

Meadow Pointe IV  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 1/31/2015

(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
<b>Assets</b>							
Cash In Bank	811,444	0	0	0	811,444	0	0
Investments	0	0	1,843,189	623,357	2,466,546	0	0
Investments - Reserves	0	34,014	0	0	34,014	0	0
Accounts Receivable	204,326	0	367,484	0	571,810	0	0
Allowance for Doubtful Accounts	(39,461)	0	(167,944)	0	(207,405)	0	0
Prepaid Expenses	1,098	0	0	0	1,098	0	0
Deposits	4,310	0	0	0	4,310	0	0
Due From Other Funds	0	0	287,708	0	287,708	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	25,824,833
Fixed Assets	0	0	0	0	0	55,121,468	0
<b>Total Assets</b>	<u>981,717</u>	<u>34,014</u>	<u>2,330,437</u>	<u>623,357</u>	<u>3,969,525</u>	<u>55,121,468</u>	<u>25,824,833</u>
<b>Liabilities</b>							
Accounts Payable	5,759	0	0	0	5,759	0	0
Accrued Expenses Payable	5,390	0	0	0	5,390	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	287,708	0	0	0	287,708	0	0
Debt Service Obligations - Current	0	0	3,231,539	0	3,231,539	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	25,824,833
<b>Total Liabilities</b>	<u>298,856</u>	<u>0</u>	<u>3,231,539</u>	<u>0</u>	<u>3,530,396</u>	<u>0</u>	<u>25,824,833</u>
<b>Fund Equity And Other Credits</b>							
Beginning Fund Balance	206,899	33,991	(1,020,728)	479,752	(300,085)	55,121,468	0
Net Change in Fund Balance	475,961	23	119,626	143,605	739,214	0	0
<b>Total Fund Equity And Other Credits</b>	<u>682,860</u>	<u>34,014</u>	<u>(901,102)</u>	<u>623,357</u>	<u>439,129</u>	<u>55,121,468</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>981,717</u>	<u>34,014</u>	<u>2,330,437</u>	<u>623,357</u>	<u>3,969,525</u>	<u>55,121,468</u>	<u>25,824,833</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Tax Roll	442,042	442,042	444,991	2,949	(0.66)%
Off Roll	244,975	244,975	241,600	(3,375)	1.37%
Other Miscellaneous Revenues					
Miscellaneous	0	0	651	651	0.00%
<b>Total Revenues</b>	<b>687,017</b>	<b>687,017</b>	<b>687,241</b>	<b>224</b>	<b>(0.03)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	4,000	4,000	0	66.66%
Financial & Administrative					
Administrative Services	8,750	2,917	2,917	0	66.66%
District Management	33,800	11,267	11,267	0	66.66%
District Engineer	10,000	3,333	1,640	1,693	83.59%
Disclosure Report	8,000	2,667	0	2,667	100.00%
Trustees Fees	7,500	7,500	9,298	(1,798)	(23.97)%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	10,200	6,733	6,733	0	33.98%
Accounting Services	17,200	5,733	5,733	0	66.66%
Auditing Services	4,100	4,100	0	4,100	100.00%
Arbitrage Rebate Calculation	4,000	1,300	1,300	0	67.50%
Public Officials Liability Insurance	8,955	8,955	8,104	851	9.50%
Legal Advertising	1,200	400	11	389	99.07%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	600	200	200	0	66.66%
Legal Counsel					
District Counsel	15,000	5,000	5,033	(33)	66.44%
Electric Utility Services					
Utility Services	5,095	1,698	2,968	(1,269)	41.75%
Utility-Recreation Facility	13,206	4,402	3,842	560	70.90%
Street Lights	35,000	11,667	10,149	1,518	71.00%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	280	280	0	66.66%
Solid Waste Assessment	920	920	893	27	2.90%
Garbage-Residential	37,440	12,480	11,462	1,018	69.38%
Water-Sewer Combination Services					

