

Meadow Pointe IV  
Community Development District

Financial Statements  
(Unaudited)

February 28, 2013

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 2/28/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds	Total	General Fixed Assets	General Long Term Debt
<b>Assets</b>							
Cash In Bank	142,489	0	0	142,489	0	0	0
Cash On Hand	0	0	0	0	0	0	0
Investments	14,677	1,279,953	179,842	1,474,472	0	0	0
Accounts Receivable	187,953	184,100	0	372,053	0	0	0
Due from SPE	0	0	0	0	0	0	0
Allowance for Doubtful Accounts	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	3,900	0	0	3,900	0	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	26,063,353
Fixed Assets	0	0	0	0	0	55,121,470	0
<b>Total Assets</b>	<u>349,019</u>	<u>1,464,053</u>	<u>179,842</u>	<u>1,992,914</u>	<u>1,992,914</u>	<u>55,121,470</u>	<u>26,063,353</u>
<b>Liabilities</b>							
Accounts Payable	14,995	0	0	14,995	0	0	0
Accrued Expenses Payable	32	0	0	32	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	0	0	0	0	0	0	0
Debt Service Obligations - Current	0	2,425,181	0	2,425,181	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	26,063,353
<b>Total Liabilities</b>	<u>15,026</u>	<u>2,425,181</u>	<u>0</u>	<u>2,440,208</u>	<u>2,440,208</u>	<u>0</u>	<u>26,063,353</u>
<b>Fund Equity And Other Credits</b>							
Beginning Fund Balance	2,335	(850,702)	146,548	(701,819)	(701,819)	55,121,470	0
Net Change in Fund Balance	331,658	(110,427)	33,294	254,525	254,525	0	0
<b>Total Fund Equity And Other Credits</b>	<u>333,993</u>	<u>(961,129)</u>	<u>179,842</u>	<u>(447,294)</u>	<u>(447,294)</u>	<u>55,121,470</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>349,019</u>	<u>1,464,053</u>	<u>179,842</u>	<u>1,992,914</u>	<u>1,992,914</u>	<u>55,121,470</u>	<u>26,063,353</u>

Notes:

- Trust Statement activity has been recorded through 2/28/13.
- This statement is unaudited.
- \$14,677 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund budget.
- Debt Service Obligations - Current, recorded above, represents accrued interest on unexchanged Series 2004, 2005 and 2007 Bonds.
- This statement reflects the bond restructure agreement executed June 8, 2012.
- See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

**Meadow Pointe IV Community Development District**  
Statement of Revenues and Expenditures  
1 - General Fund  
From 10/1/2012 Through 2/28/2013  
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	4	4	0.00%
Special Assessments					
Tax Roll	285,309	285,304	289,060	3,756	(1.31)%
Off Roll	251,794	251,799	251,794	(5)	0.00%
Other Miscellaneous Revenues					
Miscellaneous	0	0	1,646	1,646	0.00%
<b>Total Revenues</b>	<b>537,103</b>	<b>537,103</b>	<b>542,504</b>	<b>5,401</b>	<b>(1.01)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	13,000	5,417	4,800	617	63.07%
Financial & Administrative					
Administrative Services	8,750	3,646	3,646	0	58.33%
District Management	33,800	14,083	14,083	0	58.33%
District Engineer	12,000	5,000	1,342	3,658	88.81%
Disclosure Report	8,000	3,333	0	3,333	100.00%
Trustees Fees	7,500	3,991	2,478	1,513	66.95%
Property Appraiser Fees	150	63	0	63	100.00%
Financial Consulting Services	10,200	7,167	7,167	(0)	29.73%
Accounting Services	17,200	7,167	7,167	(0)	58.33%
Auditing Services	4,900	2,042	0	2,042	100.00%
Arbitrage Rebate Calculation	4,000	1,667	650	1,017	83.75%
Public Officials Liability Insurance	10,801	4,500	4,385	115	59.40%
Legal Advertising	1,200	500	149	351	87.62%
Bank Fees	900	375	368	7	59.06%
Dues, Licenses & Fees	450	290	175	115	61.11%
Website Development & Maintenance	600	250	300	(50)	50.00%
Legal Counsel					
District Counsel	15,000	6,250	3,852	2,398	74.31%
Electric Utility Services					
Utility Services	4,606	1,919	2,307	(388)	49.91%
Utility-Recreation Facility	10,951	4,563	5,368	(805)	50.98%
Street Lights	23,345	9,727	9,566	161	59.02%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	819	341	350	(9)	57.26%
Solid Waste Assessment Recreation Facility	931	388	893	(505)	4.05%

