

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

June 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet

As of 6/30/2016

(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	142,942	0	0	142,942	0	0
Investments	0	465,837	2	465,839	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	465,837
Amount To Be Provided Debt Service	0	0	0	0	0	5,389,163
Fixed Assets	0	0	0	0	6,010,862	0
Total Assets	<u>147,267</u>	<u>465,837</u>	<u>2</u>	<u>613,106</u>	<u>6,010,862</u>	<u>5,855,000</u>
Liabilities						
Accounts Payable	8,167	0	0	8,167	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,213	0	0	2,213	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>11,056</u>	<u>0</u>	<u>0</u>	<u>11,056</u>	<u>0</u>	<u>5,855,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	9,595	449,327	0	458,922	6,010,862	0
Net Change in Fund Balance	126,616	16,510	2	143,128	0	0
Total Fund Equity & Other Credits	<u>136,211</u>	<u>465,837</u>	<u>2</u>	<u>602,050</u>	<u>6,010,862</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>147,267</u>	<u>465,837</u>	<u>2</u>	<u>613,106</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 6/30/2016

(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>
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	3,375	3,375	0	25.00%
District Management	14,100	10,575	10,575	0	25.00%
District Engineer	15,000	11,250	1,298	9,953	91.35%
Disclosure Report	5,000	3,750	10,000	(6,250)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	7,700	7,700	0	10.46%
Accounting Services	15,000	11,250	11,250	0	25.00%
Auditing Services	5,000	5,000	2,750	2,250	45.00%
Arbitrage Rebate Calculation	650	488	500	(12)	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	750	486	264	51.40%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	900	900	0	25.00%
Legal Counsel					
District Counsel	15,000	11,250	5,819	5,431	61.20%
Electric Utility Services					
Utility Services	10,000	7,500	972	6,528	90.27%
Street Lights	30,000	22,500	18,134	4,366	39.55%
Stormwater Control					
Aquatic Maintenance	7,500	5,625	4,023	1,602	46.36%
Wetland Monitoring & Maintenance	1,500	1,125	2,600	(1,475)	(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	1,875	550	1,325	78.00%
Landscape Maintenance	60,000	45,000	26,354	18,646	56.07%
Irrigation Repairs	2,500	1,875	343	1,532	86.29%
Landscape - Mulch	12,000	9,000	0	9,000	100.00%
Landscape - Annuals	8,000	6,000	0	6,000	100.00%
Dog Waste Station Supplies	0	0	424	(424)	0.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,875	310	1,565	87.59%
Field Operations	6,000	4,500	4,500	0	25.00%
Contingency					
Miscellaneous Contingency	10,000	7,500	9,995	(2,495)	0.05%
Total Expenditures	<u>252,725</u>	<u>195,837</u>	<u>132,933</u>	<u>62,904</u>	<u>47.40%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>56,888</u>	<u>126,616</u>	<u>69,728</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(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>56,888</u>	<u>126,616</u>	<u>69,728</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>56,888</u>	<u>136,211</u>	<u>79,323</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	371	371	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>391,410</u>	<u>372</u>	<u>0.10%</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	16,510	16,510	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	16,510	16,510	0.00%
Fund Balance, Beginning of Period	0	449,327	449,327	0.00%
Fund Balance, End of Period	<u>0</u>	<u>465,837</u>	<u>465,837</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 6/30/2016

(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
June 30, 2016

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,603
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	270,229
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	5
	Total Debt Service Fund Investments	<u><u>\$ 465,837</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 6/1/2016 Through 6/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	6/1/2016	0000341500	Monthly Lake and Wetland Services 06/16	447.00
Austin Outdoor, LLC	6/1/2016	INV-0000122477	Monthly Landscape Maintenance 06/16	2,560.07
Austin Outdoor, LLC	6/17/2016	INV-0000124555	Monthly Landscape Maintenance Amendment #3 06/16	2,750.00
Site Masters of Florida, LLC	6/22/2016	062216-2	Replace Broken PVC Fence Posts by Entrance	375.00
Straley Robin Vericker	6/21/2016	13428	General Monthly Legal Services 06/16	1,688.00
Times Publishing Company	6/22/2016	316195	107145 Legal Advertising 06/16	308.00
Times Publishing Company	6/29/2016	319969-062916	107145 Legal Advertising 06/16	38.72
			Total 001 - General Fund	8,166.79
Report Balance				8,166.79

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.