



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

**meadowpointe4cdd.org
rizzetta.com**

Meadow Pointe IV Community Development District

Balance Sheet

As of 2/28/2018

(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	141,068	0	0	0	141,068	0	0
Investments	742,223	0	2,213,110	2,143,124	5,098,456	0	0
Investments - Reserves	0	406,086	0	0	406,086	0	0
Accounts Receivable	50,459	0	367,334	0	417,793	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	15,779	0	0	0	15,779	0	0
Due From Other Funds	244,491	0	5,649	0	250,139	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	22,875,000
Fixed Assets	0	0	0	0	0	55,121,468	0
Total Assets	<u>1,194,020</u>	<u>406,086</u>	<u>2,418,149</u>	<u>2,143,124</u>	<u>6,161,378</u>	<u>55,121,468</u>	<u>22,875,000</u>
Liabilities							
Accounts Payable	280,679	0	0	0	280,679	0	0
Accrued Expenses Payable	2	0	0	0	2	0	0
Other Current Liabilities	150	0	0	0	150	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	5,649	186,751	57,740	0	250,139	0	0
Debt Service Obligations - Current	0	0	9,462,280	0	9,462,280	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	22,875,000
Total Liabilities	<u>286,480</u>	<u>186,751</u>	<u>9,520,020</u>	<u>0</u>	<u>9,993,251</u>	<u>0</u>	<u>22,875,000</u>
Fund Equity And Other Credits							
Beginning Fund Balance	158,238	313,498	(7,561,077)	1,992,786	(5,096,554)	55,121,468	0
Net Change in Fund Balance	749,302	(94,164)	459,206	150,337	1,264,681	0	0
Total Fund Equity And Other Credits	<u>907,540</u>	<u>219,335</u>	<u>(7,101,871)</u>	<u>2,143,124</u>	<u>(3,831,873)</u>	<u>55,121,468</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>1,194,020</u>	<u>406,086</u>	<u>2,418,149</u>	<u>2,143,124</u>	<u>6,161,378</u>	<u>55,121,468</u>	<u>22,875,000</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	643	643	0.00%
Special Assessments					
Tax Roll	1,196,093	1,196,093	1,197,936	1,843	(0.15)%
Off Roll	17,436	17,436	17,436	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	3,622	3,622	0.00%
Fence Easement	0	0	250	250	0.00%
Total Revenues	1,213,529	1,213,529	1,219,887	6,358	(0.52)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,800	200	60.00%
Financial & Administrative					
Administrative Services	5,800	2,417	2,417	0	58.33%
District Management	29,500	12,292	12,292	0	58.33%
District Engineer	10,000	4,167	14,160	(9,993)	(41.59)%
Disclosure Report	10,000	10,000	9,000	1,000	10.00%
Trustees Fees	17,241	12,300	12,203	97	29.22%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	2,083	2,083	0	58.33%
Accounting Services	21,000	8,750	8,750	0	58.33%
Auditing Services	4,100	0	0	0	100.00%
Arbitrage Rebate Calculation	3,900	1,900	500	1,400	87.17%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	1,300	542	294	248	77.41%
Dues, Licenses & Fees	450	275	190	85	57.77%
Website Hosting, Maint, Backup (and Email)	2,100	875	500	375	76.19%
Legal Counsel					
District Counsel	15,000	6,250	9,807	(3,557)	34.62%
Law Enforcement					
Deputy	47,000	19,583	19,512	72	58.48%
Security Operations					
Security Monitoring Equipment Lease	12,000	5,000	0	5,000	100.00%
Electric Utility Services					
Utility Services	11,000	4,583	4,630	(46)	57.91%
Utility-Recreation Facilities	11,000	4,583	5,087	(504)	53.75%