This statement is unaudited.

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage-Residential	31,488	13,120	13,120	0	58.33%
Water-Sewer Combination Services					
Utility-Recreation Facility	3,080	1,283	1,573	(289)	48.94%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	20,090	8,371	10,345	(1,974)	48.50%
Aquatic Contract	13,200	5,500	6,685	(1,185)	49.35%
Lake/Pond Repair	5,000	2,083	5,390	(3,307)	(7.80)%
Stormwater Assessment from Pasco County	1,245	519	1,209	(690)	2.87%
Other Physical Environment					
General Liability Insurance	18,277	7,615	10,735	(3,120)	41.26%
Entry & Walls Maintenance	1,500	625	750	(125)	50.00%
Landscape Maintenance	85,323	35,551	35,551	0	58.33%
Irrigation Repairs and Maintenance	10,000	4,167	3,969	198	60.31%
Landscape Replacement Plants, Shrubs, Trees	10,000	4,167	0	4,167	100.00%
Miscellaneous Expenses	1,000	417	345	72	65.50%
Road & Street Facilities					
Gate Maintenance	2,000	833	1,101	(267)	44.96%
Gate Phone	1,500	625	670	(45)	55.34%
Entry/Landscape Light Maintenance	500	208	0	208	100.00%
Roadway Repair & Maintenance	1,000	417	0	417	100.00%
Sidewalk Repair & Maintenance	1,000	417	0	417	100.00%
Parks & Recreation					
Management Contract	107,630	44,846	44,846	(0)	58.33%
Pool/Water Park/Fountain Maintenance	3,500	1,458	953	505	72.76%
Clubhouse Facility Maintenance	3,200	1,333	572	761	82.11%
Clubhouse Telephone, Fax, Internet	4,000	1,667	1,598	69	60.05%
Clubhouse Operating Supplies	4,000	1,667	1,833	(166)	54.17%
Security System	800	333	306	27	61.75%
Athletic/Park Court/Field Repairs	2,500	1,042	250	792	90.00%
Contingency					
Miscellaneous Contingency	16,167	6,736	0	6,736	100.00%
<b>Total Expenditures</b>	<b>537,103</b>	<b>227,678</b>	<b>210,847</b>	<b>16,831</b>	<b>60.74%</b>
Excess Of Revenue Over (Under) Expenditures	0	309,425	331,658	22,233	0.00%

This statement is unaudited.

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Exc. of Rev./Other Sources Over Exp/Other Uses	0	309,425	331,658	22,233	0.00%
Fund Balance, Beginning of Period	0	0	2,335	2,335	0.00%
Fund Balance, End of Period	<u>0</u>	<u>309,425</u>	<u>333,993</u>	<u>24,567</u>	<u>0.00%</u>

Meadow Pointe IV Community Development District  
Statement of Revenues and Expenditures  
Debt Service Fund-Series 2003, 2004 - 200  
From 10/1/2012 Through 02/28/2013  
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Special Assessments				
Tax Roll	222,349	222,349	0	0.00%
<b>Total Revenues</b>	<u>222,349</u>	<u>222,350</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>				
Debt Service				
Interest	167,349	175,973	(8,624)	(5.15)%
Principal	55,000	0	55,000	100.00%
<b>Total Expenditures</b>	<u>222,349</u>	<u>175,973</u>	<u>46,376</u>	<u>20.86%</u>
Excess Of Revenue Over (Under) Expenditures	0	46,377	46,377	0.00%
Exc. of Rev./Other Sources Over Expe./Other Uses	0	46,377	46,377	0.00%
Fund Balance, Beginning of Period				
Total Fund Balance, Beginning of Period	0	(123,739)	(123,739)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(77,362)</u>	<u>(77,363)</u>	<u>0.00%</u>

Notes:

1. The interest on the unexchanged Series 2004 Bonds has been accrued, and is reflected on the accompanying Balance Sheet.
2. This statement is unaudited.

