

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

September 30, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet

As of 9/30/2015

(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	100,954	0	0	100,954	0	0
Investments	0	536,827	382,436	919,263	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Expenses	5,405	0	0	5,405	0	0
Deposits	4,190	0	0	4,190	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	449,327
Amount To Be Provided Debt Service	0	0	0	0	0	5,490,673
Fixed Assets	0	0	0	0	6,010,862	0
Total Assets	<u>110,549</u>	<u>536,827</u>	<u>382,436</u>	<u>1,029,813</u>	<u>6,010,862</u>	<u>5,940,000</u>
Liabilities						
Accounts Payable	4,999	0	0	4,999	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	1,580	0	382,436	384,016	0	0
Other Current Liabilities	12,435	0	0	12,435	0	0
Deferred Revenue	91,535	87,500	0	179,035	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,940,000
Total Liabilities	<u>110,549</u>	<u>87,500</u>	<u>382,436</u>	<u>580,485</u>	<u>0</u>	<u>5,940,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	0	0	0	0	6,010,862	0
Net Change in Fund Balance	0	449,327	0	449,327	0	0
Total Fund Equity & Other Credits	<u>0</u>	<u>449,327</u>	<u>0</u>	<u>449,327</u>	<u>6,010,862</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>110,549</u>	<u>536,827</u>	<u>382,436</u>	<u>1,029,813</u>	<u>6,010,862</u>	<u>5,940,000</u>

See Notes to Unaudited Financial Statements

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(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					
Contributions & Donations From Private Sources					
Developer Contributions	132,850	132,850	89,435	(43,415)	32.67%
Total Revenues	<u>132,850</u>	<u>132,850</u>	<u>89,435</u>	<u>(43,415)</u>	<u>32.68%</u>
Expenditures					
Financial & Administrative					
District Management	13,200	13,200	13,200	0	0.00%
District Engineer	5,000	5,000	12,923	(7,923)	(158.46)%
Disclosure Report	5,000	5,000	0	5,000	100.00%
Trustees Fees	5,000	5,000	0	5,000	100.00%
Accounting Services	12,000	12,000	11,000	1,000	8.33%
Auditing Services	5,000	5,000	2,750	2,250	45.00%
Arbitrage Rebate Calculation	650	650	0	650	100.00%
Public Officials Liability Insurance	2,500	2,500	2,006	494	19.77%
Legal Advertising	1,500	1,500	2,576	(1,076)	(71.70)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	0	0	1,500	(1,500)	0.00%
Legal Counsel					
District Counsel	5,000	5,000	17,211	(12,211)	(244.22)%
Electric Utility Services					
Utility Services	5,000	5,000	324	4,676	93.51%
Street Lights	10,000	10,000	6,995	3,005	30.05%
Water-Sewer Combination Services					
Utility Services	1,000	1,000	1	999	99.92%
Stormwater Control					
Aquatic Maintenance	5,000	5,000	1,788	3,212	64.24%
Wetland Monitoring & Maintenance	1,500	1,500	0	1,500	100.00%
Other Physical Environment					
General Liability Insurance	1,000	1,000	354	646	64.60%
Property Insurance	5,000	5,000	0	5,000	100.00%
Entry & Walls Maintenance	2,500	2,500	0	2,500	100.00%
Landscape Maintenance	40,000	40,000	13,537	26,463	66.15%
Landscape - Mulch	5,000	5,000	0	5,000	100.00%
Field Operations	0	0	3,000	(3,000)	0.00%
Contingency					
Miscellaneous Contingency	1,825	1,825	95	1,730	94.77%
Total Expenditures	<u>132,850</u>	<u>132,850</u>	<u>89,435</u>	<u>43,415</u>	<u>32.68%</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Off Roll	0	391,039	391,039	0.00%
Total Revenues	0	391,057	391,057	0.00%
Expenditures				
Debt Service Payments				
Interest	0	157,950	(157,950)	0.00%
Total Expenditures	0	157,950	(157,950)	0.00%
Excess of Revenues Over (Under) Expenditures	0	233,107	233,107	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	20,702	20,702	0.00%
Bond Proceeds	0	195,519	195,519	0.00%
Total Other Financing Sources (Uses)	0	216,221	216,221	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	449,327	449,327	0.00%
Fund Balance, End of Period	0	449,327	449,327	0.00%

