

Forest Brooke  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Forest Brooke Community Development District**

Balance Sheet  
As of 1/31/2016  
(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
<b>Assets</b>						
Cash In Bank	102,673	0	0	102,673	0	0
Investments	0	519,147	2	519,150	0	0
Accounts Receivable	92,484	90,442	0	182,927	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	6,975	0	0	6,975	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	609,590
Amount To Be Provided Debt Service	0	0	0	0	0	5,245,410
Fixed Assets	0	0	0	0	6,010,862	0
<b>Total Assets</b>	<b>202,132</b>	<b>609,590</b>	<b>2</b>	<b>811,724</b>	<b>6,010,862</b>	<b>5,855,000</b>
<b>Liabilities</b>						
Accounts Payable	10,716	0	0	10,716	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,170	0	0	2,170	0	0
Other Current Liabilities	12,435	0	0	12,435	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
<b>Total Liabilities</b>	<b>25,321</b>	<b>0</b>	<b>0</b>	<b>25,321</b>	<b>0</b>	<b>5,855,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	(2,164)	449,327	0	447,163	6,010,862	0
Net Change in Fund Balance	178,976	160,262	2	339,241	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>176,812</b>	<b>609,590</b>	<b>2</b>	<b>786,404</b>	<b>6,010,862</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>202,132</b>	<b>609,590</b>	<b>2</b>	<b>811,724</b>	<b>6,010,862</b>	<b>5,855,000</b>

See Notes to Unaudited Financial Statements

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Tax Roll	69,654	69,654	69,670	16	(0.02)%
Off Roll	183,071	183,071	183,071	0	0.00%
<b>Total Revenues</b>	<b>252,725</b>	<b>252,725</b>	<b>252,741</b>	<b>16</b>	<b>(0.01)%</b>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,500	1,500	1,500	0	66.66%
District Management	14,100	4,700	4,700	0	66.66%
District Engineer	15,000	5,000	0	5,000	100.00%
Disclosure Report	5,000	1,667	10,000	(8,333)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	6,200	6,200	0	27.90%
Accounting Services	15,000	5,000	5,000	0	66.66%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	500	(283)	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	333	0	333	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	15,000	5,000	2,012	2,988	86.58%
Electric Utility Services					
Utility Services	10,000	3,333	228	3,106	97.72%
Street Lights	30,000	10,000	8,155	1,845	72.81%
Stormwater Control					
Aquatic Maintenance	7,500	2,500	1,788	712	76.16%
Wetland Monitoring & Maintenance	1,500	500	0	500	100.00%
Other Physical Environment					
General Liability Insurance	2,500	2,500	617	1,883	75.32%
Property Insurance	5,000	5,000	2,788	2,212	44.24%
Entry & Walls Maintenance	2,500	833	0	833	100.00%
Landscape Maintenance	60,000	20,000	10,689	9,311	82.18%
Irrigation Repairs	2,500	833	209	625	91.65%
Landscape - Mulch	12,000	4,000	0	4,000	100.00%
Landscape - Annuals	8,000	2,667	0	2,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	833	310	523	87.59%
Field Operations	6,000	2,000	2,000	0	66.66%
Contingency					
Miscellaneous Contingency	10,000	3,333	9,995	(6,662)	0.05%
<b>Total Expenditures</b>	<b>252,725</b>	<b>96,025</b>	<b>73,765</b>	<b>22,260</b>	<b>70.81%</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>156,700</b>	<b>178,976</b>	<b>22,276</b>	<b>0.00%</b>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

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

(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>156,700</u>	<u>178,976</u>	<u>22,276</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	(2,164)	(2,164)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>156,700</u>	<u>176,812</u>	<u>20,111</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

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

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	24	24	0.00%
Special Assessments				
Tax Roll	216,038	216,039	1	0.00%
Off Roll	175,000	175,000	0	0.00%
<b>Total Revenues</b>	<u>391,038</u>	<u>391,062</u>	<u>25</u>	<u>0.01%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	306,038	145,800	160,238	52.35%
Principal	85,000	85,000	0	0.00%
<b>Total Expenditures</b>	<u>391,038</u>	<u>230,800</u>	<u>160,238</u>	<u>40.98%</u>
Excess of Revenues Over (Under) Expenditures	0	160,262	160,262	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	160,262	160,262	0.00%
Fund Balance, Beginning of Period	0	449,327	449,327	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>609,590</u>	<u>609,590</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	<u>0</u>	<u>5</u>	<u>5</u>	<u>0.00%</u>
<b>Expenditures</b>				
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  
January 31, 2016**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of January 31, 2016</b></u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,530
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	323,617
	<b>Total Debt Service Fund Investments</b>	<b>\$ 519,147</b>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	<b>Total Capital Project Fund Investments</b>	<b>\$ 2</b>

**Forest Brooke Community Development District**  
Summary A/R Ledger  
001 - General Fund  
From 1/1/2016 Through 1/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough Tax Collector	FY15-16	948.72
10/1/2015	Lennar Homes, LLC	141-16-01	<u>91,535.46</u>
		Total 001 - General Fund	92,484.18



**Forest Brooke Community Development District**  
 Summary A/R Ledger  
 200 - Debt Service Fund  
 From 1/1/2016 Through 1/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough Tax Collector	FY15-16	2,942.47
10/1/2015	Lennar Homes, LLC	141-16-01	<u>87,499.97</u>
		Total 200 - Debt Service Fund	90,442.44
			<u>                    </u>
Report Balance			<u><u>182,926.62</u></u>

**Forest Brooke Community Development District**

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Rizzetta & Company, Inc.	1/29/2016	2806	S2014 Bond Dissemination Report FY14/15	5,000.00
Rizzetta & Company, Inc.	1/29/2016	2807	S2014 Bond Dissemination Report FY15/16	5,000.00
Straley & Robin, Attorneys at Law	1/25/2016	12936	General Monthly Legal Services 01/16	<u>715.85</u>
			Total 001 - General Fund	<u>10,715.85</u>
Report Balance				<u><u>10,715.85</u></u>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

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

3. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

4. General Fund – Payment for Invoice FY15-16 in the amount of \$714.76 was received in February 2016.
5. General Fund – Payment for Invoice 141-16-01 in the amount of \$45,767.73 was received in February 2016.
6. Debt Service Fund – Payment for Invoice FY15-16 in the amount of \$2,216.83 was received in February 2016.
7. Debt Service Fund – Payment for Invoice 141-16-01 in the amount of \$43,749.99 was received in February 2016.