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	75,000	31,250	21,337	9,913	71.55%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	350	631	(281)	24.86%
Solid Waste Assessment	938	938	916	22	2.31%
Garbage-Residential	65,000	27,083	16,459	10,624	74.67%
Water-Sewer Combination Services					
Utility Services	10,000	4,167	7,969	(3,802)	20.31%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	25,650	10,688	6,555	4,133	74.44%
Aquatic Maintenance	45,000	18,750	14,920	3,830	66.84%
Aquatic Plant Replacement	5,000	2,083	0	2,083	100.00%
Stormwater Assessment	1,467	1,467	2,444	(977)	(66.60)%
Stormwater System Maintenance	10,000	4,167	0	4,167	100.00%
Other Physical Environment					
General Liability Insurance	3,575	3,575	3,250	325	9.09%
Property Insurance	17,770	17,770	18,179	(409)	(2.30)%
Entry & Walls Maintenance	38,000	15,833	10,087	5,746	73.45%
Landscape Maintenance	131,200	54,667	62,737	(8,070)	52.18%
Landscape Maintenance - Neighborhood Entrances	16,258	6,774	0	6,774	100.00%
Lift Station Maintenance & Repair	10,000	4,167	1,752	2,415	82.48%
Irrigation Repairs	6,500	2,708	1,762	947	72.89%
Landscape Replacement Plants, Shrubs, Trees	20,000	8,333	1,291	7,042	93.54%
Landscape Annuals Color Rotation	8,750	3,646	1,155	2,491	86.80%
Irrigation Maintenance	10,368	4,320	0	4,320	100.00%
Landscape - Mulch	20,600	14,002	22,300	(8,298)	(8.25)%
Landscape Fertilization	13,500	5,625	4,585	1,040	66.03%
Well Maintenance	7,500	3,125	5,141	(2,016)	31.45%
Landscape Miscellaneous	5,000	2,083	135	1,948	97.30%
Landscape OTC Palm Injections	3,200	1,333	0	1,333	100.00%
Landscape Pest Control	3,600	1,500	1,565	(65)	56.52%
Field Operations	8,700	3,625	3,625	0	58.33%
Street Light Deposit Bond	5,505	2,294	0	2,294	100.00%
Fire Ant Treatment	1,238	516	0	516	100.00%
Road & Street Facilities					
Gate Facility Repairs & Maintenance	15,000	6,250	13,933	(7,683)	7.11%
Gate Phone	5,000	2,083	1,828	255	63.44%

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Roadway Repair & Maintenance	5,000	2,083	2,420	(337)	51.60%
Sidewalk Repair & Maintenance	5,000	2,083	0	2,083	100.00%
Street Light/Decorative Light Maintenance	5,000	2,083	2,759	(675)	44.83%
Parks & Recreation					
Management Contract	129,000	53,750	40,074	13,676	68.93%
Vehicle Maintenance	2,000	833	0	833	100.00%
Telephone, Fax, Internet	4,024	1,677	2,216	(539)	44.93%
Pool Supplies & Repairs	4,000	1,667	0	1,667	100.00%
Pool Contract	13,740	5,725	5,725	0	58.33%
Maintenance & Repairs	8,500	3,542	7,543	(4,001)	11.25%
Fitness Equipment Maintenance & Repairs	7,000	2,917	2,593	323	62.95%
Facility Supplies	4,000	1,667	3,229	(1,563)	19.26%
Wildlife Management Services	0	0	1,200	(1,200)	0.00%
Pest Control	540	225	225	0	58.33%
Security System Monitoring & Maintenance	3,000	1,250	2,551	(1,301)	14.97%
Security Monitoring Services at Clubhouse	15,000	6,250	12,220	(5,970)	18.53%
Athletic/Park Court/Field Repairs	1,000	417	185	232	81.50%
Special Events					
Special Events	5,000	2,083	3,677	(1,593)	26.46%
Contingency					
Capital Improvement Projects	155,000	64,583	23,557	41,026	84.80%
Miscellaneous Contingency	30,000	12,500	21,883	(9,383)	27.05%
Total Expenditures	<u>1,213,529</u>	<u>539,133</u>	<u>470,585</u>	<u>68,548</u>	<u>61.22%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>674,396</u>	<u>749,302</u>	<u>74,905</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>674,396</u>	<u>749,302</u>	<u>74,905</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	158,238	158,238	0.00%
Fund Balance, End of Period	<u>0</u>	<u>674,396</u>	<u>907,540</u>	<u>233,144</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,164	1,164	0.00%
Special Assessments				
Tax Roll	86,046	86,046	0	0.00%
Off Roll	5,377	5,377	0	0.00%
Total Revenues	<u>91,423</u>	<u>92,587</u>	<u>1,164</u>	<u>1.27%</u>
Expenditures				
Contingency				
Capital Reserves-Asset Replacement	30,000	0	30,000	100.00%
Capital Reserves-Road Reserves	61,423	186,751	(125,328)	(204.04)%
Total Expenditures	<u>91,423</u>	<u>186,751</u>	<u>(95,328)</u>	<u>(104.27)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(94,164)	(94,164)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(94,164)	(94,164)	0.00%
Fund Balance, Beginning of Period	0	313,498	313,498	0.00%
Fund Balance, End of Period	<u>0</u>	<u>219,335</u>	<u>219,335</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

