

Forest Brooke
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Forest Brooke Community Development District

Balance Sheet

As of 10/31/2014

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Long-Term Debt Account Group
Assets					
Cash In Bank	963	0	0	963	0
Investments	0	195,519	5,329,297	5,524,816	0
Accounts Receivable	5,947	0	0	5,947	0
Accounts Receivable - Other	0	0	0	0	0
Prepaid Expenses	9,331	0	0	9,331	0
Amount Available in Debt Service	0	0	0	0	195,519
Amount To Be Provided Debt Service	0	0	0	0	5,744,481
Total Assets	<u>16,240</u>	<u>195,519</u>	<u>5,329,297</u>	<u>5,541,057</u>	<u>5,940,000</u>
Liabilities					
Accounts Payable	6,594	0	0	6,594	0
Other Current Liabilities	9,331	0	0	9,331	0
Deferred Revenue	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	5,940,000
Total Liabilities	<u>15,924</u>	<u>0</u>	<u>0</u>	<u>15,924</u>	<u>5,940,000</u>
Fund Equity & Other Credits					
Beginning Fund Balance	0	0	0	0	0
Net Change in Fund Balance	316	195,519	5,329,297	5,525,132	0
Total Fund Equity & Other Credits	<u>316</u>	<u>195,519</u>	<u>5,329,297</u>	<u>5,525,132</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>16,240</u>	<u>195,519</u>	<u>5,329,297</u>	<u>5,541,057</u>	<u>5,940,000</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(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					
Contributions & Donations From Private Sources					
Developer Contributions	132,850	27,719	10,545	(17,174)	92.06%
Total Revenues	<u>132,850</u>	<u>27,719</u>	<u>10,545</u>	<u>(17,174)</u>	<u>92.06%</u>
Expenditures					
Financial & Administrative					
District Management	13,200	1,100	1,100	0	91.66%
District Engineer	5,000	417	4,864	(4,447)	2.72%
Disclosure Report	5,000	5,000	0	5,000	100.00%
Trustees Fees	5,000	5,000	0	5,000	100.00%
Accounting Services	12,000	1,000	0	1,000	100.00%
Auditing Services	5,000	0	0	0	100.00%
Arbitrage Rebate Calculation	650	0	0	0	100.00%
Public Officials Liability Insurance	2,500	2,500	2,360	140	5.61%
Legal Advertising	1,500	125	53	72	96.46%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	5,000	417	1,677	(1,260)	66.46%
Electric Utility Services					
Utility Services	5,000	417	0	417	100.00%
Street Lights	10,000	833	0	833	100.00%
Water-Sewer Combination Services					
Utility Services	1,000	83	0	83	100.00%
Stormwater Control					
Aquatic Maintenance	5,000	417	0	417	100.00%
Wetland Monitoring & Maintenance	1,500	125	0	125	100.00%
Other Physical Environment					
General Liability Insurance	1,000	1,000	0	1,000	100.00%
Property Insurance	5,000	5,000	0	5,000	100.00%
Entry & Walls Maintenance	2,500	208	0	208	100.00%
Landscape Maintenance	40,000	3,333	0	3,333	100.00%
Landscape - Mulch	5,000	417	0	417	100.00%
Contingency					
Miscellaneous Contingency	1,825	152	0	152	100.00%
Total Expenditures	<u>132,850</u>	<u>27,719</u>	<u>10,228</u>	<u>17,490</u>	<u>92.30%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>316</u>	<u>316</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>316</u>	<u>316</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>316</u></u>	<u><u>316</u></u>	<u><u>0.00%</u></u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources (Uses)				
Bond Proceeds	0	195,519	195,519	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	195,519	195,519	0.00%
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, End of Period	<u>0</u>	<u>195,519</u>	<u>195,519</u>	<u>0.00%</u>

Forest Brooke Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	7,000	(7,000)	0.00%
Financial Consulting Services	0	25,000	(25,000)	0.00%
Printing & Binding	0	1,250	(1,250)	0.00%
Underwriter	0	148,500	(148,500)	0.00%
Legal Counsel				
District Counsel	0	35,500	(35,500)	0.00%
Trustee Counsel	0	46,550	(46,550)	0.00%
Underwriter Counsel	0	37,500	(37,500)	0.00%
Total Expenditures	<u>0</u>	<u>306,300</u>	<u>(306,300)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(306,300)</u>	<u>(306,300)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Bond Proceeds	0	5,635,597	5,635,597	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>5,329,297</u>	<u>5,329,297</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,329,297</u></u>	<u><u>5,329,297</u></u>	<u><u>0.00%</u></u>

Forest Brooke CDD
Investment Summary
October 31, 2014

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2014</u>
Wells Fargo Series 2014 Reserve	Wells Fargo Advantage Government MM FD	\$ 195,519
	Total Debt Service Fund Investments	\$ 195,519
Wells Fargo Series 2014 Construction	Wells Fargo Advantage Government MM FD	\$ 5,301,097
Wells Fargo Series 2014 Cost of Issuance	Wells Fargo Advantage Government MM FD	28,200
	Total Capital Project Fund Investments	\$ 5,329,297

Forest Brooke Community Development District
Summary A/R Ledger
From 10/1/2014 Through 10/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/20/2014	Lennar Homes, LLC	OM1014-1	<u>5,946.74</u>
Report Balance			<u><u>5,946.74</u></u>

Forest Brooke Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Clearview Land Design, P.L.	10/21/2014	4830	Engineering Services 10/14	4,863.93
Straley & Robin, Attorneys at Law	10/22/2014	11415	General Monthly Legal Services 10/14	1,676.75
Times Publishing Company	11/4/2014	Ref Ad #19992	Legal Advertising 10/14	<u>52.96</u>
			Total 001 - General Fund	<u>6,593.64</u>
Report Balance				<u><u>6,593.64</u></u>

**Forest Brooke
Community Development District
Special Assessment Revenue Bonds- Series 2014**

Construction Account Activity Through October 31, 2014

Inflows:	Debt Proceeds	\$	5,487,097.45
	Underwriters Discount		<u>148,500.00</u>
		Total Bond Proceeds:	<u>\$ 5,635,597.45</u>
	Interest Earnings	\$	-
		Total Inflows:	<u><u>\$ 5,635,597.45</u></u>

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee As of 10/31/14
10/16/14	COI	Underwriters Discount	(148,500.00)	Cleared
10/16/14	COI	Image Master	(1,250.00)	Cleared
10/16/14	COI	Gray Robinson	(37,500.00)	Cleared
10/16/14	COI	Greenberg Traurig	(46,550.00)	Cleared
10/16/14	COI	Straley & Robin	(35,500.00)	Cleared
10/16/14	COI	Wells Fargo	(7,000.00)	Cleared
10/16/14	COI	Rizzetta & Co	(30,000.00)	Cleared
		Total COI Expenses:	<u>\$ (306,300.00)</u>	

Total Requisitions: \$ -

Total COI & Requisitions: (306,300.00)

Retainage Payable: -

Total Outflows: (306,300.00)

Funds Available in Construction Account at October 31, 2014 \$ 5,329,297.45

Forest Brooke Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data