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	10,694	3,565	6,324	(2,759)	40.86%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	22,913	7,638	5,040	2,598	78.00%
Aquatic Maintenance	34,130	11,377	7,380	3,997	78.37%
Irrigation Repairs and Maintenance	4,000	1,333	0	1,333	100.00%
Stormwater Assessment	1,245	415	1,209	(794)	2.87%
Other Physical Environment					
General Liability/Property Insurance	22,198	22,198	12,177	10,021	45.14%
Entry & Walls Maintenance	1,500	500	4,950	(4,450)	(230.02)%
Landscape Maintenance	128,730	42,910	41,790	1,120	67.53%
Irrigation Repairs and Maintenance	15,000	5,000	775	4,225	94.83%
Landscape Replacement Plants, Shrubs, Trees	25,000	8,333	0	8,333	100.00%
Miscellaneous Expenses	3,000	1,000	1,081	(81)	63.98%
Road & Street Facilities					
Gate Facility Maintenance - Repairs	6,000	2,000	1,208	792	79.86%
Gate Phone	2,280	760	982	(222)	56.92%
Roadway Repair & Maintenance	1,000	333	0	333	100.00%
Sidewalk Repair & Maintenance	2,500	833	676	157	72.96%
Street Light/Decorative Light Maintenance	2,000	667	0	667	100.00%
Parks & Recreation					
Management Contract	111,887	37,296	35,946	1,350	67.87%
Telephone, Fax, Internet	4,000	1,333	1,333	1	66.67%
Pool Maintenance/Repairs	3,500	1,167	1,376	(209)	60.69%
Maintenance & Repair	5,000	1,667	2,005	(339)	59.89%
Facility Supplies	5,000	1,667	613	1,054	87.74%
Security System Monitoring & Maintenance	750	250	411	(161)	45.20%
Athletic/Park Court/Field Repairs	1,000	333	0	333	100.00%
Contingency					
Miscellaneous Contingency	20,000	6,667	0	6,667	100.00%
<b>Total Expenditures</b>	<b>667,733</b>	<b>254,968</b>	<b>211,280</b>	<b>43,688</b>	<b>68.36%</b>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess Of Revenue Over (Under) Expenditures	19,284	432,049	475,961	43,912	(2,368.16)%
Other Financing Sources (Uses)					
Transfer of Reserves	(19,284)	(19,284)	0	19,284	100.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	412,765	475,961	63,196	0.00%
Fund Balance, Beginning of Period	0	0	206,899	206,899	0.00%
Fund Balance, End of Period	<u>0</u>	<u>412,765</u>	<u>682,860</u>	<u>270,095</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 1/31/2015

(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%
Total Revenues	<u>0</u>	<u>23</u>	<u>23</u>	<u>0.00%</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	<u>(19,284)</u>	<u>23</u>	<u>19,307</u>	<u>(100.11)%</u>
Other Financing Sources (Uses)				
Transfer of Reserves	19,284	0	(19,284)	(100.00)%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>23</u>	<u>23</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	33,991	33,991	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>34,014</u></u>	<u><u>34,014</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 - 200  
 From 10/1/2014 Through 1/31/2015  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Special Assessments				
Tax Roll	222,349	222,349	0	0.00%
Total Revenues	<u>222,349</u>	<u>222,349</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>				
Debt Service				
Interest	157,349	172,350	(15,001)	(9.53)%
Principal	65,000	0	65,000	100.00%
Total Expenditures	<u>222,349</u>	<u>172,350</u>	<u>49,999</u>	<u>22.49%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>49,999</u>	<u>49,999</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>49,999</u>	<u>49,999</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	369,475	369,475	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>419,474</u></u>	<u><u>419,474</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 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Expenditures				
Debt Service				
Interest	0	61,950	(61,950)	0.00%
Total Expenditures	0	61,950	(61,950)	0.00%
Excess Of Revenue Over (Under) Expenditures	0	(61,950)	(61,950)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(61,950)	(61,950)	0.00%
Fund Balance, Beginning of Period	0	(1,086,292)	(1,086,292)	0.00%
Fund Balance, End of Period	0	(1,148,242)	(1,148,242)	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2014 Through 1/31/2015

(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	(1,384,078)	(1,384,078)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(1,563,003)</u>	<u>(1,563,003)</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
 Debt Service Fund - Series 2012/2014 - 203  
 From 10/1/2014 Through 1/31/2015  
 (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%
Special Assessments				
Tax Roll	146,264	146,264	0	0.00%
Off Roll	762,427	782,640	20,213	2.65%
Debt Service Prepayments	0	58,500	58,500	0.00%
Total Revenues	<u>908,691</u>	<u>987,404</u>	<u>78,713</u>	<u>8.66%</u>
Expenditures				
Debt Service				
Interest	803,691	296,902	506,788	63.05%
Principal	105,000	380,000	(275,000)	(261.90)%
Total Expenditures	<u>908,691</u>	<u>676,902</u>	<u>231,788</u>	<u>25.51%</u>
Excess Of Revenue Over (Under) Expenditures	0	310,502	310,502	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	310,502	310,502	0.00%
Fund Balance, Beginning of Period	0	1,080,167	1,080,167	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,390,669</u>	<u>1,390,669</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
Capital Projects Fund--Series 2003/2004 - 300  
From 10/1/2014 Through 1/31/2015  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	123	123	0.00%
Fund Balance, End of Period	<u>0</u>	<u>123</u>	<u>123</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2014 Through 1/31/2015

