

Magnolia West  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Magnolia West Community Development District**

Balance Sheet

As of 12/31/2015

(In Whole Numbers)

|  | General Fund   | Reserve Fund | Debt Service Fund  | Capital Projects Fund | Total Governmental Funds | General Fixed Assets Account Group | General Long-Term Debt Account Group |
|--|----------------|--------------|--------------------|-----------------------|--------------------------|------------------------------------|--------------------------------------|
| <b>Assets</b>                                |                |              |                    |                       |                          |                                    |                                      |
| Cash In Bank                                 | 319,849        | 0            | 0                  | 0                     | 319,849                  | 0                                  | 0                                    |
| Investments                                  | 0              | 0            | 1,628,777          | 65,159                | 1,693,937                | 0                                  | 0                                    |
| Accounts Receivable                          | 329,035        | 0            | 3,956              | 0                     | 332,991                  | 0                                  | 0                                    |
| Allowance for Doubtful Accounts              | (322,451)      | 0            | 0                  | 0                     | (322,451)                | 0                                  | 0                                    |
| Prepaid Expenses                             | 0              | 0            | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Deposits                                     | 3,005          | 0            | 0                  | 0                     | 3,005                    | 0                                  | 0                                    |
| Due From Other Funds                         | 2,516          | 4,100        | 0                  | 0                     | 6,616                    | 0                                  | 0                                    |
| Amount Available in Debt Service             | 0              | 0            | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Amount To Be Provided Debt Service           | 0              | 0            | 0                  | 0                     | 0                        | 0                                  | 8,060,000                            |
| Fixed Assets                                 | 0              | 0            | 0                  | 0                     | 0                        | 3,694,606                          | 0                                    |
| <b>Total Assets</b>                          | <b>331,954</b> | <b>4,100</b> | <b>1,632,734</b>   | <b>65,159</b>         | <b>2,033,947</b>         | <b>3,694,606</b>                   | <b>8,060,000</b>                     |
| <b>Liabilities</b>                           |                |              |                    |                       |                          |                                    |                                      |
| Accounts Payable                             | 3,969          | 0            | 7,564              | 0                     | 11,533                   | 0                                  | 0                                    |
| Accrued Expenses Payable                     | 1,033          | 0            | 0                  | 0                     | 1,033                    | 0                                  | 0                                    |
| Other Current Liabilities                    | 0              | 0            | 1,286,801          | 0                     | 1,286,801                | 0                                  | 0                                    |
| Deferred Revenue                             | 0              | 0            | 0                  | 0                     | 0                        | 0                                  | 0                                    |
| Due To Other Funds                           | 4,100          | 0            | 2,516              | 0                     | 6,616                    | 0                                  | 0                                    |
| Debt Service Obligations- Current            | 0              | 0            | 2,239,594          | 0                     | 2,239,594                | 0                                  | 0                                    |
| Revenue Bonds Payable--Long Term             | 0              | 0            | 0                  | 0                     | 0                        | 0                                  | 8,060,000                            |
| <b>Total Liabilities</b>                     | <b>9,102</b>   | <b>0</b>     | <b>3,536,475</b>   | <b>0</b>              | <b>3,545,577</b>         | <b>0</b>                           | <b>8,060,000</b>                     |
| <b>Fund Equity &amp; Other Credits</b>       |                |              |                    |                       |                          |                                    |                                      |
| Beginning Fund Balance                       | 281,219        | 0            | (1,820,206)        | 65,159                | (1,473,827)              | 3,694,606                          | 0                                    |
| Net Change in Fund Balance                   | 41,633         | 4,100        | (83,536)           | 0                     | (37,803)                 | 0                                  | 0                                    |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>322,852</b> | <b>4,100</b> | <b>(1,903,742)</b> | <b>65,159</b>         | <b>(1,511,630)</b>       | <b>3,694,606</b>                   | <b>0</b>                             |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>331,954</b> | <b>4,100</b> | <b>1,632,734</b>   | <b>65,159</b>         | <b>2,033,947</b>         | <b>3,694,606</b>                   | <b>8,060,000</b>                     |

