

Magnolia Creek  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Magnolia Creek Community Development District**

Balance Sheet  
As of 3/31/2016  
(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
<b>Assets</b>						
Cash In Bank	258,176	0	0	258,176	0	0
Investments	0	401,422	1,729,813	2,131,235	0	0
Accounts Receivable	73,930	297,279	0	371,209	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	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
<b>Total Assets</b>	<u>261,338</u>	<u>432,689</u>	<u>1,729,813</u>	<u>2,423,840</u>	<u>15,603,473</u>	<u>21,640,000</u>
<b>Liabilities</b>						
Accounts Payable	3,700	0	0	3,700	0	0
Accrued Expenses Payable	2,000	0	0	2,000	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	21,686,335	0	21,686,335	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	21,640,000
<b>Total Liabilities</b>	<u>5,700</u>	<u>21,686,335</u>	<u>0</u>	<u>21,692,035</u>	<u>0</u>	<u>21,640,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	132,301	(20,571,208)	1,729,536	(18,709,371)	15,603,473	0
Net Change in Fund Balance	123,336	(682,437)	277	(558,824)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>255,638</u>	<u>(21,253,645)</u>	<u>1,729,813</u>	<u>(19,268,194)</u>	<u>15,603,473</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>261,338</u>	<u>432,689</u>	<u>1,729,813</u>	<u>2,423,840</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 3/31/2016

(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>
<b>Revenues</b>					
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>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	2,000	1,000	1,000	75.00%
Financial & Administrative					
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	25,000	12,500	12,500	(0)	49.99%
District Engineer	3,000	1,500	1,335	165	55.50%
Disclosure Report	1,500	750	0	750	100.00%
Trustees Fees	4,000	2,000	0	2,000	100.00%
Financial Consulting Services	10,000	7,500	7,500	0	24.99%
Accounting Services	13,900	6,950	6,950	0	50.00%
Auditing Services	3,700	1,850	3,700	(1,850)	0.00%
Arbitrage Rebate Calculation	650	325	0	325	100.00%
Travel	500	250	0	250	100.00%
Public Officials Liability Insurance	2,700	2,700	2,250	450	16.66%
Legal Advertising	1,000	500	101	399	89.87%
Bank Fees	250	125	24	101	90.40%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,600	1,300	1,050	250	59.61%
Legal Counsel					
District Counsel	15,000	7,500	9,472	(1,972)	36.85%
Electric Utility Services					
Utility Services	1,000	500	0	500	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	2,500	0	2,500	100.00%
Lake/Pond Bank Maintenance	5,000	2,500	0	2,500	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,475	25	1.00%
Landscape Maintenance	10,000	5,000	0	5,000	100.00%
Irrigation Repairs	3,500	1,750	0	1,750	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	7,000	3,500	0	3,500	100.00%
Total Expenditures	<u>126,475</u>	<u>68,425</u>	<u>50,782</u>	<u>17,643</u>	<u>59.85%</u>
Excess of Revenue Over (Under) Expenditures	0	58,050	51,898	(6,152)	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	71,438	71,438	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	58,050	123,336	65,286	0.00%
Fund Balance, Beginning of Period	0	0	132,301	132,301	0.00%
Fund Balance, End of Period	<u>0</u>	<u>58,050</u>	<u>255,638</u>	<u>197,588</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 3/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	75	75	0.00%
Special Assessments				
Tax Roll	76,209	76,209	0	0.00%
<b>Total Revenues</b>	<u>76,209</u>	<u>76,284</u>	<u>75</u>	<u>0.10%</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	4,925	(4,925)	0.00%
Legal Counsel				
Trustee Counsel	0	2,033	(2,033)	0.00%
Debt Service				
Interest	76,209	617,373	(541,164)	(710.10)%
<b>Total Expenditures</b>	<u>76,209</u>	<u>624,330</u>	<u>(548,122)</u>	<u>(719.24)%</u>
Excess of Revenue Over (Under) Expenditures	0	(548,047)	(548,047)	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(103,385)	(103,385)	0.00%
SPE Costs	0	(31,006)	(31,006)	0.00%
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>(134,391)</u>	<u>(134,391)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(682,437)	(682,437)	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>(21,253,645)</u>	<u>(21,253,645)</u>	<u>0.00%</u>

**Magnolia Creek Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 3/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	267	267	0.00%
Total Revenues	<u>0</u>	<u>267</u>	<u>267</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>267</u>	<u>267</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	10	10	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>277</u>	<u>277</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>1,729,813</u></u>	<u><u>1,729,813</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2016</u>
US Bank Series 2007 Reserve A	US Bank Managed Money Market	\$ 224,083
US Bank Series 2007 Reserve B	US Bank Managed Money Market	854
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	122,934
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	6,177
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	47,374
	<b>Total Debt Service Fund Investments</b>	<b>\$ 401,422</b>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,729,718
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	95
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,729,813</b>

**Magnolia Creek Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2016 Through 3/31/2016

<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>3,161.50</u>
		Total 001 - General Fund	73,930.49

**Magnolia Creek Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2016 Through 3/31/2016

<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	31,267.57
		Total 200 - Debt Service Fund	297,278.79
			<hr/>
Report Balance			371,209.28
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**Magnolia Creek Community Development District**

Summary A/P Ledger

001 - General Fund

From 3/1/2016 Through 3/31/2016

<u>Invoice Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
3/13/2016	McDirmitt Davis & Company, LLC	31200	Audit Services for FYE 09/30/15	<u>3,700.00</u>
			Total 001 - General Fund	<u>3,700.00</u>
				<u>3,700.00</u>
Report Balance				<u><u>3,700.00</u></u>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/16.
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 - 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.