



Rizzetta & Company

Magnolia Creek Community Development District

**Financial Statements
(Unaudited)**

August 31, 2018

Prepared by: Rizzetta & Company, Inc.

magnoliacreekcdd.org
rizzetta.com

Magnolia Creek Community Development District

Balance Sheet

As of 8/31/2018

(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	300,253	0	0	300,253	0	0
Investments	0	29,881	1,600,355	1,630,236	0	0
Accounts Receivable	73,260	314,421	0	387,680	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Allowance for Doubtful Accounts	(71,107)	(293,132)	0	(364,239)	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	1,600,355
Amount To Be Provided Debt Service	0	0	0	0	0	20,039,645
Fixed Assets	0	0	0	0	15,603,473	0
Total Assets	<u>302,405</u>	<u>51,170</u>	<u>1,600,355</u>	<u>1,953,930</u>	<u>15,603,473</u>	<u>21,640,000</u>
Liabilities						
Accounts Payable	800	0	0	800	0	0
Accrued Expenses Payable	1,000	0	0	1,000	0	0
Other Current Liabilities	0	1,000	0	1,000	0	0
Due To Other Funds	0	0	0	0	0	0
Debt Service Obligations - Current	0	25,208,197	0	25,208,197	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	21,640,000
Total Liabilities	<u>1,800</u>	<u>25,209,197</u>	<u>0</u>	<u>25,210,997</u>	<u>0</u>	<u>21,640,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	250,281	(23,688,473)	1,646,055	(21,792,136)	15,603,473	0
Net Change in Fund Balance	50,324	(1,469,555)	(45,701)	(1,464,931)	0	0
Total Fund Equity & Other Credits	<u>300,605</u>	<u>(25,158,027)</u>	<u>1,600,355</u>	<u>(23,257,067)</u>	<u>15,603,473</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>302,405</u>	<u>51,170</u>	<u>1,600,355</u>	<u>1,953,930</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 10/1/2017 Through 8/31/2018

(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	7,705	7,705	7,883	178	(2.31)%
Off Roll	118,770	118,770	47,332	(71,438)	60.14%
Total Revenues	<u>126,475</u>	<u>126,475</u>	<u>55,215</u>	<u>(71,260)</u>	<u>56.34%</u>
Expenditures					
Legislative					
Supervisor Fees	4,000	3,667	1,800	1,867	55.00%
Financial & Administrative					
Administrative Services	4,500	4,125	4,125	0	8.33%
District Management	25,000	22,917	22,917	(0)	8.33%
District Engineer	3,000	2,750	75	2,676	97.51%
Disclosure Report	3,900	3,900	3,000	900	23.07%
Trustees Fees	4,000	4,000	0	4,000	100.00%
Financial & Revenue Collections	10,000	9,583	9,583	0	4.16%
Accounting Services	13,900	12,742	12,742	0	8.33%
Auditing Services	3,700	3,700	2,000	1,700	45.94%
Arbitrage Rebate Calculation	650	650	1,000	(350)	(53.84)%
Travel	550	504	0	504	100.00%
Public Officials Liability Insurance	2,700	2,700	2,475	225	8.33%
Legal Advertising	500	458	564	(106)	(12.89)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup	2,100	1,925	1,925	0	8.33%
Legal Counsel					
District Counsel	15,000	13,750	3,651	10,100	75.66%
Electric Utility Services					
Utility Services	1,000	917	0	917	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	4,583	0	4,583	100.00%
Lake/Pond Bank Maintenance	5,000	4,583	0	4,583	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	2,723	(223)	(8.92)%
Landscape Maintenance	10,000	9,167	7,575	1,592	24.25%
Irrigation Repairs	3,500	3,208	0	3,208	100.00%
Road & Street Facilities					
Roadway Repair & Maintenance	5,800	5,317	0	5,317	100.00%
Total Expenditures	<u>126,475</u>	<u>117,821</u>	<u>76,329</u>	<u>41,492</u>	<u>39.65%</u>
Excess of Revenue Over (Under) Expenditures	0	8,654	(21,114)	(29,768)	0.00%
Other Financing Sources (Uses)					
Interfund Transfer	0	0	71,438	71,438	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	8,654	50,324	41,670	0.00%
Fund Balance, Beginning of Period	0	0	250,281	250,281	0.00%
Fund Balance, End of Period	<u>0</u>	<u>8,654</u>	<u>300,605</u>	<u>291,951</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 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	433	433	0.00%
Special Assessments				
Tax Roll	76,209	77,967	1,758	2.30%
Total Revenues	<u>76,209</u>	<u>78,399</u>	<u>2,190</u>	<u>2.87%</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	7,147	(7,147)	0.00%
Legal Counsel				
Trustee Counsel	0	14,167	(14,167)	0.00%
Debt Service				
Interest	76,209	1,234,745	(1,158,536)	(1,520.21)%
Principal	0	155,000	(155,000)	0.00%
Total Expenditures	<u>76,209</u>	<u>1,411,059</u>	<u>(1,334,850)</u>	<u>(1,751.57)%</u>
Excess of Revenue Over (Under) Expenditures	0	(1,332,660)	(1,332,660)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(85,042)	(85,042)	0.00%
SPE Costs	0	(51,852)	(51,852)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(136,895)</u>	<u>(136,895)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(1,469,555)	(1,469,555)	0.00%
Fund Balance, Beginning of Period	0	(23,688,473)	(23,688,473)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(25,158,027)</u>	<u>(25,158,027)</u>	<u>0.00%</u>

