

Magnolia Creek
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Magnolia Creek Community Development District

Balance Sheet
As of 10/31/2016
(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	200,715	0	0	200,715	0	0
Investments	0	372,703	1,730,559	2,103,261	0	0
Accounts Receivable	126,528	349,359	0	475,888	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Allowance for Doubtful Accounts	(71,491)	(273,151)	0	(344,641)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	25	0	0	25	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>255,777</u>	<u>448,912</u>	<u>1,730,559</u>	<u>2,435,248</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	2,130	0	0	2,130	0	0
Accrued Expenses Payable	790	0	0	790	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>2,919</u>	<u>22,438,707</u>	<u>0</u>	<u>22,441,626</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	39,660	65,186	146	104,992	0	0
Total Fund Equity & Other Credits	<u>252,858</u>	<u>(21,989,795)</u>	<u>1,730,559</u>	<u>(20,006,378)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>255,777</u>	<u>448,912</u>	<u>1,730,559</u>	<u>2,435,248</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 10/31/2016

(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	7,706	(24,054)	75.73%
Off Roll	94,715	94,715	47,332	(47,383)	50.02%
Total Revenues	<u>126,475</u>	<u>126,475</u>	<u>55,038</u>	<u>(71,437)</u>	<u>56.48%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	333	0	333	100.00%
Financial & Administrative					
Administrative Services	4,500	375	375	0	91.66%
District Management	25,000	2,083	2,083	(0)	91.66%
District Engineer	3,000	250	0	250	100.00%
Disclosure Report	3,900	325	0	325	100.00%
Trustees Fees	4,000	333	0	333	100.00%
Financial Consulting Services	10,000	833	5,417	(4,583)	45.83%
Accounting Services	13,900	1,158	1,158	0	91.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel	500	42	0	42	100.00%
Public Officials Liability Insurance	2,700	2,700	2,250	450	16.66%
Legal Advertising	500	42	1,244	(1,202)	(148.81)%
Bank Fees	50	4	0	4	100.00%
Dues, Licenses & Fees	175	175	200	(25)	(14.28)%
Website Hosting, Maintenance, Backup	2,100	175	175	0	91.66%
Legal Counsel					
District Counsel	15,000	1,250	0	1,250	100.00%
Electric Utility Services					
Utility Services	1,000	83	0	83	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	417	0	417	100.00%
Lake/Pond Bank Maintenance	5,000	417	0	417	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,475	25	1.00%
Landscape Maintenance	10,000	833	0	833	100.00%
Irrigation Repairs	3,500	292	0	292	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	5,800	483	0	483	100.00%
Total Expenditures	<u>126,475</u>	<u>15,158</u>	<u>15,377</u>	<u>(219)</u>	<u>87.84%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>111,317</u>	<u>39,660</u>	<u>(71,657)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>111,317</u>	<u>39,660</u>	<u>(71,657)</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>111,317</u>	<u>252,858</u>	<u>141,542</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	31	31	0.00%
Special Assessments				
Tax Roll	76,209	76,209	0	0.00%
Total Revenues	<u>76,209</u>	<u>76,240</u>	<u>31</u>	<u>0.04%</u>
Expenditures				
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	0	76,209	100.00%
Total Expenditures	<u>76,209</u>	<u>6,050</u>	<u>70,159</u>	<u>92.06%</u>
Excess of Revenue Over (Under) Expenditures	0	70,190	70,190	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(4)	(4)	0.00%
SPE Costs	0	(5,000)	(5,000)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(5,004)</u>	<u>(5,004)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	65,186	65,186	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>(21,989,795)</u>	<u>(21,989,795)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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>142</u>	<u>142</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>142</u>	<u>142</u>	<u>0.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>142</u>	<u>142</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	4	4	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>146</u>	<u>146</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>1,730,559</u>	<u>1,730,559</u>	<u>0.00%</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2016</u>
US Bank Series 2007 Reserve A	US Bank Managed Money Market	\$ 175,564
US Bank Series 2007 Reserve B	US Bank Managed Money Market	468
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	143,119
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	6,178
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	47,374
	Total Debt Service Fund Investments	<u>\$ 372,703</u>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,730,461
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	98
	Total Capital Project Fund Investments	<u>\$ 1,730,559</u>

Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

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

<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	721.88
10/1/2016	Owl's Head Investments LLC	550-17-02	47,331.97
10/1/2016	Walton County Tax Collector	FY16-17	<u>7,705.56</u>
		Total 001 - General Fund	126,528.40

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

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

<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
10/1/2016	Walton County Tax Collector	FY16-17	<u>76,208.85</u>
		Total 200 - Debt Service Fund	<u>349,359.47</u>
Report Balance			<u><u>475,887.87</u></u>

Magnolia Creek Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Invoice Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
10/3/2016	Department of Economic Opportunity	39292	Special District Fee FY 16/17	175.00
10/13/2016	Halifax Media Group, Northwest FL	34788009	Acct # 2032742 Legal Advertising 10/13/16	191.03
10/19/2016	Hopping Green & Sams	90402	General/Monthly Legal Services 09/16	710.50
10/26/2016	Halifax Media Group, Northwest FL	34789307	Acct # 2032742 Legal Advertising 10/26/16	526.52
10/30/2016	Halifax Media Group, Northwest FL	2032742-1016	Acct # 2032742 Legal Advertising 10/27/16	526.52
			Total 001 - General Fund	2,129.57
Report Balance				2,129.57

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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 – May 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.