

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

October 31, 2016

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet

As of 10/31/2016

(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
Assets							
Cash In Bank	74,151	0	0	0	74,151	0	0
Investments	0	0	466,222	2	466,224	0	0
Accounts Receivable	343,326	10,000	391,039	0	744,365	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	857,261
Amount To Be Provided Debt Service	0	0	0	0	0	0	4,997,739
Fixed Assets	0	0	0	0	0	6,010,862	0
Total Assets	<u>422,467</u>	<u>10,000</u>	<u>857,261</u>	<u>2</u>	<u>1,289,730</u>	<u>6,010,862</u>	<u>5,855,000</u>
Liabilities							
Accounts Payable	7,713	0	0	0	7,713	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	7,146	0	0	0	7,146	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	0	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	5,855,000
Total Liabilities	<u>15,534</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,534</u>	<u>0</u>	<u>5,855,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	92,318	0	466,118	2	558,438	6,010,862	0
Net Change in Fund Balance	314,615	10,000	391,143	0	715,757	0	0
Total Fund Equity & Other Credits	<u>406,933</u>	<u>10,000</u>	<u>857,261</u>	<u>2</u>	<u>1,274,195</u>	<u>6,010,862</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>422,467</u>	<u>10,000</u>	<u>857,261</u>	<u>2</u>	<u>1,289,730</u>	<u>6,010,862</u>	<u>5,855,000</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 10/31/2016

(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>
Revenues					
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>
Expenditures					
Financial & Administrative					
Administrative Services	4,500	375	375	0	91.66%
District Management	14,100	1,175	1,175	0	91.66%
District Engineer	7,500	625	0	625	100.00%
Disclosure Report	5,000	417	0	417	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	300	300	0	91.66%
Accounting Services	15,000	1,250	1,250	0	91.66%
Auditing Services	3,125	0	0	0	100.00%
Arbitrage Rebate Calculation	500	42	500	(458)	0.00%
Public Officials Liability Insurance	2,300	2,300	2,200	100	4.34%
Legal Advertising	500	42	1,223	(1,181)	(144.60)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	1,200	100	100	0	91.66%
Legal Counsel					
District Counsel	10,000	833	456	378	95.44%
Electric Utility Services					
Utility Services	2,500	208	603	(394)	75.89%
Street Lights	75,000	6,250	2,026	4,224	97.29%
Stormwater Control					
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%
Aquatic Maintenance	10,000	833	447	386	95.53%
Wetland Monitoring & Maintenance	1,500	125	0	125	100.00%
Other Physical Environment					
General Liability Insurance	725	725	250	475	65.51%
Property Insurance	5,000	5,000	3,094	1,906	38.12%
Entry & Walls Maintenance	2,500	208	0	208	100.00%
Landscape Maintenance	125,000	10,417	5,687	4,730	95.45%
Irrigation Repairs	2,500	208	267	(59)	89.30%
Landscape - Mulch	12,000	1,000	0	1,000	100.00%
Landscape - Annuals	8,000	667	0	667	100.00%
Landscape Replacement Plants, Shrubs, Trees	2,500	208	0	208	100.00%
Field Operations	6,000	500	500	0	91.66%
Parks & Recreation					
Dog Waste Station Supplies	600	50	36	14	94.03%
Contingency					
Miscellaneous Contingency	10,000	833	332	501	96.68%
Total Expenditures	<u>343,325</u>	<u>44,575</u>	<u>30,496</u>	<u>14,079</u>	<u>91.12%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

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

(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	298,750	314,615	15,865	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	298,750	314,615	15,865	0.00%
Fund Balance, Beginning of Period	0	0	92,318	92,318	0.00%
Fund Balance, End of Period	<u>0</u>	<u>298,750</u>	<u>406,933</u>	<u>108,183</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

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

(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 10/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	104	104	0.00%
Special Assessments				
Tax Roll	391,039	216,039	(175,000)	(44.75)%
Off Roll	0	175,000	175,000	0.00%
Total Revenues	<u>391,039</u>	<u>391,143</u>	<u>104</u>	<u>0.03%</u>
Expenditures				
Debt Service Payments				
Interest	291,039	0	291,039	100.00%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>391,039</u>	<u>0</u>	<u>391,039</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	391,143	391,143	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	391,143	391,143	0.00%
Fund Balance, Beginning of Period	0	466,118	466,118	0.00%
Fund Balance, End of Period	<u>0</u>	<u>857,261</u>	<u>857,261</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

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

(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
October 31, 2016**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2016</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government Money Market	\$ 195,562
Wells Fargo Series 2014 Revenue	Wells Fargo Advantage Government Money Market	26,559
Wells Fargo Series 2014 Sinking Fund	Wells Fargo Advantage Government Money Market	100,001
Wells Fargo Series 2014 Interest	Wells Fargo Advantage Government Money Market	144,100
	Total Debt Service Fund Investments	<u><u>\$ 466,222</u></u>
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government Money Market	\$ 2
	Total Capital Project Fund Investments	<u><u>\$ 2</u></u>

Forest Brooke Community Development District
Summary A/R Ledger
001 - General Fund
From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	87,385.31
10/11/2016	Lennar Homes, LLC	141-17-01	<u>255,940.51</u>
		Total 001 - General Fund	343,325.82

Forest Brooke Community Development District
Summary A/R Ledger
005 - Reserve Fund
From 10/1/2016 Through 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	<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 10/31/2016

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough Tax Collector	FY16-17	216,038.95
10/11/2016	Lennar Homes, LLC	141-17-01	<u>174,999.94</u>
		Total 200 - Debt Service Fund	391,038.89
			<u>744,364.71</u>
Report Balance			<u><u>744,364.71</u></u>

Forest Brooke Community Development District

Summary A/P Ledger

001 - General Fund

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

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Anthro Enterprises, Inc.	10/27/2016	15496	Sign Installation	332.00
Aquatic Systems, Inc.	10/1/2016	0000352970	Monthly Lake and Wetland Services 10/16	447.00
Bryan Taylor Dba Tampa Poop 911 LLC	9/27/2016	1453965	Station #1 Maintenance 10/16	35.80
Department of Economic Opportunity	10/3/2016	39328	FY16/17 Annual Special District Fee	175.00
LLS Tax Solutions Inc.	11/10/2016	001089	Arbitrage Rebate Calculation Series 2014 PE 10/15/16	500.00
Rizzetta & Company, Inc.	10/10/2016	3743	Assessment Roll Preparation FY 16/17	5,000.00
Times Publishing Company	10/31/2016	375660	107145 Legal Advertising 10/16	<u>1,223.00</u>
			Total 001 - General Fund	<u>7,712.80</u>
Report Balance				<u><u>7,712.80</u></u>

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/16.
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 \$5,251.88 was received in November 2016.
6. Debt Service Fund – Payment for Invoice FY16-17 in the amount of \$12,983.99 was received in November 2016.