

Meadow Pointe IV  
Community Development District

Financial Statements  
(Unaudited)

May 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 5/31/2015

(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	494,743	0	0	0	494,743	0	0
Investments	0	0	1,461,251	827,449	2,288,700	0	0
Investments - Reserves	0	53,326	0	0	53,326	0	0
Accounts Receivable	3,435	0	167,944	0	171,379	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	366	0	0	0	366	0	0
Deposits	4,310	0	0	0	4,310	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	25,408,814
Fixed Assets	0	0	0	0	0	55,121,468	0
<b>Total Assets</b>	<b>502,854</b>	<b>53,326</b>	<b>1,461,251</b>	<b>827,449</b>	<b>2,844,879</b>	<b>55,121,468</b>	<b>25,408,814</b>
<b>Liabilities</b>							
Accounts Payable	3,560	0	0	0	3,560	0	0
Accrued Expenses Payable	15,342	0	0	0	15,342	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	8,581,392	0	8,581,392	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	25,408,814
<b>Total Liabilities</b>	<b>18,902</b>	<b>0</b>	<b>8,581,392</b>	<b>0</b>	<b>8,600,294</b>	<b>0</b>	<b>25,408,814</b>
<b>Fund Equity And Other Credits</b>							
Beginning Fund Balance	206,899	33,991	(833,870)	479,752	(113,228)	55,121,468	0
Net Change in Fund Balance	277,052	19,334	(6,286,271)	347,697	(5,642,188)	0	0
<b>Total Fund Equity And Other Credits</b>	<b>483,951</b>	<b>53,326</b>	<b>(7,120,141)</b>	<b>827,449</b>	<b>(5,755,415)</b>	<b>55,121,468</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>502,854</b>	<b>53,326</b>	<b>1,461,251</b>	<b>827,449</b>	<b>2,844,879</b>	<b>55,121,468</b>	<b>25,408,814</b>

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 5/31/2015

(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	1,508	1,508	0.00%
<b>Total Revenues</b>	<b>687,017</b>	<b>687,017</b>	<b>688,099</b>	<b>1,082</b>	<b>(0.16)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	8,000	9,400	(1,400)	21.66%
Financial & Administrative					
Administrative Services	8,750	5,833	5,833	0	33.33%
District Management	33,800	22,533	22,533	0	33.33%
District Engineer	10,000	6,667	4,873	1,793	51.26%
Disclosure Report	8,000	5,333	0	5,333	100.00%
Trustees Fees	7,500	7,500	9,298	(1,798)	(23.97)%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial Consulting Services	10,200	8,467	8,467	0	16.99%
Accounting Services	17,200	11,467	11,467	0	33.33%
Auditing Services	4,100	4,100	4,100	0	0.00%
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	800	11	789	99.07%
Dues, Licenses & Fees	450	450	455	(5)	(1.11)%
Website Fee & Maintenance	600	400	400	0	33.33%
Legal Counsel					
District Counsel	15,000	10,000	11,840	(1,840)	21.06%
Electric Utility Services					
Utility Services	5,095	3,397	4,431	(1,034)	13.03%
Utility-Recreation Facility	13,206	8,804	8,229	575	37.68%
Street Lights	35,000	23,333	21,466	1,868	38.66%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	560	560	0	33.33%
Solid Waste Assessment	920	920	893	27	2.90%
Garbage-Residential	37,440	24,960	23,259	1,701	37.87%
Water-Sewer Combination Services					

