

Forest Creek Community Development District

Preliminary Financial Statements
(Unaudited)

Period Ending
December 31, 2017



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Forest Creek Community Development District

Balance Sheet

As of 12/31/2017
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2005	Debt Service - Series 2016	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>232</u>	<u>2</u>	<u>169,888</u>	<u>0</u>	<u>0</u>	<u>3,480,000</u>	<u>3,650,122</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	259,709	(169,888)	252,597	0	0	342,418
Fund Balance-Unreserved	43,458	0	0	0	0	0	43,458
Retained Earnings-Unreserved	0	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	68,532	0	68,532
Other	<u>531,335</u>	<u>49,766</u>	<u>0</u>	<u>120,948</u>	<u>0</u>	<u>0</u>	<u>702,049</u>
Total Fund Equity & Other Credits	<u>574,793</u>	<u>309,475</u>	<u>(169,888)</u>	<u>373,545</u>	<u>68,532</u>	<u>0</u>	<u>1,156,458</u>
Total Liabilities & Fund Equity	<u>575,025</u>	<u>309,477</u>	<u>0</u>	<u>373,545</u>	<u>68,532</u>	<u>3,480,000</u>	<u>4,806,580</u>

Forest Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 12/31/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	700,230	635,031	(65,199)	(9)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Miscellaneous Revenue				
Miscellaneous	0	502	502	0 %
Total Revenues	700,230	635,534	(64,696)	(9)%
Expenditures				
Legislative				
Supervisor Fees	12,000	3,000	9,000	75 %
Financial & Administrative				
District Manager	45,000	8,972	36,028	80 %
District Engineer	10,000	0	10,000	100 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	7,265	0	7,265	100 %
Tax Collector Fees	0	321	(321)	0 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	2,000	106	1,895	95 %
Rentals & Leases	1,500	200	1,300	87 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	750	167	583	78 %
Bank Fees	750	399	351	47 %
Dues, Licenses & Fees	250	175	75	30 %
Miscellaneous Fees	250	0	250	100 %
Office Supplies	100	42	58	58 %
Website Administration	500	0	500	100 %
Legal Counsel				
District Counsel	7,500	5,206	2,294	31 %
Electric Utility Services				
Electric Utility Services	35,000	8,665	26,335	75 %
Water-Sewer Combination Services				
Water Utility Services	5,000	711	4,289	86 %
Stormwater Control				
Waterway Management Program - Contract	25,500	6,351	19,149	75 %
Stormwater Repairs & Maintenance	8,530	1,708	6,822	80 %
Other Physical Environment				
Property & Casualty Insurance	10,500	0	10,500	100 %
Entry & Walls Maintenance	2,500	0	2,500	100 %
Landscape Maintenance - Contract	141,300	34,625	106,675	75 %
Landscape Maintenance - Other	30,000	10,120	19,880	66 %
Plant Replacement Program	4,000	0	4,000	100 %
Wetland Monitoring & Maintenance	15,000	0	15,000	100 %
Irrigation Maintenance	35,000	8,636	26,364	75 %
Capital Improvement Loan	83,535	0	83,535	100 %
Road & Street Facilities				
Roadway/ Sidewalk Repairs	2,500	0	2,500	100 %
Parks & Recreation				

Forest Creek Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	25,000	336	24,664	99 %
Common Area Phone	5,000	773	4,227	85 %
Gas	1,000	0	1,000	100 %
Fence Repairs & Maintenance	2,000	0	2,000	100 %
Gate Maintenance	15,000	5,129	9,871	66 %
Signage Repairs	1,500	640	860	57 %
Recreation Center Maintenance	27,400	3,791	23,609	86 %
Pool Maintenance - Contract	10,000	430	9,570	96 %
Pool Maintenance - Other	12,000	892	11,108	93 %
Street Light Maintenance	2,000	2,805	(805)	(40)%
Nature Walkway - Gazebo Maintenance	4,600	0	4,600	100 %
Miscellaneous Fees	1,500	0	1,500	100 %
Security	1,500	0	1,500	100 %
Security System Hardware	200	0	200	100 %
Security Monitoring Contract	5,300	0	5,300	100 %
Reserves				
Capital Reserve	85,000	0	85,000	100 %
Total Expenditures	<u>700,230</u>	<u>104,199</u>	<u>596,031</u>	<u>85 %</u>
Excess of Revenues Over (Under) Expenditures	0	531,335	531,335	0 %
Fund Balance, Beginning of Period	0	43,458	43,458	0 %
Fund Balance, End of Period	<u>0</u>	<u>574,793</u>	<u>574,793</u>	<u>0 %</u>