Magnolia Creek Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	15,589	15,589	0.00%
Total Revenues	<u>0</u>	<u>15,589</u>	<u>15,589</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	(20,911)	(20,911)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	297	297	0.00%
SPE Costs	0	(25,087)	(25,087)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(24,790)</u>	<u>(24,790)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(45,701)	(45,701)	0.00%
Fund Balance, Beginning of Period	0	1,646,055	1,646,055	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,600,355</u></u>	<u><u>1,600,355</u></u>	<u><u>0.00%</u></u>

**Magnolia Creek CDD
Investment Summary
August 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2018</u>
US Bank Series 2007 Revenue AB	US Bank Managed Money Market	\$ 20,963
US Bank Series 2007 Prepayment A	US Bank Managed Money Market	4,067
US Bank Series 2007 Prepayment B	US Bank Managed Money Market	4,656
US Bank Series 2007 Reserve A	US Bank Managed Money Market	0
US Bank Series 2007 Reserve B	US Bank Managed Money Market	195
	Total Debt Service Fund Investments	\$ 29,881
		<hr/> <hr/>
US Bank Series 2007 Construction	US Bank Managed Money Market	\$ 1,600,182
US Bank Series 2007 Deferred Cost	US Bank Managed Money Market	173
	Total Capital Project Fund Investments	\$ 1,600,355
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Magnolia Creek Community Development District

Summary A/R Ledger

001 - General Fund

From 8/1/2018 Through 8/31/2018

<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	544.15
10/1/2016	Walton County Tax Collector	FY16-17	2,430.85
10/1/2017	Walton County Tax Collector	FY 17-18	<u>2,947.49</u>
		Total 001 - General Fund	73,259.63

Magnolia Creek Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 8/1/2018 Through 8/31/2018

<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	24,041.31
10/1/2017	Walton County Tax Collector	FY 17-18	29,150.97
		Total 200 - Debt Service Fund	314,420.71
			<hr/>
Report Balance			387,680.34
			<hr/> <hr/>

Magnolia Creek Community Development District

Aged Payables by Invoice Date

Aging Date - 8/1/2018

001 - General Fund

From 8/1/2018 Through 8/31/2018

<u>Vendor Name</u>	<u>Invoice/Cred... Date</u>	<u>Invoice/Credit Number</u>	<u>Invoice/Credit Description</u>	<u>Current</u>
Adam Blake Lerner	8/9/2018	AL080918	Board of Supervisors Meeting 08/09/18	200.00
Dale S Jones Jr.	8/9/2018	DJ080918	Board of Supervisors Meeting 08/09/18	200.00
Thomas Hidell	8/9/2018	TH080918	Board of Supervisors Meeting 08/09/18	200.00
David Jae	8/9/2018	DJ080918	Board of Supervisors Meeting 08/09/18	200.00
Report Total				<u>800.00</u>

**MAGNOLIA CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT**

Capital Improvement Revenue Bonds - Series 2007AB

Construction and Deferred Cost Accounts Activity Through August 31, 2018

Inflows:	Debt Proceeds	\$	17,356,243.05
	Underwriter Discount		324,600.00
			17,680,843.05
	Interest Earnings	\$	428,539.00
	Developer Contribution		\$7,000.00
	Transfer to Deferred Cost Account		\$1,076.78
	Transfer from Revenue Account		\$4,926.88
	Transfer from Prepay B Account		\$500.07
			18,122,885.78
		Total Inflows:	\$ 18,122,885.78

Outflows:	Requisition	Contractor	Amount	Status
Date	Number			as of 08/31/18
8/2/2018		Feb Mgmt Fee	(5,000.00)	Cleared
8/2/2018		April Mgmt Fee	(5,000.00)	Cleared
8/2/2018		May Mgmt Fee	(5,000.00)	Cleared
8/2/2018		July Mgmt Fee	(5,000.00)	Cleared
8/2/2018		Travel Reimbursement	(1,086.76)	Cleared
8/2/2018		SPE May Mgmt Fee	(1,000.00)	Cleared
8/2/2018		SPE July Mgmt Fee	(1,000.00)	Cleared
			(15,940,802.38)	
		Total Requisitions:	\$ (15,940,802.38)	

Total Outflows: \$ (16,522,530.87)

Funds Available in Construction and Deferred Cost Accounts at August 31, 2018 **\$ 1,600,354.91**

Magnolia Creek Community Development District
Notes to Unaudited Financial Statements
August 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 08/31/18.
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 – May 2018.
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.