Meadow Pointe IV Community Development District  
Statement of Revenues and Expenditures  
Debt Service Fund-Series 2005 - 201  
From 10/1/2012 Through 02/28/2013

	<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	145,819	(145,819)	0.00%
Total Expenditures	<u>0</u>	<u>145,819</u>	<u>(145,819)</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	(145,819)	(145,819)	0.00%
Exc. of Rev./Other Sources Over Expe./Other Uses	<u>0</u>	<u>(145,819)</u>	<u>(145,819)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
Total Fund Balance, Beginning of Period	<u>0</u>	<u>(880,623)</u>	<u>(880,623)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,026,442)</u></u>	<u><u>(1,026,442)</u></u>	<u><u>0.00%</u></u>

Notes:

1. The interest on the unexchanged Series 2005 Bonds has been accrued, and is reflected on the accompanying Balance Sheet.
2. This statement is unaudited.

Meadow Pointe IV Community Development District  
Statement of Revenues and Expenditures  
Debt Service Fund - Series 2007AB - 202  
From 10/1/2012 Through 02/28/2013

	<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	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	0	(178,930)	(178,930)	0.00%
Exc. of Rev./Other Sources Over Expe./Other Uses	<u>0</u>	<u>(178,930)</u>	<u>(178,930)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period				
Total Fund Balance, Beginning of Period	<u>0</u>	<u>(1,207,077)</u>	<u>(1,207,077)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(1,386,007)</u></u>	<u><u>(1,386,007)</u></u>	<u><u>0.00%</u></u>

Notes:

1. The interest on the unexchanged Series 2007 Bonds has been accrued, and is reflected on the accompanying Balance Sheet.
2. This statement is unaudited.



**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2012 - 203

From 10/1/2012 Through 2/28/2013

(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%
Special Assessments				
Off Roll	167,944	167,944	0	0.00%
Total Revenues	<u>167,944</u>	<u>167,945</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	167,944	0	(167,944)	(100.00)%
Total Expenditures	<u>167,944</u>	<u>0</u>	<u>167,944</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	167,945	(167,945)	0.00%
Exc. of Rev./Other Sources Over Expe./Other Uses	0	167,945	(167,945)	0.00%
Fund Balance, Beginning of Period	0	746,470	746,470	0.00%
Fund Balance, End of Period	<u>0</u>	<u>914,415</u>	<u>914,415</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2003/2004 - 300

From 10/1/2012 Through 2/28/2013

(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 Expe./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	196	196	0.00%
Fund Balance, End of Period	<u>0</u>	<u>196</u>	<u>196</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	10	(10)	0.00%
Total Revenues	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	10	(10)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	592,591	(592,591)	0.00%
SPE Costs	0	(560,000)	560,000	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>32,591</u>	<u>32,591</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expe./Other Uses	0	32,601	(32,601)	0.00%
Fund Balance, Beginning of Period	0	181	181	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>32,783</u></u>	<u><u>32,783</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Capital Projects Fund - Series 2007AB - 302

