

Magnolia Creek
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Magnolia Creek Community Development District

Balance Sheet
As of 12/31/2015
(In Whole Numbers)

	General 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	207,206	0	0	207,206	0	0
Investments	0	483,853	1,729,641	2,213,493	0	0
Accounts Receivable	75,738	315,155	0	390,893	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Allowance for Doubtful Accounts	(70,769)	(266,011)	0	(336,780)	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	2,298	0	2,298	0	0
Amount To Be Provided Debt Service	0	0	0	0	0	21,640,000
Fixed Assets	0	0	0	0	15,603,473	0
Total Assets	<u>212,175</u>	<u>535,295</u>	<u>1,729,641</u>	<u>2,477,111</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	1,935	0	0	1,935	0	0
Accrued Expenses Payable	1,300	0	0	1,300	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	2,298	0	0	2,298	0	0
Debt Service Obligations - Current	0	21,686,335	0	21,686,335	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	21,640,000
Total Liabilities	<u>5,533</u>	<u>21,686,335</u>	<u>0</u>	<u>21,691,867</u>	<u>0</u>	<u>21,640,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	132,301	(20,571,208)	1,729,536	(18,709,371)	15,603,473	0
Net Change in Fund Balance	74,341	(579,831)	105	(505,385)	0	0
Total Fund Equity & Other Credits	<u>206,643</u>	<u>(21,151,039)</u>	<u>1,729,641</u>	<u>(19,214,756)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>212,175</u>	<u>535,295</u>	<u>1,729,641</u>	<u>2,477,111</u>	<u>15,603,473</u>	<u>21,640,000</u>

See Notes to Unaudited Financial Statements

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(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>
Revenues					
Special Assessments					
Tax Roll	31,760	31,760	7,966	(23,794)	74.91%
Off Roll	94,715	94,715	94,715	0	0.00%
Total Revenues	<u>126,475</u>	<u>126,475</u>	<u>102,681</u>	<u>(23,794)</u>	<u>18.81%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	1,000	0	1,000	100.00%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	25,000	6,250	6,250	(0)	74.99%
District Engineer	3,000	750	1,150	(400)	61.66%
Disclosure Report	1,500	375	0	375	100.00%
Trustees Fees	4,000	1,000	0	1,000	100.00%
Financial Consulting Services	10,000	6,250	6,250	0	37.49%
Accounting Services	13,900	3,475	3,475	0	75.00%
Auditing Services	3,700	925	0	925	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Travel	500	125	0	125	100.00%
Public Officials Liability Insurance	2,700	2,700	2,250	450	16.66%
Legal Advertising	1,000	250	71	179	92.91%
Bank Fees	250	62	12	50	95.20%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,600	650	525	125	79.80%
Legal Counsel					
District Counsel	15,000	3,750	4,581	(831)	69.45%
Electric Utility Services					
Utility Services	1,000	250	0	250	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	1,250	0	1,250	100.00%
Lake/Pond Bank Maintenance	5,000	1,250	0	1,250	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,475	25	1.00%
Landscape Maintenance	10,000	2,500	0	2,500	100.00%
Irrigation Repairs	3,500	875	0	875	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	7,000	1,750	0	1,750	100.00%
Total Expenditures	<u>126,475</u>	<u>39,400</u>	<u>28,339</u>	<u>11,061</u>	<u>77.59%</u>
Excess of Revenue Over (Under) Expenditures	0	87,075	74,341	(12,734)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	87,075	74,341	(12,734)	0.00%
Fund Balance, Beginning of Period	0	0	132,301	132,301	0.00%
Fund Balance, End of Period	<u>0</u>	<u>87,075</u>	<u>206,643</u>	<u>119,568</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0.00%
Special Assessments				
Tax Roll	76,209	76,209	0	0.00%
Total Revenues	<u>76,209</u>	<u>76,237</u>	<u>28</u>	<u>0.04%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,925	(4,925)	0.00%
Legal Counsel				
Trustee Counsel	0	1,503	(1,503)	0.00%
Debt Service				
Interest	76,209	617,373	(541,164)	(710.10)%
Total Expenditures	<u>76,209</u>	<u>623,801</u>	<u>(547,592)</u>	<u>(718.54)%</u>
Excess of Revenue Over (Under) Expenditures	0	(547,564)	(547,564)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(16,262)	(16,262)	0.00%
SPE Costs	0	(16,006)	(16,006)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(32,268)</u>	<u>(32,268)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(579,831)	(579,831)	0.00%
Fund Balance, Beginning of Period	0	(20,571,208)	(20,571,208)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(21,151,039)</u>	<u>(21,151,039)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	100	100	0.00%
Total Revenues	<u>0</u>	<u>100</u>	<u>100</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>100</u>	<u>100</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	4	4	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>105</u>	<u>105</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,729,536	1,729,536	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,729,641</u></u>	<u><u>1,729,641</u></u>	<u><u>0.00%</u></u>

**Magnolia Creek CDD
Investment Summary
December 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2015</u>
US Bank Series 2007 Reserve A	US Bank Managed Money Market	\$ 232,745
US Bank Series 2007 Reserve B	US Bank Managed Money Market	854
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	189,858
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	6,177
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	54,219
	Total Debt Service Fund Investments	<u>\$ 483,853</u>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,729,546
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	95
	Total Capital Project Fund Investments	<u>\$ 1,729,641</u>

Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2009	Walton County Tax Collector	FY 09-10	39,351.17
10/1/2011	Walton County Tax Collector	FY11-12	9,595.06
10/1/2012	Walton County Tax Collector	FY12-13	9,133.53
10/1/2013	Walton County Tax Collector	FY13-14	8,563.51
10/1/2014	Walton County Tax Collector	FY14-15	4,125.72
10/1/2015	Walton County Tax Collector	FY15-16	4,969.02

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2009	Walton County Tax Collector	FY 09-10	116,550.28
10/1/2011	Walton County Tax Collector	FY11-12	31,701.73
10/1/2012	Walton County Tax Collector	FY12-13	39,725.14
10/1/2013	Walton County Tax Collector	FY13-14	37,245.92
10/1/2014	Walton County Tax Collector	FY14-15	40,788.15
10/1/2015	Walton County Tax Collector	FY15-16	49,144.18
Report Balance			390,893.41

Magnolia Creek Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
12/23/2015	Hopping Green & Sams	85596	General/Monthly Legal Services 11/15	<u>1,934.68</u>
			Total 001 - General Fund	<u>1,934.68</u>
Report Balance				<u><u>1,934.68</u></u>

Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
December 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. Debt Service Obligations-Current, represents scheduled Series 2007 Debt Service payments that were not made May 2010 - Nov 2015.
4. The District utilized funds from the Debt Service Reserve Account for the Nov 2009 and the May 2010 Series 2007 Bond payments.

Statement of Revenue and Expenditures – Debt Service Fund

5. The scheduled Series 2007 Debt Service payments that were not made have been accrued, and are reflected in the accompanying Balance Sheet.

Summary A/R Ledger

6. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.