Forest Creek Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2013
From 10/1/2017 Through 12/31/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	85,728	84,464	(1,264)	(1)%
Interest Earnings				
Interest Earnings	0	389	389	0 %
Total Revenues	<u>85,728</u>	<u>84,854</u>	<u>(874)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	70,729	35,088	35,642	50 %
Principal Payment	15,000	0	15,000	100 %
Total Expenditures	<u>85,729</u>	<u>35,088</u>	<u>50,642</u>	<u>59 %</u>
Excess of Revenues Over (Under) Expenditures	(1)	49,766	49,767	(4,976,705)%
Fund Balance, Beginning of Period	0	259,709	259,709	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>309,475</u>	<u>309,476</u>	<u>(30,947,588)%</u>

Forest Creek Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2005
From 10/1/2017 Through 12/31/2017
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	(169,888)	(169,888)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(169,888)</u>	<u>(169,888)</u>	<u>0 %</u>

Forest Creek Community Development District

Statement of Revenues and Expenditures

203 - Debt Service - Series 2016
From 10/1/2017 Through 12/31/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	118,439	160,537	42,098	36 %
Debt Service Prepayments	0	3,692	3,692	0 %
Interest Earnings				
Interest Earnings	0	373	373	0 %
Total Revenues	<u>118,439</u>	<u>164,602</u>	<u>46,163</u>	<u>39 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	73,439	43,654	29,785	41 %
Principal Payment	45,000	0	45,000	100 %
Total Expenditures	<u>118,439</u>	<u>43,654</u>	<u>74,785</u>	<u>63 %</u>
Excess of Revenues Over (Under) Expenditures	0	120,948	120,948	0 %
Fund Balance, Beginning of Period	0	252,597	252,597	0 %
Fund Balance, End of Period	<u>0</u>	<u>373,545</u>	<u>373,545</u>	<u>0 %</u>

Forest Creek Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10103 Cash - Hancock Bank Account
Reconciliation ID: 12/31/17
Reconciliation Date: 12/31/2017
Status: Locked

Bank Balance	630,302.55
Less Outstanding Checks/Vouchers	67,122.74
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	563,179.81
Balance Per Books	<u>563,179.81</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Forest Creek Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10103 Cash - Hancock Bank Account

Reconciliation ID: 12/31/17

Reconciliation Date: 12/31/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0391	12/19/2017	Clubhouse Security Deposit Refund	100.00	Florida Gulf Coast Kiwi Club
0392	12/20/2017	System Generated Check/Voucher	200.00	Carl J. Wallace
0393	12/20/2017	System Generated Check/Voucher	200.00	Darryl Steiner
0394	12/20/2017	System Generated Check/Voucher	109.90	DoorKing Inc
0395	12/20/2017	System Generated Check/Voucher	1,323.21	FPL
0396	12/20/2017	System Generated Check/Voucher	160.00	Gate Pros Inc
0397	12/20/2017	System Generated Check/Voucher	200.00	John E. Landi
0398	12/20/2017	System Generated Check/Voucher	200.00	John E. Pigaga
0399	12/20/2017	System Generated Check/Voucher	300.00	Landscape Maintenance Professionals, Inc.
0400	12/20/2017	System Generated Check/Voucher	100.00	New Hope Baptist Church
0401	12/20/2017	System Generated Check/Voucher	200.00	Thomas Cornelius Montgomery
0402	12/22/2017	Series 2016 FY18 Tax Dist ID 122217	41,955.38	Forest Creek CDD
0403	12/22/2017	Series 2013 FY18 Tax Dist ID 122217	22,074.25	Forest Creek CDD
Outstanding Checks/Vouchers			67,122.74	

