

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

November 30, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Meadow Pointe IV Community Development District

Balance Sheet
As of 11/30/2014
(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
Assets							
Cash In Bank	107,175	0	0	0	107,175	0	0
Investments	0	0	1,399,691	598,101	1,997,791	0	0
Investments - Reserves	0	34,002	0	0	34,002	0	0
Accounts Receivable	725,247	0	1,052,904	0	1,778,151	0	0
Allowance for Doubtful Accounts	(39,461)	0	(167,944)	0	(207,405)	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	4,310	0	0	0	4,310	0	0
Due From Other Funds	0	0	1,026	0	1,026	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
Total Assets	<u>797,271</u>	<u>34,002</u>	<u>2,285,677</u>	<u>598,101</u>	<u>3,715,051</u>	<u>55,121,468</u>	<u>25,824,833</u>
Liabilities							
Accounts Payable	16,551	0	0	0	16,551	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	1,026	0	0	0	1,026	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
Total Liabilities	<u>17,577</u>	<u>0</u>	<u>3,231,539</u>	<u>0</u>	<u>3,249,116</u>	<u>0</u>	<u>25,824,833</u>
Fund Equity And Other Credits							
Beginning Fund Balance	206,899	33,991	(1,020,728)	479,752	(300,085)	55,121,468	0
Net Change in Fund Balance	572,794	11	74,865	118,348	766,019	0	0
Total Fund Equity And Other Credits	<u>779,694</u>	<u>34,002</u>	<u>(945,863)</u>	<u>598,101</u>	<u>465,934</u>	<u>55,121,468</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>797,271</u>	<u>34,002</u>	<u>2,285,677</u>	<u>598,101</u>	<u>3,715,051</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 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
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	218	218	0.00%
Total Revenues	687,017	687,017	690,184	3,167	(0.46)%
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	2,000	0	83.33%
Financial & Administrative					
Administrative Services	8,750	1,458	1,458	0	83.33%
District Management	33,800	5,633	5,633	0	83.33%
District Engineer	10,000	1,667	1,439	227	85.60%
Disclosure Report	8,000	1,333	0	1,333	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	5,867	5,867	0	42.48%
Accounting Services	17,200	2,867	2,867	0	83.33%
Auditing Services	4,100	0	0	0	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	200	11	189	99.07%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	600	100	100	0	83.33%
Legal Counsel					
District Counsel	15,000	2,500	1,624	876	89.17%
Electric Utility Services					
Utility Services	5,095	849	1,340	(490)	73.70%
Utility-Recreation Facility	13,206	2,201	2,034	167	84.59%
Street Lights	35,000	5,833	5,200	633	85.14%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	140	140	0	83.33%
Solid Waste Assessment	920	920	893	27	2.90%
Garbage-Residential	37,440	6,240	5,721	519	84.72%
Water-Sewer Combination Services					

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	10,694	1,782	2,862	(1,080)	73.23%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	22,913	3,819	0	3,819	100.00%
Aquatic Maintenance	34,130	5,688	3,690	1,998	89.18%
Irrigation Repairs and Maintenance	4,000	667	0	667	100.00%
Stormwater Assessment	1,245	208	1,209	(1,002)	2.87%
Other Physical Environment					
General Liability/Property Insurance	22,198	22,198	12,177	10,021	45.14%
Entry & Walls Maintenance	1,500	250	0	250	100.00%
Landscape Maintenance	128,730	21,455	22,530	(1,075)	82.49%
Irrigation Repairs and Maintenance	15,000	2,500	140	2,360	99.06%
Landscape Replacement Plants, Shrubs, Trees	25,000	4,167	0	4,167	100.00%
Miscellaneous Expenses	3,000	500	0	500	100.00%
Road & Street Facilities					
Gate Facility Maintenance - Repairs	6,000	1,000	225	775	96.25%
Gate Phone	2,280	380	340	40	85.08%
Roadway Repair & Maintenance	1,000	167	0	167	100.00%
Sidewalk Repair & Maintenance	2,500	417	0	417	100.00%
Street Light/Decorative Light Maintenance	2,000	333	0	333	100.00%
Parks & Recreation					
Management Contract	111,887	18,648	17,984	663	83.92%
Telephone, Fax, Internet	4,000	667	635	32	84.12%
Pool Maintenance/Repairs	3,500	583	476	108	86.40%
Maintenance & Repair	5,000	833	607	226	87.85%
Facility Supplies	5,000	833	276	557	94.47%
Security System Monitoring & Maintenance	750	125	258	(133)	65.60%
Athletic/Park Court/Field Repairs	1,000	167	0	167	100.00%
Contingency					
Miscellaneous Contingency	20,000	3,333	0	3,333	100.00%
Total Expenditures	<u>667,733</u>	<u>147,808</u>	<u>117,389</u>	<u>30,419</u>	<u>82.42%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Excess Of Revenue Over (Under) Expenditures	19,284	539,209	572,794	33,585	(2,870.30)%
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	519,925	572,794	52,869	0.00%
Fund Balance, Beginning of Period	0	0	206,899	206,899	0.00%
Fund Balance, End of Period	<u>0</u>	<u>519,925</u>	<u>779,694</u>	<u>259,769</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0.00%
Total Revenues	<u>0</u>	<u>11</u>	<u>11</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>11</u>	<u>19,295</u>	<u>(100.05)%</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>11</u>	<u>11</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>34,002</u></u>	<u><u>34,002</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 11/30/2014
 (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	222,349	222,349	0	0.00%
Total Revenues	<u>222,349</u>	<u>222,349</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
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	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%
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 11/30/2014

