,495.65

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

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

<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
10/1/2015	Pasco County Tax Collector	FY15-16	8,958.55
10/1/2015	Standard Pacific of Florida	845-16-01	<u>90,522.00</u>
		Total 203 - Debt Service Fund - Series 2012/2014	267,424.15
			<u>386,896.31</u>
Report Balance			<u><u>386,896.31</u></u>

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

Balance Sheet

1. Trust statement activity has been recorded through 01/31/16.
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 – 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.