

Forest Brooke  
Community Development District

Financial Statements  
(Unaudited)

November 30, 2016

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Forest Brooke Community Development District**

Balance Sheet

As of 11/30/2016

(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	300,946	0	0	0	300,946	0	0
Investments	0	0	222,228	2	222,231	0	0
Accounts Receivable	205,855	10,000	280,051	0	495,906	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	0	110,988	0	110,988	0	0
Amount Available in Debt Service	0	0	0	0	0	0	613,267
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,141,733
Fixed Assets	0	0	0	0	0	6,010,862	0
<b>Total Assets</b>	<b>511,791</b>	<b>10,000</b>	<b>613,267</b>	<b>2</b>	<b>1,135,060</b>	<b>6,010,862</b>	<b>5,755,000</b>
<b>Liabilities</b>							
Accounts Payable	5,009	0	0	0	5,009	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	1,899	0	0	0	1,899	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	110,988	0	0	0	110,988	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	5,755,000
<b>Total Liabilities</b>	<b>118,571</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>118,571</b>	<b>0</b>	<b>5,755,000</b>
<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	300,902	10,000	147,150	0	458,051	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>393,220</b>	<b>10,000</b>	<b>613,267</b>	<b>2</b>	<b>1,016,489</b>	<b>6,010,862</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>511,791</b>	<b>10,000</b>	<b>613,267</b>	<b>2</b>	<b>1,135,060</b>	<b>6,010,862</b>	<b>5,755,000</b>

See Notes to Unaudited Financial Statements

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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>
<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%
Total Revenues	<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	750	750	0	83.33%
District Management	14,100	2,350	2,350	0	83.33%
District Engineer	7,500	1,250	0	1,250	100.00%
Disclosure Report	5,000	833	0	833	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	600	600	0	83.33%
Accounting Services	15,000	2,500	2,500	0	83.33%
Auditing Services	3,125	0	0	0	100.00%
Arbitrage Rebate Calculation	500	83	500	(417)	0.00%
Public Officials Liability Insurance	2,300	2,300	2,200	100	4.34%
Legal Advertising	500	83	1,223	(1,140)	(144.60)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	200	200	0	83.33%
Legal Counsel					
District Counsel	10,000	1,667	928	738	90.71%
Electric Utility Services					
Utility Services	2,500	417	2,184	(1,767)	12.65%
Street Lights	75,000	12,500	3,925	8,575	94.76%
Stormwater Control					
Lake/Pond Bank Maintenance	2,500	417	0	417	100.00%
Aquatic Maintenance	10,000	1,667	894	773	91.06%
Wetland Monitoring & Maintenance	1,500	250	0	250	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	417	0	417	100.00%
Landscape Maintenance	125,000	20,833	11,264	9,569	90.98%
Irrigation Repairs	2,500	417	267	149	89.30%
Landscape - Mulch	12,000	2,000	0	2,000	100.00%
Landscape - Annuals	8,000	1,333	0	1,333	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	417	0	417	100.00%
Field Operations	6,000	1,000	1,000	0	83.33%
Parks & Recreation					
Dog Waste Station Supplies	600	100	72	28	88.06%
Contingency					
Miscellaneous Contingency	10,000	1,667	332	1,335	96.68%
Total Expenditures	<u>343,325</u>	<u>71,450</u>	<u>44,208</u>	<u>27,242</u>	<u>87.12%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(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 Revenues Over (Under) Expenditures	0	271,875	300,902	29,027	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	271,875	300,902	29,027	0.00%
Fund Balance, Beginning of Period	0	0	92,318	92,318	0.00%
Fund Balance, End of Period	<u>0</u>	<u>271,875</u>	<u>393,220</u>	<u>121,345</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 11/30/2016

(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 11/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	211	211	0.00%
Special Assessments				
Tax Roll	391,039	216,039	(175,000)	(44.75)%
Off Roll	0	175,000	175,000	0.00%
<b>Total Revenues</b>	<u>391,039</u>	<u>391,250</u>	<u>211</u>	<u>0.05%</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	147,150	147,150	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	147,150	147,150	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>613,267</u>	<u>613,267</u>	<u>0.00%</u>

**Forest Brooke Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
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  
November 30, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,607
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	26,620
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>\$ 222,228</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 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	77,884.71
10/11/2016	Lennar Homes, LLC	141-17-01	<u>127,970.26</u>
		Total 001 - General Fund	205,854.97

**Forest Brooke Community Development District**  
Summary A/R Ledger  
005 - Reserve Fund  
From 10/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	<u>10,000.00</u>
		Total 005 - Reserve Fund	10,000.00

**Forest Brooke Community Development District**  
 Summary A/R Ledger  
 200 - Debt Service Fund  
 From 10/1/2016 Through 11/30/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	192,551.00
10/11/2016	Lennar Homes, LLC	141-17-01	<u>87,499.97</u>
		Total 200 - Debt Service Fund	280,050.97
			<u>495,905.94</u>
Report Balance			<u><u>495,905.94</u></u>

**Forest Brooke Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2016 Through 11/30/2016

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Bryan Taylor Dba Tampa Poop 911 LLC	10/25/2016	1484311	Station #1 Maintenance 11/16	35.80
Straley Robin Vericker	11/21/2016	13921	General Monthly Legal Services 11/16	472.75
Wells Fargo Bank	10/10/2016	1368441	Trustee Fees 10/15/16 - 10/15/17	<u>4,500.00</u>
			Total 001 - General Fund	<u>5,008.55</u>
Report Balance				<u><u>5,008.55</u></u>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/16.
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 – Payments for Invoice FY16-17 in the amount of \$74,273.58 were received in December 2016.
6. Debt Service Fund – Payments for Invoice FY16-17 in the amount of \$183,623.39 were received in December 2016.