See Notes to Unaudited Financial Statements

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|                                      | Annual Budget  | YTD Budget     | YTD Actual    | YTD Variance     | Percent Annual<br>Budget<br>Remaining |
|--------------------------------------|----------------|----------------|---------------|------------------|---------------------------------------|
| <b>Revenues</b>                      |                |                |               |                  |                                       |
| Special Assessments                  |                |                |               |                  |                                       |
| Tax Roll                             | 69,660         | 69,660         | 89,366        | 19,706           | (28.28)%                              |
| Off Roll                             | 147,415        | 147,415        | 0             | (147,415)        | 100.00%                               |
| Other Miscellaneous Revenues         |                |                |               |                  |                                       |
| Miscellaneous                        | 0              | 0              | 165           | 165              | 0.00%                                 |
| <b>Total Revenues</b>                | <b>217,075</b> | <b>217,075</b> | <b>89,531</b> | <b>(127,544)</b> | <b>58.76%</b>                         |
| <b>Expenditures</b>                  |                |                |               |                  |                                       |
| Legislative                          |                |                |               |                  |                                       |
| Supervisor Fees                      | 12,000         | 3,000          | 1,000         | 2,000            | 91.66%                                |
| Financial & Administrative           |                |                |               |                  |                                       |
| Administrative Services              | 3,600          | 900            | 900           | 0                | 75.00%                                |
| District Management                  | 12,000         | 3,000          | 3,000         | 0                | 75.00%                                |
| District Engineer                    | 5,000          | 1,250          | 0             | 1,250            | 100.00%                               |
| Disclosure Report                    | 5,000          | 1,250          | 0             | 1,250            | 100.00%                               |
| Trustees Fees                        | 3,500          | 3,500          | 0             | 3,500            | 100.00%                               |
| Financial Consulting Services        | 8,600          | 5,900          | 5,900         | 0                | 31.39%                                |
| Accounting Services                  | 15,600         | 3,900          | 3,900         | 0                | 75.00%                                |
| Auditing Services                    | 3,800          | 0              | 0             | 0                | 100.00%                               |
| Arbitrage Rebate Calculation         | 600            | 150            | 600           | (450)            | 0.00%                                 |
| Public Officials Liability Insurance | 3,000          | 3,000          | 2,882         | 118              | 3.94%                                 |
| Legal Advertising                    | 2,000          | 500            | 314           | 186              | 84.31%                                |
| Dues, Licenses & Fees                | 175            | 0              | 175           | (175)            | 0.00%                                 |
| Miscellaneous Fees                   | 500            | 125            | 0             | 125              | 100.00%                               |
| Website Maintenance & Backup         | 1,200          | 300            | 300           | 0                | 75.00%                                |
| Legal Counsel                        |                |                |               |                  |                                       |
| District Counsel                     | 12,000         | 3,000          | 3,337         | (337)            | 72.19%                                |
| Electric Utility Services            |                |                |               |                  |                                       |
| Utility Services                     | 18,000         | 4,500          | 4,039         | 461              | 77.56%                                |
| Garbage/Solid Waste Control Services |                |                |               |                  |                                       |
| Garbage - Recreation Facility        | 2,000          | 500            | 479           | 21               | 76.06%                                |
| Water-Sewer Combination Services     |                |                |               |                  |                                       |
| Utility Services                     | 6,500          | 1,625          | 1,010         | 615              | 84.46%                                |
| Stormwater Control                   |                |                |               |                  |                                       |
| Lake/Pond Bank Maintenance           | 2,500          | 625            | 719           | (94)             | 71.26%                                |

