

Forest Brooke  
Community Development District

Financial Statements  
(Unaudited)

December 31, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Forest Brooke Community Development District**

Balance Sheet

As of 12/31/2016

(In Whole Numbers)

	General Fund	Reserve 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	261,127	0	0	0	261,127	0	0
Investments	0	0	516,886	2	516,888	0	0
Accounts Receivable	131,581	0	96,428	0	228,009	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	4,990	0	0	0	4,990	0	0
Due From Other Funds	0	10,000	0	0	10,000	0	0
Amount Available in Debt Service	0	0	0	0	0	0	613,313
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,141,687
Fixed Assets	0	0	0	0	0	6,010,862	0
<b>Total Assets</b>	<u>397,698</u>	<u>10,000</u>	<u>613,313</u>	<u>2</u>	<u>1,021,014</u>	<u>6,010,862</u>	<u>5,755,000</u>
<b>Liabilities</b>							
Accounts Payable	7,171	0	0	0	7,171	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	2,229	0	0	0	2,229	0	0
Other Current Liabilities	676	0	0	0	676	0	0
Deferred Revenue	0	0	0	0	0	0	0
Due To Other Funds	10,000	0	0	0	10,000	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	5,755,000
<b>Total Liabilities</b>	<u>20,076</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>20,076</u>	<u>0</u>	<u>5,755,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	92,318	0	466,118	2	558,438	6,010,862	0
Net Change in Fund Balance	285,305	10,000	147,195	0	442,500	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>377,623</u>	<u>10,000</u>	<u>613,313</u>	<u>2</u>	<u>1,000,938</u>	<u>6,010,862</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>397,698</u>	<u>10,000</u>	<u>613,313</u>	<u>2</u>	<u>1,021,014</u>	<u>6,010,862</u>	<u>5,755,000</u>

See Notes to Unaudited Financial Statements

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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	87,384	87,384	89,170	1,785	(2.04)%
Off Roll	255,941	255,941	255,941	0	0.00%
<b>Total Revenues</b>	<u>343,325</u>	<u>343,325</u>	<u>345,110</u>	<u>1,785</u>	<u>(0.52)%</u>
<b>Expenditures</b>					
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	14,100	3,525	3,525	0	75.00%
District Engineer	7,500	1,875	0	1,875	100.00%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	4,500	4,500	4,500	0	0.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	3,600	900	900	0	75.00%
Accounting Services	15,000	3,750	3,750	0	75.00%
Auditing Services	3,125	0	0	0	100.00%
Arbitrage Rebate Calculation	500	125	500	(375)	0.00%
Public Officials Liability Insurance	2,300	2,300	2,200	100	4.34%
Legal Advertising	500	125	1,501	(1,376)	(200.25)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	300	300	0	75.00%
Legal Counsel					
District Counsel	10,000	2,500	1,965	535	80.34%
Electric Utility Services					
Utility Services	2,500	625	4,403	(3,778)	(76.10)%
Street Lights	75,000	18,750	6,118	12,632	91.84%
Stormwater Control					
Lake/Pond Bank Maintenance	2,500	625	0	625	100.00%
Aquatic Maintenance	10,000	2,500	1,341	1,159	86.59%
Wetland Monitoring & Maintenance	1,500	375	0	375	100.00%
Other Physical Environment					
General Liability Insurance	725	725	0	725	100.00%
Property Insurance	5,000	5,000	3,344	1,656	33.12%
Entry & Walls Maintenance	2,500	625	0	625	100.00%
Landscape Maintenance	125,000	31,250	16,952	14,298	86.43%
Irrigation Repairs	2,500	625	267	358	89.30%
Landscape - Mulch	12,000	3,000	0	3,000	100.00%
Landscape - Annuals	8,000	2,000	0	2,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	625	0	625	100.00%
Field Operations	6,000	1,500	1,500	0	75.00%
Parks & Recreation					
Dog Waste Station Supplies	600	150	107	43	82.10%
Contingency					
Miscellaneous Contingency	10,000	2,500	332	2,168	96.68%
<b>Total Expenditures</b>	<u>343,325</u>	<u>98,325</u>	<u>59,806</u>	<u>38,519</u>	<u>82.58%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(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 Revenues Over (Under) Expenditures	0	245,000	285,305	40,305	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	245,000	285,305	40,305	0.00%
Fund Balance, Beginning of Period	0	0	92,318	92,318	0.00%
Fund Balance, End of Period	<u>0</u>	<u>245,000</u>	<u>377,623</u>	<u>132,623</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Special Assessments				
Tax Roll	10,000	10,000	0	0.00%
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	10,000	0	10,000	100.00%
Total Expenditures	<u>10,000</u>	<u>0</u>	<u>10,000</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,000</u></u>	<u><u>10,000</u></u>	<u><u>0.00%</u></u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	256	256	0.00%
Special Assessments				
Tax Roll	216,039	216,039	0	0.00%
Off Roll	175,000	175,000	0	0.00%
<b>Total Revenues</b>	<u>391,039</u>	<u>391,295</u>	<u>257</u>	<u>0.07%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	291,039	144,100	146,939	50.48%
Principal	100,000	100,000	0	0.00%
<b>Total Expenditures</b>	<u>391,039</u>	<u>244,100</u>	<u>146,939</u>	<u>37.58%</u>
Excess of Revenues Over (Under) Expenditures	0	147,195	147,195	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	147,195	147,195	0.00%
Fund Balance, Beginning of Period	0	466,118	466,118	0.00%
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>613,313</u>	<u>613,313</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	2	2	0.00%
Fund Balance, End of Period	<u>0</u>	<u>2</u>	<u>2</u>	<u>0.00%</u>

**Forest Brooke CDD  
Investment Summary  
December 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,648
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	321,236
Wells Fargo Series 2014 Sinking Fund	Wells Fargo Advantage Government Money Market	1
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	1
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 516,886</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/R Ledger  
 001 - General Fund  
 From 10/1/2016 Through 12/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	3,611.13
10/11/2016	Lennar Homes, LLC	141-17-01	<u>127,970.26</u>
		Total 001 - General Fund	131,581.39



**Forest Brooke Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2016

001 - General Fund

From 12/1/2016 Through 12/31/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Aquatic Systems, Inc.	12/1/2016	0000358730	Monthly Lake and Wetland Services 12/16	447.00
Austin Outdoor, LLC	12/1/2016	INV-0000139469	Monthly Landscape Maintenance 12/16	5,687.05
Straley Robin Vericker	12/21/2016	13982	General Monthly Legal Services 12/16	1,037.00
			Total 001 - General Fund	7,171.05
Report Total				7,171.05

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/16.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. Payment terms for landowner assessments are (a) defined in the FY16-17 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**

5. General Fund – Payment for Invoice FY16-17 in the amount of \$1,377.36 was received in January 2017.
6. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$3,405.19 was received in January 2017.