

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

April 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet
As of 4/30/2016
(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	161,523	0	0	161,523	0	0
Investments	0	609,789	2	609,791	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	4,325	0	0	4,325	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	609,789
Amount To Be Provided Debt Service	0	0	0	0	0	5,245,211
Fixed Assets	0	0	0	0	6,010,862	0
Total Assets	<u>165,848</u>	<u>609,789</u>	<u>2</u>	<u>775,639</u>	<u>6,010,862</u>	<u>5,855,000</u>
Liabilities						
Accounts Payable	548	0	0	548	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,115	0	0	2,115	0	0
Other Current Liabilities	676	0	0	676	0	0
Deferred Revenue	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	5,855,000
Total Liabilities	<u>3,338</u>	<u>0</u>	<u>0</u>	<u>3,338</u>	<u>0</u>	<u>5,855,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	0	0	0	0	6,010,862	0
Net Change in Fund Balance	162,510	609,789	2	772,301	0	0
Total Fund Equity & Other Credits	<u>162,510</u>	<u>609,789</u>	<u>2</u>	<u>772,301</u>	<u>6,010,862</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>165,848</u>	<u>609,789</u>	<u>2</u>	<u>775,639</u>	<u>6,010,862</u>	<u>5,855,000</u>

See Notes to Unaudited Financial Statements

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	69,654	69,654	71,804	2,150	(3.08)%
Off Roll	183,071	183,071	183,071	0	0.00%
Total Revenues	<u>252,725</u>	<u>252,725</u>	<u>254,875</u>	<u>2,150</u>	<u>(0.85)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	14,100	8,225	8,225	0	41.66%
District Engineer	15,000	8,750	0	8,750	100.00%
Disclosure Report	5,000	2,917	10,000	(7,083)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	7,100	7,100	0	17.44%
Accounting Services	15,000	8,750	8,750	0	41.66%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	379	500	(121)	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	583	139	444	86.07%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	700	700	0	41.66%
Legal Counsel					
District Counsel	15,000	8,750	3,369	5,381	77.54%
Electric Utility Services					
Utility Services	10,000	5,833	396	5,437	96.03%
Street Lights	30,000	17,500	14,145	3,355	52.85%
Stormwater Control					
Aquatic Maintenance	7,500	4,375	3,129	1,246	58.28%
Wetland Monitoring & Maintenance	1,500	875	0	875	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	617	1,883	75.32%
Property Insurance	5,000	5,000	2,784	2,216	44.32%
Entry & Walls Maintenance	2,500	1,458	175	1,283	93.00%
Landscape Maintenance	60,000	35,000	18,483	16,517	69.19%
Irrigation Repairs	2,500	1,458	343	1,116	86.29%
Landscape - Mulch	12,000	7,000	0	7,000	100.00%
Landscape - Annuals	8,000	4,667	0	4,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,458	310	1,148	87.59%
Field Operations	6,000	3,500	3,500	0	41.66%
Contingency					
Miscellaneous Contingency	10,000	5,833	9,995	(4,162)	0.05%
Total Expenditures	<u>252,725</u>	<u>152,912</u>	<u>101,960</u>	<u>50,952</u>	<u>59.66%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>99,813</u>	<u>152,915</u>	<u>53,102</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 4/30/2016

(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>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>99,813</u>	<u>152,915</u>	<u>53,102</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	9,595	9,595	0.00%
Fund Balance, End of Period	<u>0</u>	<u>99,813</u>	<u>162,510</u>	<u>62,697</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	223	223	0.00%
Special Assessments				
Tax Roll	216,038	216,039	1	0.00%
Off Roll	175,000	175,000	0	0.00%
Total Revenues	<u>391,038</u>	<u>391,261</u>	<u>224</u>	<u>0.06%</u>
Expenditures				
Debt Service Payments				
Interest	306,038	145,800	160,238	52.35%
Principal	85,000	85,000	0	0.00%
Total Expenditures	<u>391,038</u>	<u>230,800</u>	<u>160,238</u>	<u>40.98%</u>
Excess of Revenues Over (Under) Expenditures	0	160,461	160,461	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	160,461	160,461	0.00%
Fund Balance, Beginning of Period	0	449,327	449,327	0.00%
Fund Balance, End of Period	<u>0</u>	<u>609,789</u>	<u>609,789</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 4/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3	(3)	0.00%
Total Expenditures	<u>0</u>	<u>3</u>	<u>(3)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>2</u></u>	<u><u>0.00%</u></u>

**Forest Brooke CDD
Investment Summary
April 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of April 30, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,547
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	270,142
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	144,100
	Total Debt Service Fund Investments	<u><u>\$ 609,789</u></u>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	Total Capital Project Fund Investments	<u><u>\$ 2</u></u>

Forest Brooke Community Development District
Summary A/P Ledger
001 - General Fund
From 4/1/2016 Through 4/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Straley & Robin, Attorneys at Law	4/26/2016	13174	General Monthly Legal Services 04/16	<u>547.50</u>
			Total 001 - General Fund	<u>547.50</u>
Report Balance				<u><u>547.50</u></u>

Forest Brooke Community Development District
Notes to Unaudited Financial Statements
April 30, 2016

Balance Sheet

1. Trust statement activity has been recorded through 04/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.