From 10/1/2012 Through 2/28/2013

(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	10	(10)	0.00%
Total Revenues	<u>0</u>	<u>10</u>	<u>10</u>	<u>0.00%</u>
Excess Of Revenue Over (Under) Expenditures	0	10	(10)	0.00%
Exc. of Rev./Other Sources Over Expe./Other Uses	<u>0</u>	<u>10</u>	<u>(10)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	61,534	61,534	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>61,544</u></u>	<u><u>61,544</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 10/1/2012 Through 2/28/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2	(2)	0.00%
Special Assessments				
Impact Fees-Water/Sewer	0	55,783	(55,783)	0.00%
Contributions From Private Sources				
Developer Contribution	0	2,764	(2,764)	0.00%
<b>Total Revenues</b>	<u>0</u>	<u>58,549</u>	<u>58,549</u>	<u>0.00%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Engineer	0	4,458	4,458	0.00%
Trustees Fees	0	500	500	0.00%
Legal Counsel				
District Counsel	0	20,317	20,317	0.00%
<b>Total Expenditures</b>	<u>0</u>	<u>25,275</u>	<u>(25,275)</u>	<u>0.00%</u>
<b>Excess Of Revenue Over (Under) Expenditures</b>	<u>0</u>	<u>33,274</u>	<u>(33,274)</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(592,591)	592,591	0.00%
<b>Exc. of Rev./Other Sources Over Expe./Other Uses</b>	<u>0</u>	<u>(559,318)</u>	<u>559,318</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>644,638</u>	<u>644,638</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>85,320</u></u>	<u><u>85,320</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe IV CDD**  
**Investment Summary**  
**February 28, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2013</u>
The Bank of Tampa	Money Market Account	\$ 14,677
<b>Total General Fund Investments - Reserves</b>		<b>\$ 14,677</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	308,971
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	150,700
US Bank Series 2012 A-1 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
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,279,953</b>
US Bank Series 2003 Construction	First American Treasury Obligation Fund Class Z	\$ 123
US Bank Series 2004 Construction	Money Market Account - Managed	72
US Bank Series 2005 Construction	Money Market Account - Managed	32,783
US Bank Series 2007 Construction	Money Market Account - Managed	61,544
US Bank Series SR 56E	First American Treasury Obligation Fund Class Z	85,320
<b>Total Capital Project Fund Investments</b>		<b>\$ 179,842</b>

**Meadow Pointe IV Community Development District**  
 Summary A/R Ledger  
 From 2/1/2013 Through 2/28/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2012	Direct Bill - Homeowners	843-13-01-369	25,492.37
10/1/2012	Maxcy Development Group Holdings - Meadow Pointe IV, Inc.	FY12-13	16,613.52
10/1/2012	Pasco County Tax Collector	FY12-13	36,888.08
10/1/2012	Standard Pacific of Florida	845-13-02	54,374.00
10/1/2012	Wesley Chapel Lakes, Ltd.	845-13-01	<u>238,685.04</u>
Report Balance			<u><u>372,053.01</u></u>

1. Payment terms for landowner assessments are (a) defined in the FY12-13 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
2. Direct Bill-Homeowners invoice 843-13-01-369 received payments totaling \$1,072.26.

**Meadow Pointe IV Community Development District**

Summary A/P Ledger

1 - General Fund

From 2/1/2013 Through 2/28/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Complete Landcare	2/14/2013	10783	Repair Main Line Break -Shellwood Place 02/13	468.00
Complete Landcare	2/14/2013	10784	Repair Main Line Break -Whisenton Place 02/13	468.00
Complete Landcare	2/25/2013	10850	Lawn Maintenance/ROW Mowing 02/13	7,110.25
Complete Landcare	2/26/2013	10904	Repair Main Line Break -Entrance 02/13	533.00
Ecological Consultants, Inc	2/11/2013	9675	MP PH 1 Heidt Portion SWFWMD Per#43024047.011&44021274.017	1,955.00
Outsmart Pest Management Inc.	2/19/2013	5204	Pest Service 02/13	45.00
Pasco County Utilities	2/26/2013	969348000017 02/13	3900 Meadow Pointe Blvd 02/13	429.49
Straley & Robin	2/28/2013	9409	Legal Services 02/13	1,070.00
Verizon Florida Inc	2/25/2013	813-973-3003 02/13	Clubhouse 02/13	291.76
Waste Services of Florida, Inc.	2/28/2013	0002396149	Waste Disposal Residential Services 02/13	2,624.00
			Total 1 - General Fund	14,994.50
Report Balance				14,994.50