

Magnolia Creek  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Magnolia Creek Community Development District**

Balance Sheet  
As of 12/31/2016  
(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	223,412	0	0	223,412	0	0
Investments	0	373,650	1,731,144	2,104,794	0	0
Accounts Receivable	120,577	314,276	0	434,853	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Allowance for Doubtful Accounts	(68,059)	(262,986)	0	(331,045)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	0	0	0	0	0	0
Due From Other Funds	0	29,241	0	29,241	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>275,930</u>	<u>454,181</u>	<u>1,731,144</u>	<u>2,461,255</u>	<u>15,603,473</u>	<u>21,640,000</u>
<b>Liabilities</b>						
Accounts Payable	5,007	0	0	5,007	0	0
Accrued Expenses Payable	1,000	0	0	1,000	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	29,241	0	0	29,241	0	0
Debt Service Obligations - Current	0	22,663,940	0	22,663,940	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	21,640,000
<b>Total Liabilities</b>	<u>35,248</u>	<u>22,663,940</u>	<u>0</u>	<u>22,699,187</u>	<u>0</u>	<u>21,640,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	213,198	(22,054,981)	1,730,413	(20,111,371)	15,603,473	0
Net Change in Fund Balance	27,484	(154,777)	731	(126,562)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>240,682</u>	<u>(22,209,758)</u>	<u>1,731,144</u>	<u>(20,237,932)</u>	<u>15,603,473</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>275,930</u>	<u>454,181</u>	<u>1,731,144</u>	<u>2,461,255</u>	<u>15,603,473</u>	<u>21,640,000</u>

See Note to Unaudited Financial Statements

**Magnolia Creek Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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	11,640	(20,120)	63.34%
Off Roll	94,715	94,715	47,332	(47,383)	50.02%
Total Revenues	<u>126,475</u>	<u>126,475</u>	<u>58,972</u>	<u>(67,503)</u>	<u>53.37%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	1,000	800	200	80.00%
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	250	500	91.66%
Disclosure Report	3,900	975	3,000	(2,025)	23.07%
Trustees Fees	4,000	1,000	0	1,000	100.00%
Financial Consulting Services	10,000	2,500	6,250	(3,750)	37.49%
Accounting Services	13,900	3,475	3,475	0	75.00%
Auditing Services	3,700	0	0	0	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	500	125	1,244	(1,119)	(148.81)%
Bank Fees	50	13	0	13	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	15,000	3,750	3,669	81	75.54%
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	5,800	1,450	0	1,450	100.00%
Total Expenditures	<u>126,475</u>	<u>34,725</u>	<u>31,488</u>	<u>3,237</u>	<u>75.10%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>91,750</u>	<u>27,484</u>	<u>(64,266)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>91,750</u>	<u>27,484</u>	<u>(64,266)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	213,198	213,198	0.00%
Fund Balance, End of Period	<u>0</u>	<u>91,750</u>	<u>240,682</u>	<u>148,932</u>	<u>0.00%</u>

**Magnolia Creek Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	154	154	0.00%
Special Assessments				
Tax Roll	76,209	86,373	10,164	13.33%
<b>Total Revenues</b>	<u>76,209</u>	<u>86,527</u>	<u>10,319</u>	<u>13.54%</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	4,925	(4,925)	0.00%
Legal Counsel				
Trustee Counsel	0	1,125	(1,125)	0.00%
Debt Service				
Interest	76,209	225,233	(149,024)	(195.54)%
<b>Total Expenditures</b>	<u>76,209</u>	<u>231,283</u>	<u>(155,074)</u>	<u>(203.49)%</u>
Excess of Revenue Over (Under) Expenditures	0	(144,755)	(144,755)	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(22)	(22)	0.00%
SPE Costs	0	(10,000)	(10,000)	0.00%
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>(10,022)</u>	<u>(10,022)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(154,777)	(154,777)	0.00%
Fund Balance, Beginning of Period	0	(22,054,981)	(22,054,981)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(22,209,758)</u>	<u>(22,209,758)</u>	<u>0.00%</u>

**Magnolia Creek Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(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	<u>0</u>	<u>709</u>	<u>709</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>709</u>	<u>709</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>709</u>	<u>709</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	22	22	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>731</u>	<u>731</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,730,413	1,730,413	0.00%
Fund Balance, End of Period	<u>0</u>	<u>1,731,144</u>	<u>1,731,144</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2016</u>
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	\$ 149,009
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
US Bank Series 2007 Reserve A	US Bank Managed Money Market	170,622
US Bank Series 2007 Reserve B	US Bank Managed Money Market	468
	<b>Total Debt Service Fund Investments</b>	<b>\$ 373,650</b>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,731,044
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	100
	<b>Total Capital Project Fund Investments</b>	<b>\$ 1,731,144</b>

**Magnolia Creek Community Development District**

Summary A/R Ledger

001 - General Fund

From 12/1/2016 Through 12/31/2016

<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	35,919.32
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	721.88
10/1/2016	Walton County Tax Collector	FY16-17	5,185.99
10/19/2016	Owls Head Residential, LLC	550-17-01	47,331.97
		Total 001 - General Fund	120,576.98

**Magnolia Creek Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2016 Through 12/31/2016

<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	106,385.83
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
10/1/2016	Walton County Tax Collector	FY16-17	51,290.10
		Total 200 - Debt Service Fund	314,276.27
			<hr/>
Report Balance			434,853.25
			<hr/> <hr/>



**Magnolia Creek Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2016

20200 - Accounts Payable

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice/Cred... Date</u>	<u>Invoice/Credit Number</u>	<u>Invoice/Credit Description</u>	<u>Current</u>
Hopping Green & Sams	12/15/2016	91270	General/Monthly Legal Services 11/16	2,006.75
Lerner Reporting Services, Inc.	12/12/2016	58	Annual Disclosure Fee FY 16/17	3,000.00
			Total 20200 - Accounts Payable	5,006.75
Report Total				5,006.75

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/16.
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 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 FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

7. General Fund – Payment for Invoice #550-17-02 in the amount of \$35,488.98 was received in January 2017.