

Meadow Pointe IV  
Community Development District

Financial Statements  
(Unaudited)

October 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Meadow Pointe IV Community Development District**

Balance Sheet  
As of 10/31/2014  
(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	148,489	0	0	0	148,489	0	0
Investments	0	0	2,143,117	492,381	2,635,497	0	0
Investments - Reserves	0	33,997	0	0	33,997	0	0
Accounts Receivable	726,477	0	1,054,155	0	1,780,631	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	132,268
Amount To Be Provided Debt Service	0	0	0	0	0	0	26,026,737
Fixed Assets	0	0	0	0	0	55,121,468	0
<b>Total Assets</b>	<b>839,814</b>	<b>33,997</b>	<b>3,029,328</b>	<b>492,381</b>	<b>4,395,520</b>	<b>55,121,468</b>	<b>26,159,005</b>
<b>Liabilities</b>							
Accounts Payable	16,046	0	0	0	16,046	0	0
Accrued Expenses Payable	2,126	0	0	0	2,126	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	2,897,059	0	2,897,059	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	26,159,005
<b>Total Liabilities</b>	<b>18,172</b>	<b>0</b>	<b>2,897,059</b>	<b>0</b>	<b>2,915,232</b>	<b>0</b>	<b>26,159,005</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	614,743	6	1,152,996	12,628	1,780,373	0	0
<b>Total Fund Equity And Other Credits</b>	<b>821,642</b>	<b>33,997</b>	<b>132,268</b>	<b>492,381</b>	<b>1,480,288</b>	<b>55,121,468</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>839,814</b>	<b>33,997</b>	<b>3,029,328</b>	<b>492,381</b>	<b>4,395,520</b>	<b>55,121,468</b>	<b>26,159,005</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 10/31/2014

(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	442,041	(1)	0.00%
Off Roll	244,975	244,975	244,975	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	218	218	0.00%
<b>Total Revenues</b>	<b>687,017</b>	<b>687,017</b>	<b>687,234</b>	<b>217</b>	<b>(0.03)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	1,000	1,000	0	91.66%
Financial & Administrative					
Administrative Services	8,750	729	729	0	91.66%
District Management	33,800	2,817	2,817	0	91.66%
District Engineer	10,000	833	0	833	100.00%
Disclosure Report	8,000	667	0	667	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	5,433	5,433	0	46.73%
Accounting Services	17,200	1,433	1,433	0	91.66%
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	100	11	89	99.07%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Fee & Maintenance	600	50	50	0	91.66%
Legal Counsel					
District Counsel	15,000	1,250	856	394	94.29%
Electric Utility Services					
Utility Services	5,095	425	644	(220)	87.35%
Utility-Recreation Facility	13,206	1,101	1,105	(4)	91.63%
Street Lights	35,000	2,917	2,600	317	92.57%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	840	70	70	0	91.66%
Solid Waste Assessment	920	0	0	0	100.00%
Garbage-Residential	37,440	3,120	2,854	266	92.37%
Water-Sewer Combination Services					

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	10,694	891	1,179	(287)	88.97%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	22,913	1,909	0	1,909	100.00%
Aquatic Maintenance	34,130	2,844	1,845	999	94.59%
Irrigation Repairs and Maintenance	4,000	333	0	333	100.00%
Stormwater Assessment	1,245	104	0	104	100.00%
Other Physical Environment					
General Liability/Property Insurance	22,198	22,198	12,177	10,021	45.14%
Entry & Walls Maintenance	1,500	125	0	125	100.00%
Landscape Maintenance	128,730	10,728	9,105	1,622	92.92%
Irrigation Repairs and Maintenance	15,000	1,250	0	1,250	100.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	2,083	0	2,083	100.00%
Miscellaneous Expenses	3,000	250	0	250	100.00%
Road & Street Facilities					
Gate Facility Maintenance - Repairs	6,000	500	75	425	98.75%
Gate Phone	2,280	190	170	20	92.54%
Roadway Repair & Maintenance	1,000	83	0	83	100.00%
Sidewalk Repair & Maintenance	2,500	208	0	208	100.00%
Street Light/Decorative Light Maintenance	2,000	167	0	167	100.00%
Parks & Recreation					
Management Contract	111,887	9,324	8,992	332	91.96%
Telephone, Fax, Internet	4,000	333	318	15	92.05%
Pool Maintenance/Repairs	3,500	292	476	(184)	86.40%
Maintenance & Repair	5,000	417	562	(146)	88.75%
Facility Supplies	5,000	417	184	233	96.31%
Security System Monitoring & Maintenance	750	63	153	(90)	79.60%
Athletic/Park Court/Field Repairs	1,000	83	0	83	100.00%
Contingency					
Miscellaneous Contingency	20,000	1,667	0	1,667	100.00%
Total Expenditures	<u>667,733</u>	<u>95,683</u>	<u>72,491</u>	<u>23,192</u>	<u>89.14%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess Of Revenue Over (Under) Expenditures	19,284	591,334	614,743	23,409	(3,087.83)%
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	572,050	614,743	42,693	0.00%
Fund Balance, Beginning of Period					
	0	0	226,183	226,183	0.00%
Transfer of Reserves	0	0	(19,284)	(19,284)	0.00%
Total Fund Balance, Beginning of Period	0	0	206,899	206,899	0.00%
Fund Balance, End of Period	0	572,050	821,642	249,592	0.00%

I can't get rid of this extra line. I need it to roll up into the beginning fund balance but I can't figure it out. Can you help?

