

Meadow Pointe IV  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 12/31/2014

(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	664,403	0	0	0	664,403	0	0
Investments	0	0	1,819,188	598,101	2,417,289	0	0
Investments - Reserves	0	34,008	0	0	34,008	0	0
Accounts Receivable	267,643	0	512,530	0	780,173	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	142,661	0	142,661	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>	<b>897,992</b>	<b>34,008</b>	<b>2,306,436</b>	<b>598,101</b>	<b>3,836,537</b>	<b>55,121,468</b>	<b>25,824,833</b>
<b>Liabilities</b>							
Accounts Payable	18,784	0	0	0	18,784	0	0
Accrued Expenses Payable	1,979	0	0	0	1,979	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Due To Other Funds	142,661	0	0	0	142,661	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>	<b>163,424</b>	<b>0</b>	<b>3,231,539</b>	<b>0</b>	<b>3,394,963</b>	<b>0</b>	<b>25,824,833</b>
<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	527,668	17	95,625	118,349	741,659	0	0
<b>Total Fund Equity And Other Credits</b>	<b>734,568</b>	<b>34,008</b>	<b>(925,103)</b>	<b>598,101</b>	<b>441,574</b>	<b>55,121,468</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>897,992</b>	<b>34,008</b>	<b>2,306,436</b>	<b>598,101</b>	<b>3,836,537</b>	<b>55,121,468</b>	<b>25,824,833</b>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 12/31/2014

(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	244,975	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	372	372	0.00%
<b>Total Revenues</b>	<b>687,017</b>	<b>687,017</b>	<b>690,338</b>	<b>3,321</b>	<b>(0.48)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	3,000	3,000	0	75.00%
Financial & Administrative					
Administrative Services	8,750	2,188	2,187	0	75.00%
District Management	33,800	8,450	8,450	0	75.00%
District Engineer	10,000	2,500	1,439	1,061	85.60%
Disclosure Report	8,000	2,000	0	2,000	100.00%
Trustees Fees	7,500	7,500	8,723	(1,223)	(16.31)%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial Consulting Services	10,200	6,300	6,300	0	38.23%
Accounting Services	17,200	4,300	4,300	0	75.00%
Auditing Services	4,100	4,100	0	4,100	100.00%
Arbitrage Rebate Calculation	4,000	650	650	0	83.75%
Public Officials Liability Insurance	8,955	8,955	8,104	851	9.50%
Legal Advertising	1,200	300	11	289	99.07%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	600	150	150	0	75.00%
Legal Counsel					
District Counsel	15,000	3,750	2,691	1,059	82.05%
Electric Utility Services					
Utility Services	5,095	1,274	1,958	(684)	61.57%
Utility-Recreation Facility	13,206	3,302	2,842	459	78.47%
Street Lights	35,000	8,750	7,355	1,395	78.98%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	210	210	0	75.00%
Solid Waste Assessment	920	920	893	27	2.90%
Garbage-Residential	37,440	9,360	8,591	769	77.05%
Water-Sewer Combination Services					

