

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

September 30, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet
As of 9/30/2016
(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	86,736	0	0	86,736	0	0
Investments	0	466,118	2	466,120	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Expenses	5,544	0	0	5,544	0	0
Deposits	4,990	0	0	4,990	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	466,118
Amount To Be Provided Debt Service	0	0	0	0	0	5,388,882
Fixed Assets	0	0	0	0	6,010,862	0
Total Assets	97,270	466,118	2	563,390	6,010,862	5,855,000
Liabilities						
Accounts Payable	1,776	0	0	1,776	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,500	0	0	2,500	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	4,952	0	0	4,952	0	5,855,000
Fund Equity & Other Credits						
Beginning Fund Balance	9,370	449,327	0	458,697	6,010,862	0
Net Change in Fund Balance	82,948	16,790	2	99,741	0	0
Total Fund Equity & Other Credits	92,318	466,118	2	558,438	6,010,862	0
Total Liabilities & Fund Equity	97,270	466,118	2	563,390	6,010,862	5,855,000

See Notes to Unaudited Financial Statements

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(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	4,500	4,500	0	0.00%
District Management	14,100	14,100	14,100	0	0.00%
District Engineer	15,000	15,000	1,298	13,703	91.35%
Disclosure Report	5,000	5,000	10,000	(5,000)	(100.00)%
Trustees Fees	5,000	5,000	4,500	500	10.00%
Financial Consulting Services	8,600	8,600	8,600	0	0.00%
Accounting Services	15,000	15,000	15,000	0	0.00%
Auditing Services	5,000	5,000	2,750	2,250	45.00%
Arbitrage Rebate Calculation	650	650	500	150	23.07%
Public Officials Liability Insurance	2,500	2,500	2,000	500	20.00%
Legal Advertising	1,000	1,000	541	459	45.90%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	15,000	15,000	8,378	6,622	44.14%
Electric Utility Services					
Utility Services	10,000	10,000	2,127	7,873	78.73%
Street Lights	30,000	30,000	24,189	5,811	19.36%
Stormwater Control					
Aquatic Maintenance	7,500	7,500	5,364	2,136	28.48%
Wetland Monitoring & Maintenance	1,500	1,500	2,600	(1,100)	(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	2,500	860	1,640	65.60%
Landscape Maintenance	60,000	60,000	44,525	15,475	25.79%
Irrigation Repairs	2,500	2,500	687	1,813	72.52%
Landscape - Mulch	12,000	12,000	0	12,000	100.00%
Landscape - Annuals	8,000	8,000	0	8,000	100.00%
Dog Waste Station Supplies	0	0	576	(576)	0.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	2,500	310	2,190	87.59%
Field Operations	6,000	6,000	6,000	0	0.00%
Contingency					
Miscellaneous Contingency	10,000	10,000	12,421	(2,421)	(24.21)%
Total Expenditures	<u>252,725</u>	<u>252,725</u>	<u>176,601</u>	<u>76,124</u>	<u>30.12%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>82,948</u>	<u>82,948</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 9/30/2016

(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>0</u>	<u>82,948</u>	<u>82,948</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	9,370	9,370	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>92,318</u></u>	<u><u>92,318</u></u>	<u><u>0.00%</u></u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	652	652	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>391,690</u>	<u>653</u>	<u>0.17%</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	16,790	16,790	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	16,790	16,790	0.00%
Fund Balance, Beginning of Period	0	449,327	449,327	0.00%
Fund Balance, End of Period	<u>0</u>	<u>466,118</u>	<u>466,118</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2015 Through 9/30/2016

(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
September 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,721
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	270,392
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	5
	Total Debt Service Fund Investments	<u>\$ 466,118</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 9/1/2016 Through 9/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Straley Robin Vericker	9/20/2016	13695	General Monthly Legal Services 09/16	976.00
TECO	9/29/2016	0976 0238030 Deposit	5019 Grist Mill CT - Deposit	800.00
			Total 001 - General Fund	1,776.00
Report Balance				1,776.00

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.