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

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	674	674	0.00%
Special Assessments				
Tax Roll	177,209	177,445	236	0.13%
Total Revenues	<u>177,209</u>	<u>178,118</u>	<u>910</u>	<u>0.51%</u>
Expenditures				
Debt Service				
Interest	77,209	132,654	(55,446)	(71.81)%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>177,209</u>	<u>132,654</u>	<u>44,554</u>	<u>25.14%</u>
Excess Of Revenue Over (Under) Expenditures	0	45,464	45,464	0.00%
Other Financing Sources (Uses)				
Proceeds From SPE	0	164,901	164,901	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	210,365	210,365	0.00%
Fund Balance, Beginning of Period	0	(185,452)	(185,452)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>24,913</u></u>	<u><u>24,913</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 10/1/2017 Through 2/28/2018

(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	<u>0</u>	<u>4</u>	<u>4</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>(47,246)</u>	<u>(47,246)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Proceeds From SPE	0	95,135	95,135	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>47,889</u>	<u>47,889</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(2,970,512)	(2,970,512)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(2,922,623)</u></u>	<u><u>(2,922,623)</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 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	214	214	0.00%
Total Revenues	<u>0</u>	<u>214</u>	<u>214</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>(178,716)</u>	<u>(178,716)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Proceeds From SPE	0	304,961	304,961	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>126,246</u>	<u>126,246</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	(4,693,543)	(4,693,543)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(4,567,298)</u></u>	<u><u>(4,567,298)</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 10/1/2017 Through 2/28/2018
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,334	6,334	0.00%
Special Assessments				
Tax Roll	440,443	416,269	(24,174)	(5.48)%
Off Roll	334,603	275,382	(59,222)	(17.69)%
Prepayments	0	371,757	371,757	0.00%
Total Revenues	<u>775,046</u>	<u>1,069,741</u>	<u>294,695</u>	<u>38.02%</u>
Expenditures				
Debt Service				
Interest	638,331	342,729	295,603	46.30%
Principal	136,715	730,000	(593,285)	(433.95)%
Total Expenditures	<u>775,046</u>	<u>1,072,729</u>	<u>(297,682)</u>	<u>(38.41)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(2,987)	(2,987)	0.00%
Other Financing Sources (Uses)				
Proceeds From SPE	0	77,694	77,694	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	74,706	74,706	0.00%
Fund Balance, Beginning of Period	0	288,431	288,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>363,137</u>	<u>363,137</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0.00%
Total Revenues	<u>0</u>	<u>28</u>	<u>28</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	28	28	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	28	28	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,640	8,640	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,668</u></u>	<u><u>8,668</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 10/1/2017 Through 2/28/2018
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8,586	8,586	0.00%
Special Assessments				
Mobility Fees	0	141,724	141,724	0.00%
Total Revenues	<u>0</u>	<u>150,310</u>	<u>150,310</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	150,310	150,310	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	150,310	150,310	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	1,984,146	1,984,146	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,134,456</u></u>	<u><u>2,134,456</u></u>	<u><u>0.00%</u></u>

