

**STATEMENT 1
MAGNOLIA PARK CDD
FY 2017 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD- MARCH	FY 2017 ADOPTED	VARIANCE 2016 TO 2017
I. REVENUES						
ASSESSMENTS ON-ROLL	\$ 86,496	\$ 188,453	\$ 204,219	\$ 186,061	261,322	\$ 57,103
ASSESSMENTS ON - ROLL INCREASE	-	-	44,762	-	-	(44,762)
ASSESSMENTS OFF-ROLL (Net)	46,958	-	-	-	-	-
DEVELOPER CONTRIBUTION	-	-	-	22,696	-	-
PRIOR PERIOD REVENUE	-	1,405	-	-	-	-
INTEREST REVENUE	124	102	-	61	-	-
FUND BALANCE FORWARD	22,793	-	-	-	-	-
DISCOUNT (ASSESSMENTS)	-	-	(9,959)	-	-	9,959
MISCELLANEOUS REVENUE	2,000	2,810	2,000	2,150	3,200	1,200
TOTAL REVENUES	158,371	192,770	241,022	210,968	264,522	23,500
II. EXPENDITURES						
ADMINISTRATIVE:						
BOARD OF SUPERVISORS	1,615	600	2,400	1,000	7,200	4,800
PAYROLL TAXES	149	50	184	77	551	367
PAYROLL SERVICES	718	242	611	513	710	100
MANAGEMENT CONSULTING SERVICES	45,000	37,992	38,000	18,996	38,000	-
GENERAL ADMINISTRATIVE	4,800	3,996	4,000	1,998	4,000	-
MISCELLANEOUS (i.e., Banking fees & reserve Study)	1,431	304	300	69	300	-
COUNTY-ASSESSMENT COLLECTION FEES	715	-	9,959	-	-	(9,959)
ASSESSMENT ADMINISTRATION	-	6,700	6,700	6,700	6,700	-
AUDITING	8,000	3,225	3,225	3,225	5,500	2,275
INSURANCE (Liability, Property & Casualty)	3,225	7,100	7,988	7,185	7,819	(169)
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	804	3,019	1,500	46	750	(750)
ENGINEERING SERVICES	4,501	80	4,500	1,175	4,500	-
LEGAL SERVICES	44,103	11,703	15,000	6,373	15,000	-
TRAVEL PER DIEM	-	240	-	-	-	-
POSTAGE & FREIGHT	-	3,012	-	-	-	-
WEBSITE	-	-	1,995	831	960	(1,035)
TOTAL ADMINISTRATIVE	115,235	78,438	96,536	48,363	92,165	(4,372)
DEBT SERVICE ADMINISTRATION:						
TRUSTEE FEES	3,141	3,098	3,098	3,098	3,098	-
ARBITRAGE	500	500	500	500	500	-
TRUST FUND ACCOUNTING	3,500	2,904	2,904	1,452	2,904	-
TOTAL DEBT SERVICE ADMINISTRATION	7,141	6,502	6,502	5,050	6,502	-
FIELD OPERATIONS:						
ELECTRICITY GENERAL	8,751	7,570	9,201	452	1,200	(8,001)
WATER	173	240	180	78	180	-
STREETLIGHTS	-	-	-	2,964	7,092	7,092
POND MITIGATION MONITORING & MAINTENANCE	-	10,200	8,600	1,600	4,500	(4,100)
POND & LAKE MAINTENANCE	33,472	34,653	31,296	16,044	31,300	4
IRRIGATION MAINTENANCE	1,148	945	1,200	40	1,000	(200)
LANDSCAPE MAINTENANCE	38,087	53,864	78,507	39,952	89,083	10,576
LANDSCAPE REPLENISHMENT	17,409	21,308	6,000	5,419	6,000	-
LANDSCAPE EXTRAS	10,270	-	-	-	-	-
TREE TRIMMING	923	-	-	474	500	500
LANDSCAPE CONTINGENCY (Roll Forward)	-	3,200	-	-	-	-
FIELD CONTINGENCY	-	630	3,000	2,750	25,000	22,000
MISC. FIELD EXPENSE	-	-	-	-	-	-
TOTAL FIELD OPERATIONS	110,233	132,610	137,984	69,773	165,855	27,871
TOTAL EXPENDITURES	232,609	217,550	241,022	123,183	264,522	23,500
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	(81,274)	(24,780)	(0)	87,785	-	(1)
FUND BALANCE - BEGINNING (audit adjusted)	157,537	53,470			26,295	
LESS: FUND BALANCE FORWARD (SEE REV. SECTION)	(22,793)					
FUND BALANCE - ENDING	\$ 53,470	\$ 28,690	\$ -		\$ 26,295	

III. GROSS ASSESSMENT WORKSHEET

SPECIAL ASSESSMENTS - ON-ROLL	\$ 284,045
DISCOUNT 4%	(11,362)
COLLECTION FEES 4%	(11,362)
NET ASSESSMENTS:	\$ 261,322

FUND BALANCE

Reserved - 1 month operating	\$ 22,043
Unassigned	4,252
Total Fund Balance Projected	\$ 26,295

**STATEMENT 2
MAGNOLIA PARK CDD
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. O&M ASSESSMENT ALLOCATION - As if "All" Assessments are On-Roll.