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	10,694	7,129	9,347	(2,218)	12.59%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	22,913	15,275	12,035	3,240	47.47%
Aquatic Maintenance	34,130	22,753	15,260	7,493	55.28%
Irrigation Repairs and Maintenance	4,000	2,667	0	2,667	100.00%
Stormwater Assessment	1,245	830	1,209	(379)	2.87%
Other Physical Environment					
General Liability/Property Insurance	22,198	22,198	12,909	9,289	41.84%
Entry & Walls Maintenance	1,500	1,000	5,082	(4,082)	(238.80)%
Landscape Maintenance	128,730	85,820	80,311	5,509	37.61%
Irrigation Repairs and Maintenance	15,000	10,000	1,941	8,059	87.06%
Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	0	16,667	100.00%
Miscellaneous Expenses	3,000	2,000	1,363	637	54.55%
Road & Street Facilities					
Gate Facility Maintenance - Repairs	6,000	4,000	2,108	1,892	64.86%
Gate Phone	2,280	1,520	2,032	(512)	10.87%
Roadway Repair & Maintenance	1,000	667	0	667	100.00%
Sidewalk Repair & Maintenance	2,500	1,667	676	991	72.96%
Street Light/Decorative Light Maintenance	2,000	1,333	0	1,333	100.00%
Parks & Recreation					
Management Contract	111,887	74,591	72,318	2,273	35.36%
Telephone, Fax, Internet	4,000	2,667	2,691	(24)	32.73%
Pool Maintenance/Repairs	3,500	2,333	3,817	(1,484)	(9.05)%
Maintenance & Repair	5,000	3,333	9,996	(6,663)	(99.92)%
Facility Supplies	5,000	3,333	1,021	2,312	79.57%
Security System Monitoring & Maintenance	750	500	564	(64)	24.81%
Athletic/Park Court/Field Repairs	1,000	667	13	654	98.71%
Contingency					
Miscellaneous Contingency	20,000	13,333	0	13,333	100.00%
Total Expenditures	<u>667,733</u>	<u>460,213</u>	<u>391,763</u>	<u>68,450</u>	<u>41.33%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess Of Revenue Over (Under) Expenditures	19,284	226,804	296,336	69,532	(1,436.69)%
Other Financing Sources (Uses)					
Transfer of Reserves	(19,284)	(19,284)	(19,284)	0	0.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	207,520	277,052	69,532	0.00%
Fund Balance, Beginning of Period	0	0	206,899	206,899	0.00%
Fund Balance, End of Period	0	207,520	483,951	276,432	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	50	50	0.00%
Total Revenues	<u>0</u>	<u>50</u>	<u>50</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>50</u>	<u>19,334</u>	<u>(100.26)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	19,284	19,284	0	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>19,334</u>	<u>19,334</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>53,326</u></u>	<u><u>53,326</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 10/1/2014 Through 5/31/2015  
 (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%
<b>Total Revenues</b>	<u>222,349</u>	<u>222,349</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	5,700	(5,700)	0.00%
Financial Consulting Services	0	15,000	(15,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter	0	50,000	(50,000)	0.00%
Credit Rating Service	0	11,500	(11,500)	0.00%
Verification Agent	0	1,750	(1,750)	0.00%
Legal Counsel				
Trustee Counsel	0	4,000	(4,000)	0.00%
District Counsel - Bond Restructuring	0	20,250	(20,250)	0.00%
Underwriter Counsel	0	20,000	(20,000)	0.00%
Bond Counsel	0	45,000	(45,000)	0.00%
Debt Service				
Interest	157,349	265,950	(108,601)	(69.01)%
Principal	65,000	0	65,000	100.00%
<b>Total Expenditures</b>	<u>222,349</u>	<u>445,400</u>	<u>(223,051)</u>	<u>(100.32)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(223,051)	(223,051)	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	123	123	0.00%
Bond Proceeds	0	2,350,135	2,350,135	0.00%
Bond Redemption/ Restructure Costs	0	(2,591,534)	(2,591,534)	0.00%
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>(241,276)</u>	<u>(241,276)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(464,327)	(464,327)	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>(94,852)</u></u>	<u><u>(94,852)</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 5/31/2015

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Debt Service				
Interest	0	123,900	(123,900)	0.00%
Principal	0	2,360,000	(2,360,000)	0.00%
Total Expenditures	<u>0</u>	<u>2,483,900</u>	<u>(2,483,900)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	(2,483,900)	(2,483,900)	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	(2,483,900)	(2,483,900)	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>0</u>	<u>(3,570,192)</u>	<u>(3,570,192)</u>	<u>0.00%</u>