**Forest Creek Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10103 Cash - Hancock Bank Account

Reconciliation ID: 12/31/17

Reconciliation Date: 12/31/2017

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0350	11/16/2017	System Generated Check/Voucher	430.00	Trinity Pool Care
0352	11/16/2017	Series 2013 FY18 Tax Dist ID 111617	1,717.17	Forest Creek CDD
0353	11/16/2017	Series 2016 FY18 Tax Dist ID 111617	3,263.73	Forest Creek CDD
0354	11/21/2017	System Generated Check/Voucher	200.00	Carl J. Wallace
0355	11/21/2017	System Generated Check/Voucher	200.00	Darryl Steiner
0356	11/21/2017	System Generated Check/Voucher	200.00	John E. Landi
0357	11/21/2017	System Generated Check/Voucher	200.00	John E. Pigaga
0358	11/21/2017	System Generated Check/Voucher	200.00	Thomas Cornelius Montgomery
0359	11/21/2017	System Generated Check/Voucher	1,500.00	Yellowstone Landscape
0360	11/27/2017	Series 2013 FY18 Tax Dist ID 112217	3,244.22	Forest Creek CDD
0361	11/27/2017	Series 2016 FY18 Tax Dist ID 112217	6,166.11	Forest Creek CDD
0362	12/6/2017	Series 2016 FY18 Tax Dist ID 120617	109,151.91	Forest Creek CDD
0363	12/6/2017	Series 2013 FY18 Tax Dist ID 120617	57,428.78	Forest Creek CDD
0364	12/7/2017	to zero account and close	210.20	SunTrust
0365	12/8/2017	System Generated Check/Voucher	5,942.00	Aquatic Systems, Inc.
0366	12/8/2017	System Generated Check/Voucher	173.52	Bright House Networks
0367	12/8/2017	System Generated Check/Voucher	1,155.72	Bush Ross, P.A.
0368	12/8/2017	System Generated Check/Voucher	100.00	Dennis Season
0369	12/8/2017	System Generated Check/Voucher	99.90	DoorKing Inc
0370	12/8/2017	System Generated Check/Voucher	864.00	Envera Systems
0371	12/8/2017	System Generated Check/Voucher	59.25	Frontier Communications
0372	12/8/2017	System Generated Check/Voucher	254.14	MCUD
0373	12/8/2017	System Generated Check/Voucher	3,008.07	Meritus Districts
0374	12/8/2017	System Generated Check/Voucher	261.70	Pools by Lowell, Inc.
0375	12/8/2017	System Generated Check/Voucher	48.00	Southern Greens Pest Control
0376	12/8/2017	System Generated Check/Voucher	430.00	Trinity Pool Care

Forest Creek Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10103 Cash - Hancock Bank Account

Reconciliation ID: 12/31/17

Reconciliation Date: 12/31/2017

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0377	12/8/2017	System Generated Check/Voucher	38,360.86	Yellowstone Landscape
0378	12/13/2017	System Generated Check/Voucher	1,950.00	Bush Ross, P.A.
0379	12/13/2017	System Generated Check/Voucher	1,176.55	FPL
0380	12/13/2017	System Generated Check/Voucher	20.68	FPL
0381	12/13/2017	System Generated Check/Voucher	561.72	FPL
0382	12/13/2017	System Generated Check/Voucher	17.36	FPL
0383	12/13/2017	System Generated Check/Voucher	10.26	FPL
0384	12/13/2017	System Generated Check/Voucher	50.44	FPL
0385	12/13/2017	System Generated Check/Voucher	105.66	FPL
0386	12/13/2017	System Generated Check/Voucher	18.76	FPL
0387	12/13/2017	System Generated Check/Voucher	14.28	FPL
0388	12/13/2017	System Generated Check/Voucher	10.26	FPL
0389	12/13/2017	System Generated Check/Voucher	1,885.00	Spareem Enterprises LLC
0390	12/13/2017	System Generated Check/Voucher	82.83	Verizon
CD036	12/18/2017	Bank Fee	<u>65.63</u>	
Cleared Checks/Vouchers			<u>240,838.71</u>	

Forest Creek Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10103 Cash - Hancock Bank Account

Reconciliation ID: 12/31/17

Reconciliation Date: 12/31/2017

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	016748	11/17/2017	15/16 Return of Premium	202.00
	CR101	12/6/2017	Tax Distribution - 12.06.17	590,953.64
	1030	12/12/2017	Gate Stickers - Scott Schneider	20.00
	1039	12/18/2017	Gate Stickers - Matthew Brejer	20.00
	1411	12/18/2017	Gate Stickers - Kathleen M. Jordan	10.00
	2072	12/18/2017	Gate Stickers - Tomas Fusek	10.00
	34859	12/18/2017	Amenity Keys - Carol	60.00
	CR104	12/22/2017	Tax Distribution - 12.22.17	<u>235,668.64</u>
Cleared Deposits				<u><u>826,944.28</u></u>



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



Page: 1 of 2

Statements Dates 12/01/2017 - 12/31/2017

Account Number:

1 110000 002

FOREST CREEK CDD
2005 PAN AM CIRCLE, SUITE #120
TAMPA FL 33607

Images:

0

RETURN MAIL EO

WE'RE READY TO LEND WITH GREAT RATES ON PERSONAL LOANS. TO APPLY CALL 1-800-965-LOAN. NORMAL CREDIT CRITERIA APPLY.

