

Magnolia Creek
Community Development District

Financial Statements
(Unaudited)

March 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Magnolia Creek Community Development District

Balance Sheet - External Report - BS

As of 3/31/2017

(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	243,362	0	0	243,362	0	0
Investments	0	346,180	1,696,109	2,042,289	0	0
Accounts Receivable	84,439	307,952	0	392,391	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	22,917	0	0	22,917	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>282,658</u>	<u>391,146</u>	<u>1,696,109</u>	<u>2,369,914</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	56	0	0	56	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	22,917	0	22,917	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>1,056</u>	<u>22,686,856</u>	<u>0</u>	<u>22,687,912</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	68,404	(240,729)	(34,304)	(206,628)	0	0
Total Fund Equity & Other Credits	<u>281,602</u>	<u>(22,295,710)</u>	<u>1,696,109</u>	<u>(20,317,999)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>282,658</u>	<u>391,146</u>	<u>1,696,109</u>	<u>2,369,914</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 10/1/2016 Through 3/31/2017

(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	2,000	800	1,200	80.00%
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	250	1,250	91.66%
Disclosure Report	3,900	1,950	3,000	(1,050)	23.07%
Trustees Fees	4,000	2,000	0	2,000	100.00%
Financial Consulting Services	10,000	5,000	7,500	(2,500)	24.99%
Accounting Services	13,900	6,950	6,950	0	50.00%
Auditing Services	3,700	0	0	0	100.00%
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	500	250	718	(468)	(43.51)%
Bank Fees	50	25	0	25	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	2,100	1,050	1,050	0	50.00%
Legal Counsel					
District Counsel	15,000	7,500	4,229	3,271	71.80%
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	5,800	2,900	0	2,900	100.00%
Total Expenditures	<u>126,475</u>	<u>64,075</u>	<u>44,146</u>	<u>19,929</u>	<u>65.09%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>62,400</u>	<u>14,826</u>	<u>(47,574)</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	53,579	53,579	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>62,400</u>	<u>68,404</u>	<u>6,004</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>62,400</u>	<u>281,602</u>	<u>219,202</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 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	464	464	0.00%
Special Assessments				
Tax Roll	76,209	86,373	10,164	13.33%
Total Revenues	<u>76,209</u>	<u>86,838</u>	<u>10,629</u>	<u>13.95%</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	(144,745)	(144,745)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(65,391)	(65,391)	0.00%
SPE Costs	0	(30,593)	(30,593)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(95,984)</u>	<u>(95,984)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(240,729)	(240,729)	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>(22,295,710)</u>	<u>(22,295,710)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 3/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,130	2,130	0.00%
Total Revenues	<u>0</u>	<u>2,130</u>	<u>2,130</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
Development Advisory Services	0	36,500	(36,500)	0.00%
Total Expenditures	<u>0</u>	<u>36,500</u>	<u>(36,500)</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	0	(34,370)	(34,370)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	66	66	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(34,304)	(34,304)	0.00%
Fund Balance, Beginning of Period	0	1,730,413	1,730,413	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,696,109</u></u>	<u><u>1,696,109</u></u>	<u><u>0.00%</u></u>

**Magnolia Creek CDD
Investment Summary
March 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2017</u>
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	\$ 142,295
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	149,866
US Bank Series 2007 Reserve B	US Bank Managed Money Market	468
	Total Debt Service Fund Investments	<u>\$ 346,180</u>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,696,004
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	105
	Total Capital Project Fund Investments	<u>\$ 1,696,109</u>

Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2017 Through 3/31/2017

<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	4,546.57
10/19/2016	Owls Head Residential, LLC	550-17-01	11,832.99
		Total 001 - General Fund	84,438.58

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2017 Through 3/31/2017

<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	44,966.15
		Total 200 - Debt Service Fund	307,952.32
			<hr/>
Report Balance			392,390.90
			<hr/> <hr/>

Magnolia Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2017

20200 - Accounts Payable

From 3/1/2017 Through 3/31/2017

<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	3/20/2017	92729	General/Monthly Legal Services 02/17	56.00
			Total 20200 - Accounts Payable	56.00
Report Total				56.00

Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
March 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 3/31/17.
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.