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</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	(19,284)	6	19,290	(100.02)%
<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>6</u>	<u>6</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>33,997</u></u>	<u><u>33,997</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 10/31/2014  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
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	0	157,349	100.00%
Principal	65,000	0	65,000	100.00%
Total Expenditures	<u>222,349</u>	<u>0</u>	<u>222,349</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>222,349</u>	<u>222,349</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>222,349</u>	<u>222,349</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>591,824</u></u>	<u><u>591,824</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 10/31/2014

(In Whole Numbers)

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Total Revenues	0	2	2	0.00%
Excess Of Revenue Over (Under)	0	2	2	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	2	2	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	(1,384,078)	(1,384,078)	0.00%
Fund Balance, End of Period	0	(1,384,076)	(1,384,076)	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
 Debt Service Fund - Series 2012/2014 - 203  
 From 10/1/2014 Through 10/31/2014  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Special Assessments				
Tax Roll	146,264	146,264	0	0.00%
Off Roll	762,427	784,381	21,955	2.87%
Total Revenues	<u>908,691</u>	<u>930,645</u>	<u>21,955</u>	<u>2.42%</u>
<b>Expenditures</b>				
Debt Service				
Interest	803,691	0	803,691	100.00%
Principal	105,000	0	105,000	100.00%
Total Expenditures	<u>908,691</u>	<u>0</u>	<u>908,691</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>930,645</u>	<u>930,645</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	<u>0</u>	<u>930,645</u>	<u>930,645</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,080,167	1,080,167	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,010,812</u></u>	<u><u>2,010,812</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe IV Community Development District**

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

(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	8,603	8,603	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
 Capital Projects Fund - SR56 Escrow - 303  
 From 10/1/2014 Through 10/31/2014  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Mobility Fees	0	12,628	12,628	0.00%
Total Revenues	0	12,628	12,628	0.00%
Excess Of Revenue Over (Under)	0	12,628	12,628	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	12,628	12,628	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	471,026	471,026	0.00%
Fund Balance, End of Period	0	483,654	483,654	0.00%

**Meadow Pointe IV CDD**

**Investment Summary**

**October 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 33,997
	<b>Total Reserve Fund Investments</b>	<b>\$ 33,997</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	188,824
US Bank Series 2004 Prepayment	Money Market Account - Managed	73
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	32,067
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	59,568
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	441,018
US Bank Series 2012 B-1 Revenue	First American Treasury Obligation Fund Class Z	135,002
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	108,125
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>\$ 2,143,117</b>
US Bank Series 2003 Construction	First American Treasury Obligation Fund Class Z	\$ 124
US Bank Series 2005 Construction	Money Market Account - Managed	8,604
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	483,653
	<b>Total Capital Project Fund Investments</b>	<b>\$ 492,381</b>

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

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

<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	810,653.85
10/1/2014	Standard Pacific of Florida	845-15-01	<u>762,572.81</u>
Report Balance			<u><u>1,780,631.35</u></u>

**Meadow Pointe IV Community Development District**

Summary A/P Ledger

1 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Complete Landcare	9/1/2014	13136	Lawn Maintenance 10/14	9,105.25
Florida Department of Economic Opportunity	10/1/2014	31791	Special District Fee FY 2014/2015	175.00
Florida Department of Revenue	10/31/2014	61-8015577602-6 10/14	Sales & Use Tax 10/14	15.26
LLS Tax Solutions, Inc.	9/30/2014	000591	Arbitrage Calculation Series 2007A&B - PE 07/31/14	650.00
LLS Tax Solutions, Inc.	11/10/2014	000617	Arbitrage Calculation Series 2004A - PE 09/14/14	650.00
Pasco County Utilities	10/27/2014	01034859 10/14	#0514195 - 3900 Meadow Pointe Blvd 10/14	1,178.63
Precision Equipment Services	10/24/2014	3616	Repair Kawasaki Mule -Carburetor 10/14	187.95
Progressive Waste Solutions of Florida, Inc.	10/31/2014	00002841436	Waste Disposal Residential Services 10/14	2,854.03
Straley & Robin	10/22/2014	11402	Legal Services 10/14	856.25
Tampa Bay Times	10/31/2014	15918	Legal Advertising Acct #107010 10/14	11.10
Verizon Florida Inc	10/19/2014	813-991-6457 10/14	31234 Shellwood Pl 10/14	44.81
Verizon Florida Inc	10/25/2014	813-973-3003 10/14	Clubhouse 10/14	317.94
			Total 1 - General Fund	16,046.22
Report Balance				16,046.22



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

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$33,997 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 – May 2014, along with the Series 2012 Debt Service payments for Nov 2013 – May 2014.

**Summary A/R Ledger**

5. 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.