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|   | Annual Budget   | YTD Budget     | YTD Actual    | YTD Variance     | Percent Annual<br>Budget<br>Remaining |
|---|-----------------|----------------|---------------|------------------|---------------------------------------|
| Other Physical Environment                      |                 |                |               |                  |                                       |
| General Liability & Property Insurance          | 8,000           | 8,000          | 7,150         | 850              | 10.62%                                |
| Landscape Maintenance                           | 25,000          | 6,250          | 6,075         | 175              | 75.70%                                |
| Irrigation Maintenance                          | 5,000           | 1,250          | 0             | 1,250            | 100.00%                               |
| Entry Monument & Fence Maintenance              | 2,000           | 500            | 0             | 500              | 100.00%                               |
| Landscape Replacement Plants, Shrubs, Trees     | 3,000           | 750            | 326           | 424              | 89.14%                                |
| Miscellaneous Expense                           | 3,000           | 750            | 0             | 750              | 100.00%                               |
| Road & Street Facilities                        |                 |                |               |                  |                                       |
| Amenity Sidewalk Repair & Maintenance           | 2,000           | 500            | 0             | 500              | 100.00%                               |
| Amenity Parking Lot Repair & Maintenance        | 2,000           | 500            | 0             | 500              | 100.00%                               |
| Miscellaneous Expense                           | 2,500           | 625            | 0             | 625              | 100.00%                               |
| Parks & Recreation                              |                 |                |               |                  |                                       |
| Amenity-Staffing,Maintenance & Repair           | 24,000          | 6,000          | 4,538         | 1,462            | 81.09%                                |
| Cable Phone & Internet                          | 3,000           | 750            | 614           | 136              | 79.52%                                |
| Amenity Janitorial Service & Supplies           | 6,000           | 1,500          | 1,425         | 75               | 76.25%                                |
| Pool Service Contract - Maintenance & Chemicals | 16,000          | 4,000          | 3,879         | 121              | 75.75%                                |
| Access Control & Repair                         | 2,000           | 500            | 135           | 365              | 93.25%                                |
| Athletic/Park Court/Field Repairs               | 2,000           | 500            | 0             | 500              | 100.00%                               |
| Miscellaneous Expense                           | 3,000           | 750            | 290           | 460              | 90.32%                                |
| Contingency                                     |                 |                |               |                  |                                       |
| Capital Outlay                                  | 10,000          | 2,500          | 0             | 2,500            | 100.00%                               |
| Miscellaneous Contingency                       | 6,500           | 1,625          | 0             | 1,625            | 100.00%                               |
| Total Expenditures                              | <u>242,575</u>  | <u>74,275</u>  | <u>52,985</u> | <u>21,290</u>    | <u>78.16%</u>                         |
| Excess Revenues Over (Under) Expenditures       | <u>(25,500)</u> | <u>142,800</u> | <u>36,546</u> | <u>(106,254)</u> | <u>243.31%</u>                        |
| Other Financing Sources (Uses)                  |                 |                |               |                  |                                       |
| Carryforward Fund Balance                       | 25,500          | 25,500         | 0             | (25,500)         | 100.00%                               |
| Transfer From SPE                               | 0               | 0              | 5,087         | 5,087            | 0.00%                                 |
| Total Other Financing Sources (Uses)            | <u>25,500</u>   | <u>25,500</u>  | <u>5,087</u>  | <u>(20,413)</u>  | <u>80.05%</u>                         |

See Notes to Unaudited Financial Statements

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>YTD Budget</u>     | <u>YTD Actual</u>     | <u>YTD Variance</u>   | <u>Percent Annual<br/>Budget<br/>Remaining</u> |
|---|----------------------|-----------------------|-----------------------|-----------------------|--|
| Excess of Rev./Other Sources Over<br>(Under) Expend./Other Uses | <u>0</u>             | <u>168,300</u>        | <u>41,633</u>         | <u>(126,667)</u>      | <u>0.00%</u>                                   |
| Fund Balance, Beginning of Period                               | <u>0</u>             | <u>0</u>              | <u>281,219</u>        | <u>281,219</u>        | <u>0.00%</u>                                   |
| Fund Balance, End of Period                                     | <u><u>0</u></u>      | <u><u>168,300</u></u> | <u><u>322,852</u></u> | <u><u>154,552</u></u> | <u><u>0.00%</u></u>                            |

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| <b>Revenues</b>   |                      |                                  |                                      |                                     |
| Special Assessments   |                      |                                  |                                      |                                     |
| Tax Roll  | 4,100                | 4,100                            | 0                                    | 0.00%                               |
| Off Roll  | 9,200                | 0                                | (9,200)                              | (100.00)%                           |
| Total Revenues  | <u>13,300</u>        | <u>4,100</u>                     | <u>(9,200)</u>                       | <u>(69.17)%</u>                     |
| <b>Expenditures</b>   |                      |                                  |                                      |                                     |
| Contingency   |                      |                                  |                                      |                                     |
| Capital Reserve   | 13,300               | 0                                | 13,300                               | 100.00%                             |
| Total Expenditures  | <u>13,300</u>        | <u>0</u>                         | <u>13,300</u>                        | <u>100.00%</u>                      |
| Excess of Revenues Over/(Under)<br>Expenditures                 | <u>0</u>             | <u>4,100</u>                     | <u>4,100</u>                         | <u>0.00%</u>                        |
| Excess Of Rev./Other Sources Over<br>(Under) Expend./Other Uses | <u>0</u>             | <u>4,100</u>                     | <u>4,100</u>                         | <u>0.00%</u>                        |
| Fund Balance, End of Period                                     | <u><u>0</u></u>      | <u><u>4,100</u></u>              | <u><u>4,100</u></u>                  | <u><u>0.00%</u></u>                 |

