



Rizzetta & Company

Magnolia Creek Community Development District

**Financial Statements
(Unaudited)**

December 31, 2017

Prepared by: Rizzetta & Company, Inc.

magnoliacreekcdd.org
rizzetta.com

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2017</u>
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	\$ 614
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	5,494
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	42,374
US Bank Series 2007 Reserve B	US Bank Managed Money Market	471
	Total Debt Service Fund Investments	\$ 48,953
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,611,237
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	131
	Total Capital Project Fund Investments	\$ 1,611,368

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2017 Through 12/31/2017

<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	5,381.66
10/1/2016	Walton County Tax Collector	FY16-17	31,903.93
10/1/2017	Walton County Tax Collector	FY 17-18	52,802.39
		Total 200 - Debt Service Fund	345,934.75
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Report Balance			469,712.76
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Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
December 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 12/31/17.
2. See EMMA (Electronic Municipal Market Access) at <https://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 – November 2017.
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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.