**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2014 Through 5/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Total Revenues	<u>0</u>	<u>7</u>	<u>7</u>	<u>0.00%</u>
<b>Expenditures</b>				
Debt Service				
Interest	0	357,914	(357,914)	0.00%
Principal	0	2,765,000	(2,765,000)	0.00%
Total Expenditures	<u>0</u>	<u>3,122,914</u>	<u>(3,122,914)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	(3,122,907)	(3,122,907)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(3,122,907)	(3,122,907)	0.00%
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>(4,506,985)</u></u>	<u><u>(4,506,985)</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 5/31/2015  
 (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	146,264	146,264	0	0.00%
Off Roll	762,427	782,640	20,213	2.65%
Prepayments	0	234,000	234,000	0.00%
<b>Total Revenues</b>	<u>908,691</u>	<u>1,162,904</u>	<u>254,213</u>	<u>27.98%</u>
<b>Expenditures</b>				
Debt Service				
Interest	803,691	658,042	145,649	18.12%
Principal	105,000	720,000	(615,000)	(585.71)%
<b>Total Expenditures</b>	<u>908,691</u>	<u>1,378,042</u>	<u>(469,351)</u>	<u>(51.65)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(215,137)	(215,137)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(215,137)	(215,137)	0.00%
Fund Balance, Beginning of Period	0	1,267,024	1,267,024	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,051,887</u>	<u>1,051,887</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 5/31/2015  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(123)	(123)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(123)	(123)	0.00%
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	123	123	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</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 5/31/2015

(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 5/31/2015  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Mobility Fees	0	242,099	242,099	0.00%
Impact Fees-Water/Sewer	0	105,720	105,720	0.00%
Total Revenues	<u>0</u>	<u>347,819</u>	<u>347,819</u>	<u>0.00%</u>
Excess Of Revenue Over (Under)	0	347,819	347,819	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	347,819	347,819	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	471,026	471,026	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>818,845</u></u>	<u><u>818,845</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe IV CDD**

**Investment Summary**

**May 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2015</u>
The Bank of Tampa	Money Market Account	\$ 53,326
	<b>Total Reserve Fund Investments</b>	<b>\$ 53,326</b>
US Bank Series 2004 Prepayment	Money Market Account - Managed	\$ 73
US Bank Series 2004 Revenue	Money Market Account - Managed	2
US Bank Series 2007 Revenue	Money Market Account - Managed	1
US Bank Series 2007 Prepayment A	Money Market Account - Managed	32,070
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,508
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	56,932
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	60,018
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	115,963
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	106,055
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
US Bank Series 2015 Interest	First American Treasury Obligation Fund Class Z	41,232
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	88,604
US Bank Series 2015 COI	First American Treasury Obligation Fund Class Z	6,371
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,461,251</b>
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,604
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	818,845
	<b>Total Capital Project Fund Investments</b>	<b>\$ 827,449</b>

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

From 5/1/2015 Through 5/31/2015

<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	167,943.60
10/1/2014	Pasco County Tax Collector	FY14-15	2,635.01
3/25/2015	Standard Pacific of Florida	52515	<u>800.00</u>
Report Balance			<u><u>171,378.61</u></u>

**Meadow Pointe IV Community Development District**

Summary A/P Ledger

1 - General Fund

From 5/1/2015 Through 5/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
DCSI, Inc.	5/1/2015	17115	Gate CCTV Warranty Includes/Covers All Equipment Installed	74.97
Ecological Consultants, Inc.	6/14/2015	10443	Semi Annual Monitoring/Maint. Heidt Portion	1,190.00
Outsmart Pest Management Inc.	5/18/2015	10364	Pest Service 05/15	45.00
Pasco County Utilities	5/27/2015	01034859 05/15	#0514195 - 3900 Meadow Pointe Blvd 05/15	279.80
Southern Automated Access Services	5/26/2015	1613	Gate Hit By Vehicle Damaged Photo Eye/Island Side 05/15	337.50
Stantec	5/22/2015	911071	Engineering Services PE 05/15	1,015.00
Verizon Florida Inc	5/19/2015	813-991-6457 05/15	31234 Shellwood Pl Gate 05/15	56.34
Verizon Florida Inc	5/22/2015	813 994 1604 05/15	Meadow Pointe North Entrance Gate 05/15	56.34
Verizon Florida Inc	5/25/2015	813-973-3003 05/15	Clubhouse 05/15	339.61
Vivicon, Inc.	5/28/2015	15152	Irrigation Repairs 05/15	165.55
			Total 1 - General Fund	3,560.11
Report Balance				3,560.11



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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$53,326 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 \$19,284.
4. Debt Service Obligations - Current, represents accrued interest on unexchanged Series 2004, 2005, and 2007 Bonds for April 2010 – May 2015, as well as Series 2012B accrued interest for May 2013 – May 2015.

**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 and unpaid interest on the Series 2012B 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.