

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

January 31, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet

As of 1/31/2017

(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
Assets							
Cash In Bank	239,358	0	0	0	239,358	0	0
Investments	0	0	516,945	2	516,947	0	0
Accounts Receivable	130,204	0	93,022	0	223,226	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	3,427	0	13,427	0	0
Amount Available in Debt Service	0	0	0	0	0	0	613,394
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,141,606
Fixed Assets	0	0	0	0	0	6,010,862	0
Total Assets	374,552	10,000	613,394	2	997,949	6,010,862	5,755,000
Liabilities							
Accounts Payable	7,891	0	0	0	7,891	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	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	13,427	0	0	0	13,427	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	5,755,000
Total Liabilities	21,993	0	0	0	21,993	0	5,755,000
Fund Equity & Other Credits							
Beginning Fund Balance	92,318	0	466,118	2	558,438	6,010,862	0
Net Change in Fund Balance	260,241	10,000	147,276	0	417,517	0	0
Total Fund Equity & Other Credits	352,559	10,000	613,394	2	975,955	6,010,862	0
Total Liabilities & Fund Equity	374,552	10,000	613,394	2	997,949	6,010,862	5,755,000

See Notes to Unaudited Financial Statements

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(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	87,384	87,384	89,179	1,794	(2.05)%
Off Roll	255,941	255,941	255,941	0	0.00%
Total Revenues	<u>343,325</u>	<u>343,325</u>	<u>345,119</u>	<u>1,794</u>	<u>(0.52)%</u>
Expenditures					
Financial & Administrative					
Administrative Services	4,500	1,500	1,500	0	66.66%
District Management	14,100	4,700	4,700	0	66.66%
District Engineer	7,500	2,500	1,250	1,250	83.33%
Disclosure Report	5,000	1,667	5,000	(3,333)	0.00%
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	1,200	1,200	0	66.66%
Accounting Services	15,000	5,000	5,000	0	66.66%
Auditing Services	3,125	0	0	0	100.00%
Arbitrage Rebate Calculation	500	167	500	(333)	0.00%
Public Officials Liability Insurance	2,300	2,300	2,200	100	4.34%
Legal Advertising	500	167	1,501	(1,335)	(200.25)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	400	400	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	2,270	1,064	77.30%
Electric Utility Services					
Utility Services	2,500	833	7,679	(6,846)	(207.15)%
Street Lights	75,000	25,000	8,311	16,689	88.91%
Stormwater Control					
Lake/Pond Bank Maintenance	2,500	833	0	833	100.00%
Aquatic Maintenance	10,000	3,333	1,788	1,545	82.12%
Wetland Monitoring & Maintenance	1,500	500	0	500	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	833	0	833	100.00%
Landscape Maintenance	125,000	41,667	21,858	19,808	82.51%
Irrigation Repairs	2,500	833	267	566	89.30%
Landscape - Mulch	12,000	4,000	0	4,000	100.00%
Landscape - Annuals	8,000	2,667	0	2,667	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	833	3,005	(2,172)	(20.20)%
Field Operations	6,000	2,000	2,000	0	66.66%
Parks & Recreation					
Dog Waste Station Supplies	600	200	1,097	(897)	(82.86)%
Contingency					
Miscellaneous Contingency	10,000	3,333	332	3,001	96.68%
Total Expenditures	<u>343,325</u>	<u>125,200</u>	<u>84,878</u>	<u>40,322</u>	<u>75.28%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(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	218,125	260,241	42,116	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	218,125	260,241	42,116	0.00%
Fund Balance, Beginning of Period	0	0	92,318	92,318	0.00%
Fund Balance, End of Period	<u>0</u>	<u>218,125</u>	<u>352,559</u>	<u>134,434</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
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>
Expenditures				
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 1/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	316	316	0.00%
Special Assessments				
Tax Roll	216,039	216,061	22	0.01%
Off Roll	175,000	175,000	0	0.00%
Total Revenues	<u>391,039</u>	<u>391,376</u>	<u>338</u>	<u>0.09%</u>
Expenditures				
Debt Service Payments				
Interest	291,039	144,100	146,939	50.48%
Principal	100,000	100,000	0	0.00%
Total Expenditures	<u>391,039</u>	<u>244,100</u>	<u>146,939</u>	<u>37.58%</u>
Excess of Revenues Over (Under) Expenditures	0	147,276	147,276	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	147,276	147,276	0.00%
Fund Balance, Beginning of Period	0	466,118	466,118	0.00%
Fund Balance, End of Period	<u>0</u>	<u>613,394</u>	<u>613,394</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 1/31/2017

(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
January 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2017</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,700
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	321,243
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
	Total Debt Service Fund Investments	<u>\$ 516,945</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/R Ledger
001 - General Fund
From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	2,233.77
10/11/2016	Lennar Homes, LLC	141-17-01	<u>127,970.26</u>
		Total 001 - General Fund	130,204.03

Forest Brooke Community Development District
 Summary A/R Ledger
 200 - Debt Service Fund
 From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	5,522.42
10/11/2016	Lennar Homes, LLC	141-17-01	<u>87,499.97</u>
		Total 200 - Debt Service Fund	93,022.39
			<u> </u>
Report Balance			<u><u>223,226.42</u></u>

Forest Brooke Community Development District

Aged Payables by Invoice Date

Aging Date - 11/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Oasis Palms and Landscaping LLC	11/28/2016	1042	Landscape Maintenance - Forest Brooke/Vista Palms	3,005.00
Bryan Taylor DbA Tampa Poop 911 LLC	11/29/2016	1516303	Emptied & Refilled Pet Waste Stations	35.80
Bryan Taylor DbA Tampa Poop 911 LLC	12/27/2016	1555527	Emptied & Refilled Pet Waste Stations	35.80
TECO	1/20/2017	211004181759 12/16	RD 301/Hidden Creek 12/16	594.19
Straley Robin Vericker	1/22/2017	14070	General Monthly Legal Services 01/17	304.50
Bryan Taylor DbA Tampa Poop 911 LLC	1/24/2017	012017	Install Additional 3 Pet Waste Stations	954.00
TECO	2/14/2017	211004181361 01/17	4950 Hidden Creek Bl Well 01/17	173.98
TECO	2/14/2017	211004181577 01/17	Sunshine Village PH 1 A-B-C 01/17	2,193.16
TECO	2/14/2017	211004181759 01/17	RD 301/Hidden Creek 01/17	594.19
			Total 001 - General Fund	7,890.62
Report Total				7,890.62

Forest Brooke Community Development District
Notes to Unaudited Financial Statements
January 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 01/31/17.
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 141-17-01 in the amount of \$63,985.13 was received in February 2017.
6. Debt Service Fund – Payment for Invoice 141-17-01 in the amount of \$43,749.99 was received in February 2017.