(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 11/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Total Revenues	<u>0</u>	<u>3</u>	<u>3</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>(178,927)</u>	<u>(178,927)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>(178,927)</u>	<u>(178,927)</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>(1,563,005)</u></u>	<u><u>(1,563,005)</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 11/30/2014
 (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	784,381	21,955	2.87%
Debt Service Prepayments	0	12,000	12,000	0.00%
Total Revenues	<u>908,691</u>	<u>942,645</u>	<u>33,955</u>	<u>3.74%</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	265,743	265,743	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	265,743	265,743	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>1,345,910</u>	<u>1,345,910</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 11/30/2014
(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 11/30/2014

(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	0	0	0	0.00%
Excess Of Revenue Over (Under)	0	0	0	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	0	0	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 11/30/2014
 (In Whole Numbers)

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

Meadow Pointe IV CDD
Investment Summary
November 30, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2014</u>
The Bank of Tampa	Money Market Account	\$ 34,002
	Total Reserve Fund Investments	\$ 34,002
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	110,074
US Bank Series 2004 Prepayment	Money Market Account - Managed	72
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	32,068
US Bank Series 2007 Prepayment B	Money Market Account - Managed	29,506
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	5,118
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	73,018
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	900
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
	Total Debt Service Fund Investments	\$ 1,399,691
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
	Total Capital Project Fund Investments	\$ 598,101

Meadow Pointe IV Community Development District

Summary A/R Ledger

From 11/1/2014 Through 11/30/2014

<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	808,398.31
10/1/2014	Standard Pacific of Florida	845-15-01	<u>762,347.81</u>
Report Balance			<u><u>1,778,150.81</u></u>

Meadow Pointe IV Community Development District

Summary A/P Ledger

1 - General Fund

From 11/1/2014 Through 11/30/2014

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Complete Landcare	11/12/2014	16676	Lateral Line Break - Screen Room 11/14	140.00
DCSI, Inc.	11/14/2014	16028	Service Call - Wifi/Modem Not Connecting For Gates	105.00
John Deere Landscapes/Lesco	11/13/2014	70267230	Fertilizer 11/14	3,669.08
LLS Tax Solutions, Inc.	11/10/2014	000617	Arbitrage Calculation Series 2004A - PE 09/14/14	650.00
Outsmart Pest Management Inc.	11/20/2014	9205	Pest Service 11/14	45.00
Pasco County Utilities	11/24/2014	01034859 11/14	#0514195 - 3900 Meadow Pointe Blvd 11/14	1,683.25
Progressive Waste Solutions of Florida, Inc.	10/31/2014	00002841436	Waste Disposal Residential Services 10/14	2,854.03
Progressive Waste Solutions of Florida, Inc.	11/30/2014	0002856360	Waste Disposal Residential Services 11/14	2,866.80
Stantec	11/17/2014	851022	Engineering Services PE 11/14	1,639.25
Straley & Robin	11/18/2014	11479	Legal Services 11/14	768.00
Suncoast Pool Service	10/31/2014	2182	Pool Supplies 10/14	470.50
Verizon Florida Inc	11/19/2014	813-991-6457 11/14	31234 Shellwood Pl 11/14	44.81
Verizon Florida Inc	11/25/2014	813-973-3003 11/14	Clubhouse 11/14	317.10
Withlacoochee River Electric Cooperative, Inc.	12/9/2014	1400 890 563 840 11/14	2076 Gwynhurst Blvd E Gate 11/14	47.16
Withlacoochee River Electric Cooperative, Inc.	12/9/2014	1410 580 403 300 11/14	3902 Meadow Pointe Blvd 11/14	929.63
Withlacoochee River Electric Cooperative, Inc.	12/9/2014	1413 560 558 930 11/14	4456 Fennwood Ct Gate 11/14	321.86
			Total 1 - General Fund	16,551.47
Report Balance				16,551.47

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
November 30, 2014

Balance Sheet

1. Trust statement activity has been recorded through 11/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$34,002 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.