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*Wentworth Estates Community Development District*

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*Financial Statements*

*January 31, 2020*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2900 NORTHEAST 12th TERRACE***

***Suite 1***

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*Wentworth Estates Community Development District*

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*Table of Contents*

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund—Series 2018</i>	<i>6</i>

*JPWard & Associates LLC*

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**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	General Long Term Debt	Account Groups Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>				---	
General Fund - Invested Cash	\$ -	\$ -	\$ -		\$ -
General Fund - Hancock Bank	\$ 766,449				\$ 766,449
Construction Account	-	-	-		-
<b>Debt Service Fund</b>					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	2,073,283	-		2,073,283.21
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
<b>Due from Other Funds</b>					
General Fund	-	110,615	-		110,614.92
Debt Service Fund(s)	-	-	-		-
<b>Market Valuation Adjustments</b>	-	-	-		-
<b>Accrued Interest Receivable</b>	-	-	-		-
<b>Assessments Receivable</b>	-	-	-		-
<b>Prepaid Expenses</b>	-	-	-		-
<b>Amount Available in Debt Service Funds</b>	-	-	2,763,886		2,763,886.26
<b>Amount to be Provided by Debt Service Funds</b>	-	-	21,426,114		21,426,113.74
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,257,809	45,257,809.00
<b>Total Assets</b>	<b>\$ 766,449</b>	<b>\$ 2,763,886</b>	<b>\$ 24,190,000</b>	<b>\$ 45,257,809</b>	<b>\$ 72,978,144</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2020**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	Account Groups		
			General Long Term Debt	Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -		-
<b>Due to Other Funds</b>					-
General Fund	-	-	-		-
Debt Service Fund(s)	110,615	-	-		110,615
<b>Loan - TB Master Turnover, Inc.</b>	-				-
<b>Due to Bondholders</b>					-
<b>Bonds Payable</b>					-
Current Portion	-	-	1,035,000		1,035,000
Long Term	-	-	23,155,000		23,155,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
<b>Total Liabilities</b>	<b>\$ 110,615</b>	<b>\$ -</b>	<b>\$ 24,190,000</b>	<b>\$ -</b>	<b>\$ 24,300,615</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	45,257,809	45,257,809.00
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2018 (Audited)	-	1,441,806	-		1,441,806.43
Results from Current Operations	-	1,322,080	-		1,322,079.63
<b>Unassigned</b>					-
Beginning: October 1, 2018 (Audited)	90,292	-	-		90,291.50
Results from Current Operations	565,543	-	-		565,542.74
<b>Total Fund Equity and Other Credits</b>	<b>\$ 655,834</b>	<b>\$ 2,763,886</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 48,677,529</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 766,449</b>	<b>\$ 2,763,886</b>	<b>\$ 24,190,000</b>	<b>\$ 45,257,809</b>	<b>\$ 72,978,144</b>

