

Magnolia Creek
Community Development District

Financial Statements
(Unaudited)

July 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Magnolia Creek Community Development District

Balance Sheet

As of 7/31/2016

(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	230,280	0	0	230,280	0	0
Investments	0	389,600	1,730,110	2,119,710	0	0
Accounts Receivable	71,491	273,151	0	344,641	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	8,173	0	8,173	0	0
Due From Other Funds	0	0	0	0	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>231,002</u>	<u>404,912</u>	<u>1,730,110</u>	<u>2,366,025</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	3,070	0	0	3,070	0	0
Accrued Expenses Payable	1,500	0	0	1,500	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Debt Service Obligations - Current	0	22,438,707	0	22,438,707	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	21,640,000
Total Liabilities	<u>4,570</u>	<u>22,438,707</u>	<u>0</u>	<u>22,443,277</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	94,131	(1,462,587)	574	(1,367,882)	0	0
Total Fund Equity & Other Credits	<u>226,432</u>	<u>(22,033,795)</u>	<u>1,730,110</u>	<u>(20,077,252)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>231,002</u>	<u>404,912</u>	<u>1,730,110</u>	<u>2,366,025</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 7/31/2016

(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	3,333	1,600	1,733	60.00%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	25,000	20,833	20,833	(0)	16.66%
District Engineer	3,000	2,500	1,520	980	49.33%
Disclosure Report	1,500	1,250	3,900	(2,650)	(160.00)%
Trustees Fees	4,000	3,333	0	3,333	100.00%
Financial Consulting Services	10,000	9,167	9,167	0	8.33%
Accounting Services	13,900	11,583	11,583	0	16.66%
Auditing Services	3,700	3,083	3,700	(617)	0.00%
Arbitrage Rebate Calculation	650	542	500	42	23.07%
Travel	500	417	0	417	100.00%
Public Officials Liability Insurance	2,700	2,700	2,250	450	16.66%
Legal Advertising	1,000	833	131	703	86.94%
Bank Fees	250	208	40	168	84.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,600	2,167	1,750	417	32.69%
Legal Counsel					
District Counsel	15,000	12,500	16,614	(4,114)	(10.76)%
Electric Utility Services					
Utility Services	1,000	833	0	833	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	4,167	0	4,167	100.00%
Lake/Pond Bank Maintenance	5,000	4,167	0	4,167	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,475	25	1.00%
Landscape Maintenance	10,000	8,333	0	8,333	100.00%
Irrigation Repairs	3,500	2,917	0	2,917	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	7,000	5,833	0	5,833	100.00%
Total Expenditures	<u>126,475</u>	<u>107,125</u>	<u>79,988</u>	<u>27,137</u>	<u>36.76%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>19,350</u>	<u>22,693</u>	<u>3,343</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	71,438	71,438	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>19,350</u>	<u>94,131</u>	<u>74,781</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	132,301	132,301	0.00%
Fund Balance, End of Period	<u>0</u>	<u>19,350</u>	<u>226,432</u>	<u>207,082</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 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	142	142	0.00%
Special Assessments				
Tax Roll	76,209	76,209	0	0.00%
Total Revenues	<u>76,209</u>	<u>76,351</u>	<u>142</u>	<u>0.19%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	6,560	(6,560)	0.00%
Legal Counsel				
Trustee Counsel	0	2,846	(2,846)	0.00%
Debt Service				
Interest	76,209	1,234,745	(1,158,536)	(1,520.21)%
Principal	0	135,000	(135,000)	0.00%
Total Expenditures	<u>76,209</u>	<u>1,379,150</u>	<u>(1,302,941)</u>	<u>(1,709.70)%</u>
Excess of Revenue Over (Under) Expenditures	0	(1,302,800)	(1,302,800)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(107,394)	(107,394)	0.00%
SPE Costs	0	(52,393)	(52,393)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(159,787)</u>	<u>(159,787)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(1,462,587)	(1,462,587)	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>(22,033,795)</u>	<u>(22,033,795)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 7/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	556	556	0.00%
Total Revenues	<u>0</u>	<u>556</u>	<u>556</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	556	556	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	19	19	0.00%
Excess of Rev./Other Sources Over (Under)	0	574	574	0.00%
Expend./Other Uses				
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>1,730,110</u></u>	<u><u>1,730,110</u></u>	<u><u>0.00%</u></u>

**Magnolia Creek CDD
Investment Summary
July 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2016</u>
US Bank Series 2007 Reserve A	US Bank Managed Money Market	\$ 192,497
US Bank Series 2007 Reserve B	US Bank Managed Money Market	468
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	143,083
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	6,177
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	47,375
	Total Debt Service Fund Investments	\$ 389,600
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,730,014
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	96
	Total Capital Project Fund Investments	\$ 1,730,110

Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<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	<u>721.88</u>
		Total 001 - General Fund	71,490.87

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 7/1/2016 Through 7/31/2016

<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	7,139.40
		Total 200 - Debt Service Fund	273,150.62
			<hr/>
Report Balance			344,641.49
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Magnolia Creek Community Development District

Summary A/P Ledger

001 - General Fund

From 7/1/2016 Through 7/31/2016

<u>Invoice Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
7/14/2016	LLS Tax Solutions Inc.	000996	Arbitrage Calculation Report PE 06/30/16	500.00
7/21/2016	Hopping Green & Sams	88986	General/Monthly Legal Services 06/16	<u>2,570.00</u>
			Total 001 - General Fund	<u>3,070.00</u>
Report Balance				<u><u>3,070.00</u></u>

Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
July 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 07/31/16.
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 – July 2016.
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.