Checking Account Summary

Table with 3 columns: Description, Amount, and Summary Item. Rows include Previous Balance, Credits, Debits, Service Charges, Interest Paid, Ending Balance, Average Balance, and YTD Interest Paid.

***** CHECKING ACCOUNT TRANSACTIONS *****

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Shows transactions for 12/07, 12/13, and 12/22.

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 12/04 to 12/19.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



Statements Dates
12/01/2017 - 12/31/2017

Account Number:

Images:

0

***RETURN MAIL* E0**

**FOREST CREEK CDD
2005 PAN AM CIRCLE, SUITE #120
TAMPA FL 33607**

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
12/26	387	14.28	12/27	389	1,885.00
12/26	388	10.26	12/28	390	82.83

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/18	65.63	ANALYSIS SERVICE CHG	SVC CHARGE	ANALYSIS FEES	0047999666

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	44,196.98	12/11	614,811.12	12/22	636,086.35
12/01	42,496.98	12/13	614,813.12	12/26	632,150.38
12/04	41,866.98	12/14	446,649.05	12/27	630,265.38
12/05	41,666.98	12/15	408,240.19	12/28	630,182.55
12/06	27,275.75	12/18	401,106.86	12/29	630,302.55
12/07	618,029.39	12/19	400,417.71		

In Case of Errors or Questions About Your Electronic Transfers, Telephone or Write us at the Address listed as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

Hancock Bank/Whitney Bank
 Attn: Deposit Services
 P.O. Box 4019
 Gulfport, MS 39502
 Hancock Bank: 1-800-448-8812
 Whitney Bank: 1-800-844-4450

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

Notice About Electronic Check Conversion

When you provide a check payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Handyline Information

Interest Charges: Interest Charges have been computed on your Handyline Account by applying each Daily Periodic Rate disclosed on the face of this statement to the Daily Balance of your account over the current billing cycle, and then multiplying the resulting product by the number of days in the billing cycle. The Daily Balance of your Account has been computed by totaling the "Closing Principal Balance" of your Account for each day of your billing cycle and dividing the resulting total by the number of days in the billing cycle.

The closing Principal Balance of your Account for each day of the billing cycle was computed by taking into consideration payments, credits, loan advances and other debits posted to your account over the billing cycle, but disregarding any unpaid Interest Charges. Interest Charges have been assessed on new loans and other debits under your Account from date of posting and there is not a time period within which payments may be made in order to completely avoid Interest Charges.

Provided you have not made at least the minimum payment due within fourteen days of the statement date:

1. If you have an unsecured Handyline Account, your checking account has been charged with a minimum payment equal to 1/20th of the disclosed New Balance on the face of this statement (less any amount disputed by you), or \$25.00, whichever is greater. If the New Balance of your Account was less than \$25.00, your checking account has been charged for the entire New Balance (less any amount disputed by you).
2. If you have a secured Handyline Account, your checking account has been charged with a minimum payment equal to 1/50th of the disclosed New Balance on the face of this statement (less any amount disputed by you), or \$100.00, whichever is greater. If the New Balance of your Account was less than \$100.00, your checking account has been charged for the entire New Balance (less any amount disputed by you).

You have the option to make additional payments in excess of the minimum payment on your Handyline Account in any amount and at any time, thus reducing your exposure to additional Interest Charges. Payments should be mailed to: Lending Services, P.O. Box 4020, Gulfport, MS 39502, Attn: Handyline. Payments we receive at the above address by 10:00 A.M. will be credited to your Handyline Account as of the date of receipt. Handyline payments made at other bank locations will be promptly credited to your Account, but in no event longer than five (5) days after receipt.

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, write to us at: Hancock Bank/Whitney Bank Lending Services, P.O. Box 4019, Gulfport, MS 39502-0420.

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. Hancock Bank customers may call us at 1-800-448-8812 and Whitney Bank customers may call us at 1-800-844-4450, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR BANK STATEMENT

CHECKS/DEBIT TRANSACTIONS OUTSTANDING THIS MONTH

(Not charged to your account as of statement date)

Check# or Transaction Type (Ex. ATM/Debit)	Transaction Amount (Dollars--\$\$)
TOTAL	

TO BALANCE FOLLOW THESE SIMPLE STEPS

1. Bank Balance as shown-this statement		\$
2. Record Deposits Not Credited During This Statement Cycle		\$
		\$
		\$
3. Add Total of Deposits Not Credited	+	\$
4. Subtract Total Outstanding Checks/Debits	-	\$
5. Balance	=	\$

This balance should agree with your checkbook balance. Remember to deduct service charges/fees (if any) shown on your statement this month.