Meadow Pointe IV CDD

Investment Summary

February 28, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2018</u>
The Bank of Tampa	Money Market Account	\$ 140,662
The Bank of Tampa ICS		
Amalgamated Bank	Money Market Account	245,150
Bank of China, New York, NY	Money Market Account	28
Great Southern Bank	Money Market Account	194,501
Providence Bank	Money Market Account	27,031
The Park National Bank	Money Market Account	134,851
	Total General Fund Investments	\$ 742,223
The Bank of Tampa ICS Road Reserve		
Bank of China, New York, NY	Money Market Account	\$ 26
Stifel Bank and Trust	Money Market Account	3
The Park National Bank	Money Market Account	110,261
United Bank	Money Market Account	245,150
	Subtotal	355,440
The Bank of Tampa ICS Asset Replacement Reserve		
Bank of China, New York, NY	Money Market Account	1
Great Southern Bank	Money Market Account	50,645
	Subtotal	50,646
	Total Reserve Fund Investments	\$ 406,086
US Bank Series 2004 Prepayment	Money Market Account - Managed	\$ 72
US Bank Series 2004 Revenue	Money Market Account - Managed	13
US Bank Series 2005 Revenue	Money Market Account - Managed	7
US Bank Series 2007 Revenue	Money Market Account - Managed	26
US Bank Series 2007 Prepayment A	Money Market Account - Managed	32,307
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,727
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	140,820
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	151,522
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	282,670
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	170,315
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	415,114
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	42,146
US Bank Series 2012 B-2 Revenue	Money Market Account - Managed	7
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	274,318
US Bank Series 2012 A-1 Prepayment	First American Treasury Obligation Fund Class Z	416
US Bank Series 2012 A-2 Prepayment	First American Treasury Obligation Fund Class Z	777
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	107,127
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	107,226
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,601
US Bank Series 2014 Prepayment B	First American Treasury Obligation Fund Class Z	122,882
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	170,826
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	6,691
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	88,500
	Total Debt Service Fund Investments	\$ 2,213,110
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,667
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	2,134,457
	Total Capital Project Fund Investments	\$ 2,143,124

Meadow Pointe IV Community Development District

Summary A/R Ledger

1 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Pasco County Tax Collector	FY17-18	39,052.61
11/21/2017	CalAtlantic	845-18-01	<u>11,406.30</u>
		Total 1 - General Fund	50,458.91

Meadow Pointe IV Community Development District

Summary A/R Ledger

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

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Pasco County Tax Collector	FY17-18	<u>5,397.59</u>
		Total 200 - Debt Service Fund--Series 2003/2004/2015	5,397.59

Meadow Pointe IV Community Development District

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 2/1/2018 Through 2/28/2018

<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
10/1/2017	Pasco County Tax Collector	FY17-18	12,662.23
11/21/2017	CalAtlantic	845-18-01	57,739.50
11/22/2017	CalAtlantic	845-18-02	88,513.08
11/22/2017	CalAtlantic	845-18-03	35,078.40
		Total 203 - Debt Service Fund - Series 2012/2014	361,936.81
Report Balance			417,793.31

