

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

August 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet
As of 8/31/2016
(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	115,627	0	0	115,627	0	0
Investments	0	466,014	2	466,016	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	466,014
Amount To Be Provided Debt Service	0	0	0	0	0	5,388,986
Fixed Assets	0	0	0	0	6,010,862	0
Total Assets	<u>119,952</u>	<u>466,014</u>	<u>2</u>	<u>585,968</u>	<u>6,010,862</u>	<u>5,855,000</u>
Liabilities						
Accounts Payable	10,877	0	0	10,877	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,100	0	0	2,100	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>13,653</u>	<u>0</u>	<u>0</u>	<u>13,653</u>	<u>0</u>	<u>5,855,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	9,370	449,327	0	458,697	6,010,862	0
Net Change in Fund Balance	96,929	16,686	2	113,618	0	0
Total Fund Equity & Other Credits	<u>106,299</u>	<u>466,014</u>	<u>2</u>	<u>572,315</u>	<u>6,010,862</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>119,952</u>	<u>466,014</u>	<u>2</u>	<u>585,968</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 8/31/2016

(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>
Revenues					
Special Assessments					
Tax Roll	69,654	69,654	76,478	6,824	(9.79)%
Off Roll	183,071	183,071	183,071	0	0.00%
Total Revenues	<u>252,725</u>	<u>252,725</u>	<u>259,549</u>	<u>6,824</u>	<u>(2.70)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,500	4,125	4,125	0	8.33%
District Management	14,100	12,925	12,925	0	8.33%
District Engineer	15,000	13,750	1,298	12,453	91.35%
Disclosure Report	5,000	4,583	10,000	(5,417)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	8,300	8,300	0	3.48%
Accounting Services	15,000	13,750	13,750	0	8.33%
Auditing Services	5,000	5,000	2,750	2,250	45.00%
Arbitrage Rebate Calculation	650	596	500	96	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	917	541	376	45.90%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,100	1,100	0	8.33%
Legal Counsel					
District Counsel	15,000	13,750	7,402	6,348	50.65%
Electric Utility Services					
Utility Services	10,000	9,167	1,227	7,940	87.72%
Street Lights	30,000	27,500	22,147	5,353	26.17%
Stormwater Control					
Aquatic Maintenance	7,500	6,875	4,917	1,958	34.44%
Wetland Monitoring & Maintenance	1,500	1,375	2,600	(1,225)	(73.33)%
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	2,292	860	1,432	65.60%
Landscape Maintenance	60,000	55,000	39,618	15,382	33.97%
Irrigation Repairs	2,500	2,292	687	1,605	72.52%
Landscape - Mulch	12,000	11,000	0	11,000	100.00%
Landscape - Annuals	8,000	7,333	0	7,333	100.00%
Dog Waste Station Supplies	0	0	531	(531)	0.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,292	310	1,982	87.59%
Field Operations	6,000	5,500	5,500	0	8.33%
Contingency					
Miscellaneous Contingency	10,000	9,167	11,456	(2,289)	(14.56)%
Total Expenditures	<u>252,725</u>	<u>233,762</u>	<u>162,621</u>	<u>71,142</u>	<u>35.65%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>18,963</u>	<u>96,929</u>	<u>77,966</u>	<u>0.00%</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 8/31/2016

(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>18,963</u>	<u>96,929</u>	<u>77,966</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	9,370	9,370	0.00%
Fund Balance, End of Period	<u>0</u>	<u>18,963</u>	<u>106,299</u>	<u>87,336</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	548	548	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>391,586</u>	<u>549</u>	<u>0.14%</u>
Expenditures				
Debt Service Payments				
Interest	306,038	289,900	16,138	5.27%
Principal	85,000	85,000	0	0.00%
Total Expenditures	<u>391,038</u>	<u>374,900</u>	<u>16,138</u>	<u>4.13%</u>
Excess of Revenues Over (Under) Expenditures	0	16,686	16,686	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	16,686	16,686	0.00%
Fund Balance, Beginning of Period	0	449,327	449,327	0.00%
Fund Balance, End of Period	<u>0</u>	<u>466,014</u>	<u>466,014</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 8/31/2016

(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
August 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,677
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	270,332
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	5
	Total Debt Service Fund Investments	<u>\$ 466,014</u>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	Total Capital Project Fund Investments	<u>\$ 2</u>

Forest Brooke Community Development District

Summary A/P Ledger

001 - General Fund

From 8/1/2016 Through 8/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	8/1/2016	0000347266	Monthly Lake and Wetland Services 08/16	447.00
Austin Outdoor, LLC	8/1/2016	INV-0000128848	Monthly Landscape Maintenance 08/16	5,310.07
Austin Outdoor, LLC	8/31/2016	INV-0000130066	Landscape Clean Up @ Blvd	2,084.36
Austin Outdoor, LLC	8/31/2016	INV-0000130179	Irrigation Repairs	125.00
Austin Outdoor, LLC	8/31/2016	INV-0000130215	Mainline Repairs	1,461.11
Bryan Taylor DbA Tampa Poop 911 LLC	7/26/2016	1389329	Station #1 Maintenance 07/16	35.80
Site Masters of Florida, LLC	8/15/2015	081516-2	Replaced Broken PVC Fence	225.00
Straley Robin Vericker	8/22/2016	13572	General Monthly Legal Services 08/16	1,189.00
			Total 001 - General Fund	10,877.34
Report Balance				10,877.34

Forest Brooke Community Development District
Notes to Unaudited Financial Statements
August 31, 2016

Balance Sheet

1. Trust statement activity has been recorded through 08/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.