(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	8,603	8,603	0.00%
Fund Balance, End of Period	0	8,604	8,604	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund - SR56 Escrow - 303

From 10/1/2014 Through 1/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Mobility Fees	0	143,604	143,604	0.00%
Total Revenues	0	143,604	143,604	0.00%
Excess Of Revenue Over (Under)	0	143,604	143,604	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	143,604	143,604	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	471,026	471,026	0.00%
Fund Balance, End of Period	0	614,630	614,630	0.00%

**Meadow Pointe IV CDD**  
**Investment Summary**  
**January 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 34,014
	<b>Total Reserve Fund Investments</b>	<b>\$ 34,014</b>
US Bank Series 2003A Reserve	First American Treasury Obligation Fund Class Z	\$ 224,510
US Bank Series 2003AB Revenue	First American Treasury Obligation Fund Class Z	349,313
US Bank Series 2004 Prepayment	Money Market Account - Managed	72
US Bank Series 2004 Revenue	Money Market Account - Managed	1
US Bank Series 2007 Revenue	Money Market Account - Managed	1
US Bank Series 2007 Prepayment A	Money Market Account - Managed	32,069
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,507
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	162,493
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	150,700
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	280,469
US Bank Series 2012 B-1 Reserve	First American Treasury Obligation Fund Class Z	315,303
US Bank Series 2012 B-1 Prepayment	First American Treasury Obligation Fund Class Z	119,518
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	1,283
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	106,850
US Bank Series 2014 Reserve B	First American Treasury Obligation Fund Class Z	69,600
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,843,189</b>
US Bank Series 2003 Construction	First American Treasury Obligation Fund Class Z	\$ 123
US Bank Series 2005 Construction	Money Market Account - Managed	8,604
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	614,630
	<b>Total Capital Project Fund Investments</b>	<b>\$ 623,357</b>

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

From 1/1/2015 Through 1/31/2015

<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	207,404.69
10/1/2014	Pasco County Tax Collector	FY14-15	178,184.40
10/1/2014	Standard Pacific of Florida	845-15-01	184,918.74
1/15/2015	Lennar Homes LLC	11515	1,302.00
Report Balance			571,809.83

**Meadow Pointe IV Community Development District**

Summary A/P Ledger

1 - General Fund

From 1/1/2015 Through 1/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Complete Landcare	1/28/2015	17057	Replace Rotor/Repair Broken Drip Lines 01/15	85.00
LLS Tax Solutions, Inc.	1/6/2015	000650	Arbitrage Calculation Series 2005 PE 11/30/14	650.00
Metcalf Electric Co.	12/3/2014	14-096	Replace Two Failed GFI Outlets @ Windsor Entry 12/14	168.50
Pasco County Utilities	1/27/2015	01034859 01/15	#0514195 - 3900 Meadow Pointe Blvd 01/15	1,853.33
Stantec	1/26/2015	871418	Engineering Services PE 01/15	201.00
Straley & Robin	1/23/2015	11783	Legal Services 01/15	2,342.00
Verizon Florida Inc	1/19/2015	813-991-6457 01/15	31234 Shellwood Pl 01/15	63.28
Verizon Florida Inc	1/22/2015	813-994-1604 01/15	Meadow Pointe North Entrance Gate 01/15	56.28
Verizon Florida Inc	1/25/2015	813-973-3003 01/15	Clubhouse 01/15	339.34
			Total 1 - General Fund	5,758.73
Report Balance				5,758.73

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 1/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$34,014 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund. Current YTD funding is \$0.
4. Debt Service Obligations - Current, represents accrued interest on unexchanged Series 2004, 2005, and 2007 Bonds for April 2010 – Nov 2014, along with the Series 2012 Debt Service payments for Nov 2013 – May 2014.

**Statement of Revenue and Expenditures – Debt Service Fund 200, 201, and 202**

5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds have been accrued, and are reflected on the accompanying Balance Sheet.

**Summary A/R Ledger**

6. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
7. Payment for Invoice #11515 for \$1,302.00 was received in February 2015.