Meadow Pointe IV Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2017

1 - General Fund

From 2/1/2018 Through 2/28/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
U.S. Water Services Corporation	11/29/2017	859738	Rehabbed the Lift Station 11/17	32,200.00
Wildlands Conservation, Inc.	1/30/2018	1812	Conservation Easements Annual Reports 01/18	3,150.00
U.S. Water Services Corporation	2/3/2018	864279	Monthly Lift Station Inspection 02/18	76.00
Withlacoochee River Electric Cooperative, Inc.	2/9/2018	10252971 01/18	Account #10252971 01/18	4,959.66
Withlacoochee River Electric Cooperative, Inc.	2/9/2018	Summary 01/18	Summary Bill 01/18	1,534.84
Whitaker Contracting Corp	2/13/2018	17538 Whitaker Dep	Asphalt Installation & Repairs-10% Down Payment	17,630.58
Whitaker Contracting Corp	2/13/2018	2-13-18 Balance Due	Balance Due for Job #17538, 02/18	169,120.42
EZ Mulch, Inc.	2/15/2018	4692	20 Yards Playground Chips Installed 02/18	700.00
Municipal Asset Management, Inc.	2/15/2018	0615907	20th Payment Tax Exempt Lease Purchase 01/18	487.69
Jerry Richardson	2/16/2018	1087	Monthly Hog Removal Service 02/18	1,200.00
Landscape Maintenance Professionals, Inc.	2/16/2018	130463	Install Submersible Pump 02/18	5,140.68
Ecological Consultants, Inc.	2/19/2018	11227	Semi Annual Monitoring MPIV Parcel AA 02/18	2,550.00
Ecological Consultants, Inc.	2/19/2018	11229	26th Semi Annual Permit 44021274.017 Heidt Portion 02/18	1,955.00
Southern Automated Access Services LLC	2/19/2018	4384	Changed Circuit Board and Software Settings, Whinsento 02/18	85.00
Southern Automated Access Services LLC	2/19/2018	4385	Install New Circuit Board, Meridian 02/18	2,205.00
Southern Automated Access Services LLC	2/21/2018	Gate Cell Summ 02/18	Cellular Usage 02/18	349.60
CRT Services Inc.	2/21/2018	132367	IT Services 02/18	125.00
Pasco County Utilities	2/22/2018	Pasco Water Summary 01/18	Pasco Water Summary 01/18	1,549.50
Rizzetta Amenity Services, Inc.	2/23/2018	INV0000000004651	Amenity Management Services 02/18	24.74
Landscape Maintenance Professionals, Inc.	2/23/2018	131083	Install Mulch Throughout Property 02/18	9,600.00
Straley Robin Vericker	2/23/2018	15459	General Legal Services 02/18	2,708.71
Frontier Communications of Florida	2/25/2018	813-973-3003-101308-5 02/18	Clubhouse FIOS Service 02/18	447.35
Southern Automated Access Services LLC	2/26/2018	4452	Changed Software Settings-Gate, MP North 02/18	118.75
Stantec Consulting Services Inc.	2/26/2018	1321843	Engineering Services 02/18	11,520.67

Meadow Pointe IV Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2017

1 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Clean Sweep Supply Co., Inc.	2/27/2018	00199360	Supplies 02/18	180.35
Rizzetta Amenity Services, Inc.	2/28/2018	INV0000000004702	Out Of Pocket Expenses 02/18	107.63
Romaner Graphics	2/28/2018	18919	Flag Pole Replacement, Garage Sale Banner 02/18	685.00
Romaner Graphics	2/28/2018	18920	Replace Median Sign, Secure Street Name Signs 02/18	145.00
Romaner Graphics	2/28/2018	18921	Secure Street Name Sign to Stop Sign 02/18	45.00
Florida Department of Revenue	2/28/2018	Sales & Use Tax 02/18	Sales & Use Tax 02/18	20.93
Waste Connections Of Florida	2/28/2018	3757658	Waste Disposal Residential Services 02/18	3,291.84
Landscape Maintenance Professionals, Inc.	3/1/2018	131275	Pest Control 02/18	325.00
Landscape Maintenance Professionals, Inc.	3/1/2018	131276	Bahia/St Augustine Fertilization 02/18	150.00
Landscape Maintenance Professionals, Inc.	3/1/2018	131277	Pest Control Clubhouse 02/18	35.00
Withlacoochee River Electric Cooperative, Inc.	3/9/2018	10252971 02/18	Account #10252971 02/18	4,934.34
Withlacoochee River Electric Cooperative, Inc.	3/9/2018	Summary 02/18	Summary Bill 02/18	1,320.18
			Total 1 - General Fund	280,679.46
Report Total				280,679.46

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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 2017, as well as Series 2012B accrued principal and interest for May 2013 – November 2017.

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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.