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	168	168	0.00%
Total Revenues	0	168	168	0.00%
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
District Engineer	0	7,500	(7,500)	0.00%
Trustees Fees	0	7,000	(7,000)	0.00%
Financial Consulting Services	0	25,000	(25,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter	0	148,500	(148,500)	0.00%
Legal Counsel				
District Counsel	0	35,500	(35,500)	0.00%
Bond Counsel	0	46,550	(46,550)	0.00%
Underwriter Counsel	0	37,500	(37,500)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	5,301,264	(5,301,264)	0.00%
Total Expenditures	0	5,615,064	(5,615,064)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(5,614,896)	(5,614,896)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(20,702)	(20,702)	0.00%
Bond Proceeds	0	5,635,597	5,635,597	0.00%
Total Other Financing Sources (Uses)	0	5,614,896	5,614,896	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, End of Period	0	0	0	0.00%

**Forest Brooke CDD
Investment Summary
September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2015</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,527
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	320,598
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	20,702
	Total Debt Service Fund Investments	<u>\$ 536,827</u>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 382,436
	Total Capital Project Fund Investments	<u>\$ 382,436</u>

Forest Brooke Community Development District

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	9/1/2015	0000316548	Monthly Lake and Wetland Serives 09/15	447.00
Austin Outdoor, LLC	9/1/2015	0000098271	Monthly Landscape Maintenance 09/15	2,114.50
K. Johnson's Lawn & Landscaping, Inc.	9/14/2015	13189	Bush Hogging	1,500.00
Straley & Robin, Attorneys at Law	9/21/2015	12535	General Monthly Legal Services 09/15	<u>937.10</u>
			Total 001 - General Fund	<u>4,998.60</u>
Report Balance				<u><u>4,998.60</u></u>

**Forest Brooke
Community Development District
Special Assessment Revenue Bonds- Series 2014**

Construction Account Activity Through September 30, 2015

Inflows:	Debt Proceeds	\$	5,487,097.45
	Underwriters Discount		<u>148,500.00</u>
		Total Bond Proceeds:	<u>5,635,597.45</u>
	Interest Earnings		<u>168.09</u>
		Total Inflows:	<u><u>\$ 5,635,765.54</u></u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee As of 09/30/15
10/16/14	COI	Underwriters Discount	\$ (148,500.00)	Cleared
10/16/14	COI	Image Master	(1,250.00)	Cleared
10/16/14	COI	Gray Robinson	(37,500.00)	Cleared
10/16/14	COI	Greenberg Traurig	(46,550.00)	Cleared
10/16/14	COI	Straley & Robin	(35,500.00)	Cleared
10/16/14	COI	Wells Fargo	(7,000.00)	Cleared
10/16/14	COI	Rizzetta & Co	(30,000.00)	Cleared
05/26/15	COI	Clearview Land Design, P.L.	(7,500.00)	Cleared
		Total COI Expenses:	<u>\$ (313,800.00)</u>	
11/04/14	1	Lennar	(1,808,825.36)	Cleared
11/11/14	2	QGS Development, Inc.	(362,628.71)	Cleared
11/25/14	3	QGS Development, Inc.	(297,715.23)	Cleared
12/31/14	4	QGS Development, Inc.	(271,793.42)	Cleared
01/31/15	5	QGS Development, Inc.	(442,045.68)	Cleared
02/28/15	6	QGS Development, Inc.	(708,243.97)	Cleared
03/20/15	7	Clearview Land Design, P.L.	(1,250.00)	Cleared
03/31/15	8	QGS Development, Inc.	(468,436.17)	Cleared
03/31/15	9	Clearview Land Design, P.L.	(1,250.00)	Cleared
04/30/15	10	QGS Development, Inc.	(55,581.26)	Cleared
04/30/15	11	QGS Development, Inc.	(501,057.80)	Cleared
09/30/15	12	Lennar	(382,436.18)	Accrued
		Total Requisitions:	<u>\$ (5,301,263.78)</u>	

Total COI & Requisitions: (5,615,063.78)

Transfer to Interest Account (20,701.76)

Retainage Payable: -

Total Outflows: (5,635,765.54)

Capital Project Fund at September 30, 2015 \$ -

Forest Brooke Community Development District
Notes to Unaudited Financial Statements
September 30, 2015

Balance Sheet

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data