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| <b>Revenues</b>   |                      |                                  |                                      |                                     |
| Interest Earnings   |                      |                                  |                                      |                                     |
| Interest Earnings   | 0                    | 70                               | 70                                   | 0.00%                               |
| Special Assessments   |                      |                                  |                                      |                                     |
| Tax Roll  | 56,164               | 56,164                           | 0                                    | 0.00%                               |
| Prepayments   | 0                    | 39,649                           | 39,649                               | 0.00%                               |
| <b>Total Revenues</b>   | <u>56,164</u>        | <u>95,883</u>                    | <u>39,719</u>                        | <u>70.72%</u>                       |
| <b>Expenditures</b>   |                      |                                  |                                      |                                     |
| Debt Service Payments   |                      |                                  |                                      |                                     |
| Interest  | 56,164               | 215,605                          | (159,441)                            | (283.88)%                           |
| <b>Total Expenditures</b>                                       | <u>56,164</u>        | <u>215,605</u>                   | <u>(159,441)</u>                     | <u>(283.88)%</u>                    |
| Excess of Revenues Over/(Under)<br>Expenditures                 | 0                    | (119,722)                        | (119,722)                            | 0.00%                               |
| <b>Other Financing Sources (Uses)</b>                           |                      |                                  |                                      |                                     |
| Interfund Transfer  | 0                    | 4                                | 4                                    | 0.00%                               |
| Transfer From SPE   | 0                    | 36,183                           | 36,183                               | 0.00%                               |
| <b>Total Other Financing Sources (Uses)</b>                     | <u>0</u>             | <u>36,186</u>                    | <u>36,186</u>                        | <u>0.00%</u>                        |
| Excess Of Rev./Other Sources Over<br>(Under) Expend./Other Uses | 0                    | (83,536)                         | (83,536)                             | 0.00%                               |
| Fund Balance, Beginning of Period                               | 0                    | (1,820,206)                      | (1,820,206)                          | 0.00%                               |
| <b>Fund Balance, End of Period</b>                              | <u><u>0</u></u>      | <u><u>(1,903,742)</u></u>        | <u><u>(1,903,742)</u></u>            | <u><u>0.00%</u></u>                 |

**Magnolia West Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

|   | <u>Annual Budget</u> | <u>Current Period<br/>Actual</u> | <u>Budget To<br/>Actual Variance</u> | <u>Budget Percent<br/>Remaining</u> |
|---|----------------------|----------------------------------|--------------------------------------|-------------------------------------|
| Revenues  |                      |                                  |                                      |                                     |
| Interest Earnings   |                      |                                  |                                      |                                     |
| Interest Earnings   | 0                    | 4                                | 4                                    | 0.00%                               |
| Total Revenues  | <u>0</u>             | <u>4</u>                         | <u>4</u>                             | <u>0.00%</u>                        |
| Excess of Revenues Over/(Under)<br>Expenditures                 | 0                    | 4                                | 4                                    | 0.00%                               |
| Other Financing Sources (Uses)                                  |                      |                                  |                                      |                                     |
| Interfund Transfer  | 0                    | (4)                              | (4)                                  | 0.00%                               |
| Excess Of Rev./Other Sources Over<br>(Under) Expend./Other Uses | 0                    | 0                                | 0                                    | 0.00%                               |
| Fund Balance, Beginning of Period                               | 0                    | 65,159                           | 65,159                               | 0.00%                               |
| Fund Balance, End of Period                                     | <u>0</u>             | <u>65,159</u>                    | <u>65,159</u>                        | <u>0.00%</u>                        |