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	10,694	2,674	4,471	(1,797)	58.19%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	22,913	5,728	5,040	688	78.00%
Aquatic Maintenance	34,130	8,533	5,535	2,998	83.78%
Irrigation Repairs and Maintenance	4,000	1,000	0	1,000	100.00%
Stormwater Assessment	1,245	311	1,209	(898)	2.87%
Other Physical Environment					
General Liability/Property Insurance	22,198	22,198	12,177	10,021	45.14%
Entry & Walls Maintenance	1,500	375	235	140	84.33%
Landscape Maintenance	128,730	32,183	32,285	(102)	74.92%
Irrigation Repairs and Maintenance	15,000	3,750	140	3,610	99.06%
Landscape Replacement Plants, Shrubs, Trees	25,000	6,250	0	6,250	100.00%
Miscellaneous Expenses	3,000	750	912	(162)	69.60%
Road & Street Facilities					
Gate Facility Maintenance - Repairs	6,000	1,500	768	732	87.20%
Gate Phone	2,280	570	703	(133)	69.15%
Roadway Repair & Maintenance	1,000	250	0	250	100.00%
Sidewalk Repair & Maintenance	2,500	625	0	625	100.00%
Street Light/Decorative Light Maintenance	2,000	500	0	500	100.00%
Parks & Recreation					
Management Contract	111,887	27,972	26,977	995	75.88%
Telephone, Fax, Internet	4,000	1,000	993	7	75.16%
Pool Maintenance/Repairs	3,500	875	1,076	(201)	69.26%
Maintenance & Repair	5,000	1,250	1,319	(69)	73.62%
Facility Supplies	5,000	1,250	541	709	89.17%
Security System Monitoring & Maintenance	750	188	258	(70)	65.60%
Athletic/Park Court/Field Repairs	1,000	250	0	250	100.00%
Contingency					
Miscellaneous Contingency	20,000	5,000	0	5,000	100.00%
<b>Total Expenditures</b>	<b>667,733</b>	<b>203,113</b>	<b>162,670</b>	<b>40,443</b>	<b>75.64%</b>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess Of Revenue Over (Under) Expenditures	19,284	483,904	527,668	43,764	(2,636.30)%
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	464,620	527,668	63,048	0.00%
Fund Balance, Beginning of Period	0	0	206,899	206,899	0.00%
Fund Balance, End of Period	0	464,620	734,568	269,948	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	17	17	0.00%
Total Revenues	<u>0</u>	<u>17</u>	<u>17</u>	<u>0.00%</u>
<b>Expenditures</b>				
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>17</u>	<u>19,301</u>	<u>(100.08)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	19,284	0	(19,284)	(100.00)%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>17</u>	<u>17</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>34,008</u></u>	<u><u>34,008</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 12/31/2014  
 (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%
<b>Total Revenues</b>	<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%
<b>Total Expenditures</b>	<u>222,349</u>	<u>172,350</u>	<u>49,999</u>	<u>22.49%</u>
Excess Of Revenue Over (Under) Expenditures	0	49,999	49,999	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	49,999	49,999	0.00%
Fund Balance, Beginning of Period	0	369,475	369,475	0.00%
<b>Fund Balance, End of Period</b>	<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 12/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Debt Service				
Interest	0	61,950	(61,950)	0.00%
Total Expenditures	<u>0</u>	<u>61,950</u>	<u>(61,950)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	(61,950)	(61,950)	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	(61,950)	(61,950)	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	(1,086,292)	(1,086,292)	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,148,242)</u></u>	<u><u>(1,148,242)</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 10/1/2014 Through 12/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
<b>Expenditures</b>				
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>(178,926)</u>	<u>(178,926)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(178,926)</u>	<u>(178,926)</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><u>0</u></u>	<u><u>(1,563,004)</u></u>	<u><u>(1,563,004)</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 10/1/2014 Through 12/31/2014  
 (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	146,264	146,264	0	0.00%
Off Roll	762,427	782,640	20,213	2.65%
Debt Service Prepayments	0	34,500	34,500	0.00%
<b>Total Revenues</b>	<u>908,691</u>	<u>963,404</u>	<u>54,713</u>	<u>6.02%</u>
<b>Expenditures</b>				
Debt Service				
Interest	803,691	296,902	506,788	63.05%
Principal	105,000	380,000	(275,000)	(261.90)%
<b>Total Expenditures</b>	<u>908,691</u>	<u>676,902</u>	<u>231,788</u>	<u>25.51%</u>
Excess Of Revenue Over (Under) Expenditures	0	286,502	286,502	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	286,502	286,502	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>1,366,669</u>	<u>1,366,669</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 12/31/2014  
(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 12/31/2014

(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	8,603	8,603	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,604</u></u>	<u><u>8,604</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 10/1/2014 Through 12/31/2014  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Mobility Fees	<u>0</u>	<u>118,348</u>	<u>118,348</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>118,348</u>	<u>118,348</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	<u>0</u>	<u>118,348</u>	<u>118,348</u>	<u>0.00%</u>
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	<u>0</u>	<u>118,348</u>	<u>118,348</u>	<u>0.00%</u>
Expe./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>471,026</u>	<u>471,026</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>589,374</u></u>	<u><u>589,374</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe IV CDD**  
**Investment Summary**  
**December 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 34,008
	<b>Total Reserve Fund Investments</b>	<b>\$ 34,008</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	32,068
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	95,518
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>\$ 1,819,188</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	589,374
	<b>Total Capital Project Fund Investments</b>	<b>\$ 598,101</b>

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

From 12/1/2014 Through 12/31/2014

<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	193,831.25
10/1/2014	Standard Pacific of Florida	845-15-01	<u>378,936.95</u>
Report Balance			<u><u>780,172.89</u></u>

**Meadow Pointe IV Community Development District**

Summary A/P Ledger

1 - General Fund

From 12/1/2014 Through 12/31/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Complete Landcare	12/1/2014	16692	Lawn Maintenance 12/14	9,755.25
Complete Landcare	12/9/2014	16629-2	Fertilizer/Liquid Micro Mix /Ornamental Fertilizer 12/14	837.00
Ecological Consultants, Inc	12/22/2014	10311	14th Semi Annual Monit Report MP Cty Reg Park	2,050.00
Florida Department of Revenue	12/31/2014	61-8015577602-6 12/14	Sales & Use Tax 12/14	10.79
Pasco County Utilities	12/24/2014	01034859 12/14	#0514195 - 3900 Meadow Pointe Blvd 12/14	1,608.84
Progressive Waste Solutions of Florida, Inc.	12/31/2014	0002883070	Waste Disposal Residential Services 12/14	2,870.40
Straley & Robin	12/22/2014	11645	Legal Services 12/14	1,067.00
Verizon Florida Inc	12/19/2014	813-991-6457 12/14	31234 Shellwood Pl 12/14	62.86
Verizon Florida Inc	12/22/2014	Verizon 813 994 1604 12/14	Verizon Summary 12/14	162.98
Verizon Florida Inc	12/25/2014	813-973-3003 12/14	Clubhouse 12/14	358.44
			Total 1 - General Fund	18,783.56
Report Balance				18,783.56



**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**December 31, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$34,008 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.