

Forest Brooke  
Community Development District

Financial Statements  
(Unaudited)

May 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Forest Brooke Community Development District**

Balance Sheet

As of 5/31/2016

(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	151,592	0	0	151,592	0	0
Investments	0	465,768	2	465,770	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	465,768
Amount To Be Provided Debt Service	0	0	0	0	0	5,389,232
Fixed Assets	0	0	0	0	6,010,862	0
<b>Total Assets</b>	<u>155,917</u>	<u>465,768</u>	<u>2</u>	<u>621,686</u>	<u>6,010,862</u>	<u>5,855,000</u>
<b>Liabilities</b>						
Accounts Payable	7,410	0	0	7,410	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,263	0	0	2,263	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
<b>Total Liabilities</b>	<u>10,349</u>	<u>0</u>	<u>0</u>	<u>10,349</u>	<u>0</u>	<u>5,855,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	9,595	449,327	0	458,922	6,010,862	0
Net Change in Fund Balance	135,973	16,440	2	152,415	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>145,568</u>	<u>465,768</u>	<u>2</u>	<u>611,338</u>	<u>6,010,862</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>155,917</u>	<u>465,768</u>	<u>2</u>	<u>621,686</u>	<u>6,010,862</u>	<u>5,855,000</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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	71,804	2,150	(3.08)%
Off Roll	183,071	183,071	183,071	0	0.00%
<b>Total Revenues</b>	<u>252,725</u>	<u>252,725</u>	<u>254,875</u>	<u>2,150</u>	<u>(0.85)%</u>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,500	3,000	3,000	0	33.33%
District Management	14,100	9,400	9,400	0	33.33%
District Engineer	15,000	10,000	1,298	8,703	91.35%
Disclosure Report	5,000	3,333	10,000	(6,667)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	7,400	7,400	0	13.95%
Accounting Services	15,000	10,000	10,000	0	33.33%
Auditing Services	5,000	0	2,750	(2,750)	45.00%
Arbitrage Rebate Calculation	650	433	500	(67)	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	667	139	527	86.07%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	800	800	0	33.33%
Legal Counsel					
District Counsel	15,000	10,000	4,131	5,869	72.45%
Electric Utility Services					
Utility Services	10,000	6,667	821	5,846	91.78%
Street Lights	30,000	20,000	16,121	3,879	46.26%
Stormwater Control					
Aquatic Maintenance	7,500	5,000	3,576	1,424	52.32%
Wetland Monitoring & Maintenance	1,500	1,000	2,600	(1,600)	(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	1,667	175	1,492	93.00%
Landscape Maintenance	60,000	40,000	21,044	18,956	64.92%
Irrigation Repairs	2,500	1,667	343	1,324	86.29%
Landscape - Mulch	12,000	8,000	0	8,000	100.00%
Landscape - Annuals	8,000	5,333	0	5,333	100.00%
Dog Waste Station Supplies	0	0	424	(424)	0.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	1,667	310	1,357	87.59%
Field Operations	6,000	4,000	4,000	0	33.33%
Contingency					
Miscellaneous Contingency	10,000	6,667	9,995	(3,328)	0.05%
<b>Total Expenditures</b>	<u>252,725</u>	<u>171,875</u>	<u>118,902</u>	<u>52,973</u>	<u>52.95%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>80,850</u>	<u>135,973</u>	<u>55,123</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 5/31/2016

(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>80,850</u>	<u>135,973</u>	<u>55,123</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>80,850</u>	<u>145,568</u>	<u>64,718</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 5/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	302	302	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>391,340</u>	<u>303</u>	<u>0.08%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	306,038	289,900	16,138	5.27%
Principal	85,000	85,000	0	0.00%
<b>Total Expenditures</b>	<u>391,038</u>	<u>374,900</u>	<u>16,138</u>	<u>4.13%</u>
Excess of Revenues Over (Under) Expenditures	0	16,440	16,440	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	16,440	16,440	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>465,768</u>	<u>465,768</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 5/31/2016

(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  
May 31, 2016**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of May 31, 2016</b></u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,574
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	270,190
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	4
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 465,768</u></b>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 2</u></b>

**Forest Brooke Community Development District**

Summary A/P Ledger

001 - General Fund

From 5/1/2016 Through 5/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Berger, Toombs, Elam, Gaines & Frank	5/22/2016	02104837	Audit Services for FYE 09/30/15	2,750.00
Clearview Land Design, P.L.	5/27/2016	7928	Engineering Services 05/16	1,297.50
Straley Robin Vericker	5/24/2016	13324	General Monthly Legal Services 05/16	762.50
Suncoast Environmental Group, Inc	5/27/2016	916940	Removed .25 Acres of Cattails	<u>2,600.00</u>
			Total 001 - General Fund	<u>7,410.00</u>
Report Balance				<u><u>7,410.00</u></u>



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

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.