

Magnolia Creek
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Magnolia Creek Community Development District

Balance Sheet
As of 2/28/2017
(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	187,532	0	0	187,532	0	0
Investments	0	357,672	1,732,047	2,089,719	0	0
Accounts Receivable	85,078	314,276	0	399,354	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	29,241	0	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
Total Assets	<u>233,792</u>	<u>408,962</u>	<u>1,732,047</u>	<u>2,374,801</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	504	0	0	504	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	0	29,241	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
Total Liabilities	<u>1,504</u>	<u>22,693,180</u>	<u>0</u>	<u>22,694,684</u>	<u>0</u>	<u>21,640,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	213,198	(22,054,981)	1,730,413	(20,111,371)	15,603,473	0
Net Change in Fund Balance	19,090	(229,237)	1,635	(208,513)	0	0
Total Fund Equity & Other Credits	<u>232,288</u>	<u>(22,284,219)</u>	<u>1,732,047</u>	<u>(20,319,883)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>233,792</u>	<u>408,962</u>	<u>1,732,047</u>	<u>2,374,801</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 2/28/2017

(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	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>
Expenditures					
Legislative					
Supervisor Fees	4,000	1,667	800	867	80.00%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	25,000	10,417	10,417	(0)	58.33%
District Engineer	3,000	1,250	250	1,000	91.66%
Disclosure Report	3,900	1,625	3,000	(1,375)	23.07%
Trustees Fees	4,000	1,667	0	1,667	100.00%
Financial Consulting Services	10,000	4,167	7,083	(2,917)	29.16%
Accounting Services	13,900	5,792	5,792	0	58.33%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Travel	500	208	0	208	100.00%
Public Officials Liability Insurance	2,700	2,700	2,250	450	16.66%
Legal Advertising	500	208	718	(509)	(43.51)%
Bank Fees	50	21	0	21	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	2,100	875	875	0	58.33%
Legal Counsel					
District Counsel	15,000	6,250	4,173	2,077	72.18%
Electric Utility Services					
Utility Services	1,000	417	0	417	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	2,083	0	2,083	100.00%
Lake/Pond Bank Maintenance	5,000	2,083	0	2,083	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,475	25	1.00%
Landscape Maintenance	10,000	4,167	0	4,167	100.00%
Irrigation Repairs	3,500	1,458	0	1,458	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	5,800	2,417	0	2,417	100.00%
Total Expenditures	<u>126,475</u>	<u>54,292</u>	<u>39,882</u>	<u>14,410</u>	<u>68.47%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>72,183</u>	<u>19,090</u>	<u>(53,093)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>72,183</u>	<u>19,090</u>	<u>(53,093)</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>72,183</u>	<u>232,288</u>	<u>160,105</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	346	346	0.00%
Special Assessments				
Tax Roll	76,209	86,373	10,164	13.33%
Total Revenues	<u>76,209</u>	<u>86,719</u>	<u>10,510</u>	<u>13.79%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	4,925	(4,925)	0.00%
Legal Counsel				
Trustee Counsel	0	1,425	(1,425)	0.00%
Debt Service				
Interest	76,209	225,233	(149,024)	(195.54)%
Total Expenditures	<u>76,209</u>	<u>231,583</u>	<u>(155,374)</u>	<u>(203.88)%</u>
Excess of Revenue Over (Under) Expenditures	0	(144,864)	(144,864)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(64,374)	(64,374)	0.00%
SPE Costs	0	(20,000)	(20,000)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(84,374)</u>	<u>(84,374)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(229,237)	(229,237)	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>(22,284,219)</u>	<u>(22,284,219)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 2/28/2017

(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>1,586</u>	<u>1,586</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>1,586</u>	<u>1,586</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,586</u>	<u>1,586</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	49	49	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,635</u>	<u>1,635</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>1,732,047</u>	<u>1,732,047</u>	<u>0.00%</u>

**Magnolia Creek CDD
Investment Summary
February 28, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2017</u>
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	\$ 147,360
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
US Bank Series 2007 Reserve A	US Bank Managed Money Market	156,292
US Bank Series 2007 Reserve B	US Bank Managed Money Market	468
	Total Debt Service Fund Investments	<u>\$ 357,672</u>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,731,944
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	103
	Total Capital Project Fund Investments	<u>\$ 1,732,047</u>

Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<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	11,832.99
		Total 001 - General Fund	85,078.00

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2017 Through 2/28/2017

<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			399,354.27
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Magnolia Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2017

20200 - Accounts Payable

From 2/1/2017 Through 2/28/2017

<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	2/21/2017	92280	General/Monthly Legal Services 01/17	504.00
			Total 20200 - Accounts Payable	504.00
Report Total				504.00

Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 2/28/17.
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.