**Magnolia West Community Development District**  
**Investment Summary**  
**December 31, 2015**

| <u>Account</u>                    | <u>Investment</u>                             | <u>Balance as of</u><br><u>December 31, 2015</u> |
|-----------------------------------|---|--|
| US Bank Series 2006 Revenue       | US Bank Money Market Account-Managed          | \$ 1,354,863                                     |
| US Bank Series 2006 Reserve       | US Bank Money Market Account-Managed          | 75,115   |
| US Bank Series 2006 Prepayment    | US Bank Money Market Account-Managed          | 190,940  |
| US Bank Series 2006 Redemption    | US Bank Money Market Account-Managed          | 7,859  |
|                                   | <b>Total Debt Service Fund Investments</b>    | <b>\$ 1,628,777</b>                              |
|                                   |   | <hr/> <hr/>                                      |
| US Bank Series 2006 Deferred Cost | US Bank Money Market Account-Managed          | \$ 65,159  |
|                                   | <b>Total Capital Project Fund Investments</b> | <b>\$ 65,159</b>                                 |
|                                   |   | <hr/> <hr/>                                      |

**Magnolia West Community Development District**

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

| <u>Invoice Date</u> | <u>Customer Name</u>      | <u>Invoice Number</u>       | <u>Current Balance</u> |
|---------------------|---------------------------|-----------------------------|------------------------|
| 2/1/2012            | Magnolia West, LLC        | 410-12-01                   | 191,039.60             |
| 10/1/2012           | Magnolia West, LLC        | 410-13-01                   | 131,411.28             |
| 10/1/2015           | Clay County Tax Collector | FY 15-16                    | <u>6,583.84</u>        |
|                     |                           | Total 001 - General<br>Fund | 329,034.72             |

**Magnolia West Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

| <u>Invoice Date</u> | <u>Customer Name</u>      | <u>Invoice Number</u>            | <u>Current Balance</u>   |
|---------------------|---------------------------|----------------------------------|--------------------------|
| 10/1/2015           | Clay County Tax Collector | FY 15-16                         | <u>3,956.24</u>          |
|                     |                           | Total 200 - Debt<br>Service Fund | <u>3,956.24</u>          |
| Report Balance      |                           |                                  | <u><u>332,990.96</u></u> |

**Magnolia West Community Development District**

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

| <u>Vendor Name</u>              | <u>Invoice Date</u> | <u>Invoice Number</u>       | <u>Invoice Description</u>               | <u>Current Balance</u> |
|---------------------------------|---------------------|-----------------------------|--|------------------------|
| AMTEC                           | 12/1/2015           | 2768-11-15                  | Arbitrage Rebate Report                  | 600.00                 |
| Clay Electric Cooperative, Inc. | 12/29/2015          | 7213663 12/15               | 3490 Canyon Falls West 12/15             | 1,410.05               |
| Clint Spengler                  | 12/20/2015          | ARDR122015 - C.<br>Spengler | Area Rental Deposit Refund - C. Spengler | 175.00                 |
| Hopping Green & Sams            | 12/28/2015          | 85627                       | Monthly Legal Services 11/15             | 1,430.04               |
| Jeffrey Boysen                  | 12/19/2015          | ARDR121915 - J.<br>Boysen   | Area Rental Deposit Refund - J. Boysen   | 150.00                 |
| OPC News LLC                    | 12/31/2015          | 181354                      | Legal Advertising 12/15                  | 76.11                  |
| Republic Services #687          | 12/16/2015          | 0687-000695738              | Amenity Trash Removal 01/16              | 127.89                 |
|                                 |                     |                             | Total 001 - General<br>Fund              | 3,969.09               |

**Magnolia West Community Development District**

Summary A/P Ledger

200 - Debt Service Fund

From 12/1/2015 Through 12/31/2015

| <u>Vendor Name</u> | <u>Invoice Date</u> | <u>Invoice Number</u> | <u>Invoice Description</u>    | <u>Current Balance</u> |
|--------------------|---------------------|-----------------------|-------------------------------|------------------------|
| Magnolia West CDD  | 5/15/2012           | CR1 Magnolia West CDD | CR1 Magnolia West CDD         | 7,563.89               |
|                    |                     |                       | Total 200 - Debt Service Fund | 7,563.89               |
| Report Balance     |                     |                       |                               | 11,532.98              |

**Magnolia West Community Development District**  
**Notes to Unaudited Financial Statements**  
**December 31, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/15.
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 2006 Debt Service payments that were not made May 2011 – Nov 2015.
4. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Statement of Revenue and Expenditures - Debt Service Fund**

5. The scheduled Series 2006 Debt Service payments that were not made have been accrued, and are reflected in the accompanying Balance Sheet.

**Summary A/R Ledger-Payment Terms**

6. Payment terms for landowner assessments are (a) defined in the FY 15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.