Table a - NET EXPENDITURES		Refer To		Net Amount	Total ERU	Assmt NET / ERU
Debt service administration		STMT 1	K	\$ 6,502	172	\$ 37.80
Administrative		STMT 1	A	\$ 92,165	1,805	\$ 51.06
Field Operations		STMT 1	B	\$ 165,855	1,581	\$ 104.93
Total Expenditures			G	\$ 264,522		

Table b - Assessments for Bond Related Expenditures		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Land Use Type								
ERU per unit	C	-	1.00	1.00	1.00	1.00	1.00	
Number of Units /(b)	D	-	14	54	47	20	37	172
Total ERUs	C*D=E	-	14	54	47	20	37	172
Total Assessments - Bond Related	E*K=F	\$ -	\$ 529.22	\$ 2,041.27	\$ 1,776.66	\$ 756.02	\$ 1,398.65	\$ 6,502
Total Assessments / Unit	F/D = H	\$ -	\$ 37.80	\$ 37.80	\$ 37.80	\$ 37.80	\$ 37.80	

Table c - Assessments for Administrative Expenditures		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Land Use Type								
ERU per unit	C	1.00	1.00	1.00	1.00	1.00	1.00	
Number of Units /(b)	D	347	321	343	177	350	267	1,805
Total ERUs	C*D=E	347	321	343	177	350	267	1,805
Total Assessments - Admin	E*A=F	\$ 17,718.11	\$ 16,390.53	\$ 17,513.87	\$ 9,037.77	\$ 17,871.29	\$ 13,633.24	\$ 92,165
Total Assessments / Unit	F/D = H	\$ 51.06	\$ 51.06	\$ 51.06	\$ 51.06	\$ 51.06	\$ 51.06	

Table d - Assessments for Field Operations Expenditures		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Land Use Type								
ERU per unit	C	0.25	0.75	0.88	1.00	1.19	1.38	
Number of Units /(b)	D	347	321	343	177	350	262	1,800
Total ERUs	C*D=E	87	241	300	177	416	360	1,581
Assessment -Field Op (Gross)	E*B=F	\$ 9,102.39	\$ 25,261.10	\$ 31,491.12	\$ 18,572.02	\$ 43,628.52	\$ 37,799.84	\$ 165,855
Total Assessments / Unit	F/D = I	\$ 26.23	\$ 78.70	\$ 91.81	\$ 104.93	\$ 124.65	\$ 144.27	

2. Total FY 2017 Assessment Allocation		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Land Use Type								
Total Assessment	G	\$ 26,820	\$ 42,181	\$ 51,046	\$ 29,386	\$ 62,256	\$ 52,832	\$ 264,522
Total Assessment /Unit	H+I	\$ 77	\$ 168	\$ 181	\$ 194	\$ 214	\$ 233	

3. FY 2016 (Prior Year) Assessments		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Total Assessment		\$ 27,265	\$ 41,719	\$ 50,436	\$ 29,008	\$ 60,890	\$ 41,837	\$ 251,155
Total Assessment /Unit		\$ 79	\$ 169	\$ 182	\$ 194	\$ 213	\$ 231	

4. Change In Assessments (Current vs. Prior)		Unit Type			Lot Frontage			
		Apts	Quads	TH	SF 32'	SF 40'	SF 50'	Total
Total Assessments	Increase/ (Decrease)	\$ (445)	\$ 462	\$ 610	\$ 378	\$ 1,366	\$ 10,995	\$ 13,367
Total Assessments/Unit		\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 0	\$ -

Footnotes:

Assessment Note: Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will allocate assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments. As a result of this process, the on-roll and off-roll assessments and related collection costs may vary from the adopted budgets.

**STATEMENT 4
MAGNOLIA PARK CDD
Adopted Budget
SERIES 2007 A DEBT SERVICE (FD 201) ASSESSMENTS**

	FY 2017 ADOPTED BUDGET
REVENUE	
ASSESSMENTS (ON-ROLL Gross) - SERIES A	\$ 151,932
INTEREST REVENUE	-
FUND BALANCE FORWARD	-
DISCOUNT (ASSESSMENTS)	(6,077)
TOTAL REVENUE	145,855
EXPENDITURES	
COUNTY-ASSESSMENT COLLECTION FEES	6,077
PRINCIPAL - SERIES A	
Principal 05/01/2017	35,000
INTEREST EXPENSE - SERIES A	
Interest 05/01/2017	49,508
Interest 11/01/2017	48,431
TOTAL EXPENDITURES	139,016
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	6,839
OTHER FINANCING SOURCES (USES)	
TRANSFER-IN	-
TRANSFER-OUT (201 TO 301)	-
TOTAL OTHER FINANCING SOURCES (USES)	-
NET CHANGE IN FUND BALANCE	6,839
LESS FUND BALANCE FORWARD	-
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 6,839

NOTE: At the end of FY 2014 the debt service fund owed the General Fund - \$8,860.87

Table 1. Annual Special Assessments Allocation

Land Use	Units	Gross Assmt / Unit	Net Assmt / Unit	Total GROSS Assmt	Total NET Assmt
Single Family 50'	37	\$ 1,164.56	\$ 1,071.40	\$ 43,088.76	\$ 39,641.66
Single Family 40'	20	\$ 1,006.17	\$ 925.68	\$ 20,123.45	\$ 18,513.58
Single Family 32'	47	\$ 846.77	\$ 779.03	\$ 39,798.14	\$ 36,614.29
Townhome	54	\$ 741.18	\$ 681.88	\$ 40,023.54	\$ 36,821.65
Quads	14	\$ 635.58	\$ 584.74	\$ 8,898.18	\$ 8,186.33
Total	172	\$ 883.33	\$ 812.66	\$ 151,932.07	\$ 139,777.50
Apartments (a)	347	\$ -	\$ -	\$ -	\$ -
Total in CDD	519	\$ 883.33	\$ 812.66	\$ 151,932.07	\$ 139,777.50

Footnote:

(a) No debt is allocated to Apartment land uses because Series 2007A bond has been redeemed for Apartment land use.