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	-	-	-	-	-	0	
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	0	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,202	228,628	432,528	43,962	706,321	784,735	90%
Special Assessments - Off-Roll	-	-	-	-	-	0	N/A
<b>Miscellaneous Revenue</b>							
	-	-	-	-	-	0	N/A
<b>Intergovernmental Transfers In</b>							
	-	-	-	-	-	-	
<b>Total Revenue and Other Sources:</b>	<b>1,202</b>	<b>228,628</b>	<b>\$432,528</b>	<b>\$43,962</b>	<b>706,321</b>	<b>\$ 784,735</b>	<b>90%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's - Fees	1,000	-	-	-	1,000	4,000	25%
Board of Supervisor's - Taxes	-	-	-	-	-	-	N/A
<b>Executive</b>							
Professional Management	4,167	4,167	4,167	4,167	16,667	50,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	4,700	-	4,700	4,700	100%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	667	667	667	667	2,667	8,000	33%
Assessment Methodology Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>							
Recording and Transcription	-	-	-	-	-	-	N/A
Legal Advertising	595	-	252	-	847	2,900	29%
Trustee Services	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	5,000	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	-	-	23,975	-	23,975	25,000	96%
Bank Service Charges	38	40	2	-	79	800	10%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	51	-	240	-	291	600	49%
<b>Insurance</b>	-	-	54,895	-	54,895	60,000	91%
<b>Printing &amp; Binding</b>	354	-	-	-	354	500	71%
<b>Website Development</b>	50	-	100	50	200	1,200	17%
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	1,240	200	1,439	10,000	14%
Legal - Foreclosure Counsel	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services - General	-	-	10,253	4,273	14,525	6,000	242%
Engineering Services - Assets	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>							
Professional Services							
Asset Management	-	-	-	-	-	37,000	0%
Mitigation Monitoring	-	-	-	-	-	1,000	0%
NPDES Reporting	-	-	-	-	-	2,000	0%
Utility Services							
Electric - Aeration System	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Lake & Wetland System							
Aquatic Weed Control	-	-	-	2,940	2,940	64,800	5%
Lake Bank Maintenance	-	-	-	-	-	3,000	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Annual Budget	% of Budget
Water Quality Testing	-	-	-	-	-	14,000	0%
Water Control Structures	-	-	6,000	-	6,000	22,000	27%
Wetland System							
Routine Maintenance	-	-	-	1,960	1,960	17,650	11%
Water Quality Testing	-	-	-	-	-	-	N/A
Capital Outlay							
Aeration System	-	-	-	-	-	20,000	0%
Lake Bank Restorations	-	-	-	2,730	2,730	293,510	1%
Erosion Restoration	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	10,000	0%
<b>Road and Street Services</b>							
Repairs and Maintenance				-	-	-	N/A
Bridge Inspection Report	-	-	-	-	-	-	N/A
<b>Reserves</b>							
Operations	-	-	-	-	-	96,000	0%
<b>Sub-Total:</b>	<b>8,430</b>	<b>6,206</b>	<b>107,823</b>	<b>18,319</b>	<b>140,778</b>	<b>784,735</b>	<b>18%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 8,430</b>	<b>\$ 6,206</b>	<b>\$ 107,823</b>	<b>\$ 18,319</b>	<b>140,778</b>	<b>\$ 784,735</b>	<b>18%</b>
Net Increase/ (Decrease) in Fund Balance	(7,227)	222,422	324,705	25,643	565,543	-	
Fund Balance - Beginning	90,292	83,064	305,486	630,192	90,292	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 83,064</b>	<b>\$ 305,486</b>	<b>\$ 630,192</b>	<b>\$ 655,834</b>	<b>655,834</b>	<b>\$ 27,882</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2018 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>						-	
<b>Interest Income</b>							
Revenue Account	109	92	50	65	316	2,500	N/A
Reserve Account	86	-	72	74	231	1,600	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Interest Account	19	91	-	-	110	850	N/A
Sinking Fund Account	-	-	-	-	-	100	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	3,025	575,269	1,088,317	110,615	1,777,226	1,974,169	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Discounts on Bonds</b>	-	-	-	-	-	-	N/A
<b>Proceeds from Refunding Bonds</b>							
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,238</b>	<b>\$ 575,453</b>	<b>\$ 1,088,439</b>	<b>\$ 110,753</b>	<b>1,777,883</b>	<b>\$ 1,979,219</b>	N/A
<b>Expenditures and Other Uses</b>							
<b>Property Appraiser/Tax Collector Fees</b>						-	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2018 Bonds	-	-	-	-	-	\$ 1,035,000	N/A
<b>Principal Debt Service - Prepayments</b>							
Series 2018 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2018 Bonds	-	455,803	-	-	455,803	911,606	N/A
<b>Foreclosure Counsel</b>	-	-	-	-	-	-	N/A
<b>Property Appraiser &amp; Tax Collector</b>	-	-	-	-	-	-	N/A
<b>Pymt to Refunded Bonds Escrow Agent</b>							
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers Out</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 455,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>455,803</b>	<b>\$ 1,946,606</b>	N/A
Net Increase/ (Decrease) in Fund Balance	3,238	119,650	1,088,439	110,753	1,322,080	32,613	
Fund Balance - Beginning	1,441,806	1,445,044	1,564,694	2,653,133	1,441,806	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,445,044</b>	<b>\$ 1,564,694</b>	<b>\$ 2,653,133</b>	<b>\$ 2,763,886</b>	<b>2,763,886</b>	<b>\$ 32,613</b>	

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