

Forest Brooke  
Community Development District

Financial Statements  
(Unaudited)

March 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Forest Brooke Community Development District**

Balance Sheet

As of 3/31/2016

(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	122,813	0	0	122,813	0	0
Investments	0	565,232	2	565,235	0	0
Accounts Receivable	46,002	44,476	0	90,477	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	609,708
Amount To Be Provided Debt Service	0	0	0	0	0	5,245,292
Fixed Assets	0	0	0	0	6,010,862	0
<b>Total Assets</b>	<u>173,140</u>	<u>609,708</u>	<u>2</u>	<u>782,850</u>	<u>6,010,862</u>	<u>5,855,000</u>
<b>Liabilities</b>						
Accounts Payable	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,100	0	0	2,100	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>	<u>14,535</u>	<u>0</u>	<u>0</u>	<u>14,535</u>	<u>0</u>	<u>5,855,000</u>
<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	160,769	160,381	2	321,152	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>158,605</u>	<u>609,708</u>	<u>2</u>	<u>768,315</u>	<u>6,010,862</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>173,140</u>	<u>609,708</u>	<u>2</u>	<u>782,850</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 3/31/2016

(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>
<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>	<u>252,725</u>	<u>252,725</u>	<u>252,741</u>	<u>16</u>	<u>(0.01)%</u>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	14,100	7,050	7,050	0	50.00%
District Engineer	15,000	7,500	0	7,500	100.00%
Disclosure Report	5,000	2,500	10,000	(7,500)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	6,800	6,800	0	20.93%
Accounting Services	15,000	7,500	7,500	0	50.00%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	325	500	(175)	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	500	78	422	92.15%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	600	600	0	50.00%
Legal Counsel					
District Counsel	15,000	7,500	2,821	4,679	81.19%
Electric Utility Services					
Utility Services	10,000	5,000	296	4,704	97.04%
Street Lights	30,000	15,000	12,131	2,869	59.56%
Stormwater Control					
Aquatic Maintenance	7,500	3,750	2,682	1,068	64.24%
Wetland Monitoring & Maintenance	1,500	750	0	750	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	1,250	175	1,075	93.00%
Landscape Maintenance	60,000	30,000	15,364	14,636	74.39%
Irrigation Repairs	2,500	1,250	343	907	86.29%
Landscape - Mulch	12,000	6,000	0	6,000	100.00%
Landscape - Annuals	8,000	4,000	0	4,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,250	310	940	87.59%
Field Operations	6,000	3,000	3,000	0	50.00%
Contingency					
Miscellaneous Contingency	10,000	5,000	9,995	(4,995)	0.05%
<b>Total Expenditures</b>	<u>252,725</u>	<u>133,950</u>	<u>91,972</u>	<u>41,978</u>	<u>63.61%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>118,775</u>	<u>160,769</u>	<u>41,994</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 3/31/2016

(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>118,775</u>	<u>160,769</u>	<u>41,994</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>118,775</u>	<u>158,605</u>	<u>39,830</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 3/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	142	142	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>391,181</u>	<u>143</u>	<u>0.04%</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	160,381	160,381	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	160,381	160,381	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>609,708</u>	<u>609,708</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 3/31/2016

(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  
March 31, 2016**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of March 31, 2016</b></u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,519
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	369,713
	<b>Total Debt Service Fund Investments</b>	<u><u>\$ 565,232</u></u>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	<b>Total Capital Project Fund Investments</b>	<u><u>\$ 2</u></u>

**Forest Brooke Community Development District**  
Summary A/R Ledger  
001 - General Fund  
From 3/1/2016 Through 3/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough Tax Collector	FY15-16	233.96
10/1/2015	Lennar Homes, LLC	141-16-01	<u>45,767.73</u>
		Total 001 - General Fund	46,001.69



**Forest Brooke Community Development District**  
 Summary A/R Ledger  
 200 - Debt Service Fund  
 From 3/1/2016 Through 3/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Hillsborough Tax Collector	FY15-16	725.64
10/1/2015	Lennar Homes, LLC	141-16-01	<u>43,749.98</u>
		Total 200 - Debt Service Fund	44,475.62
			<u>90,477.31</u>
Report Balance			<u><u>90,477.31</u></u>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/16.
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.