

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

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PREPARED BY:

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*Wentworth Estates Community Development District*

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**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2021**

	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	\$ 1,006,199				\$ 1,006,199
Construction Account	-	-	-		-
<b>Debt Service Fund</b>					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	2,163,757	-		2,163,757.34
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
<b>Due from Other Funds</b>					
General Fund	-	162,620	-		162,619.69
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>	-	-	2,906,365		2,906,365.16
<b>Amount to be Provided by Debt Service Funds</b>	-	-	20,218,635		20,218,634.84
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,257,809	45,257,809.00
<b>Total Assets</b>	<b>\$ 1,006,199</b>	<b>\$ 2,906,365</b>	<b>\$ 23,125,000</b>	<b>\$ 45,257,809</b>	<b>\$ 72,295,373</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2021**

	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)	162,620				162,620
<b>Loan - TB Master Turnover, Inc.</b>	-				-
<b>Due to Bondholders</b>					-
<b>Bonds Payable</b>					-
Current Portion	-	-	1,065,000		1,065,000
Long Term	-	-	22,060,000		22,060,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
<b>Total Liabilities</b>	<b>\$ 162,620</b>	<b>\$ -</b>	<b>\$ 23,125,000</b>	<b>\$ -</b>	<b>\$ 23,287,620</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, 2020 (Unaudited)	-	1,432,432	-		1,432,431.85
Results from Current Operations	-	1,473,933	-		1,473,933.31
<b>Unassigned</b>					-
Beginning: October 1, 2020 (Unaudited)	141,322	-	-		141,322.00
Results from Current Operations	702,258	-	-		702,257.57
<b>Total Fund Equity and Other Credits</b>	<b>\$ 843,580</b>	<b>\$ 2,906,365</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 49,007,754</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,006,199</b>	<b>\$ 2,906,365</b>	<b>\$ 23,125,000</b>	<b>\$ 45,257,809</b>	<b>\$ 72,295,373</b>

Prepared by:

**JPWARD and Associates, LLC**

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	-	-	-	-	-	-	0	
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	0	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	5,580	449,362	469,902	65,756	30,072	1,020,672	1,052,325	97%
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>5,580</b>	<b>449,362</b>	<b>\$469,902</b>	<b>\$65,756</b>	<b>\$30,072</b>	<b>1,020,672</b>	<b>\$ 1,052,325</b>	<b>97%</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	4,167	20,833	50,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	3,000	-	-	3,000	4,700	64%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	667	667	667	667	667	3,333	8,000	42%
Assessment Methodology Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	322	-	-	-	-	322	2,900	11%
Trustee Services	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	5,000	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
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**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	19,909	-	-	-	-	19,909	25,000	80%
Bank Service Charges	30	39	-	-	-	69	800	9%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	16	-	58	258	-	332	600	55%
<b>Insurance</b>	-	-	47,241	-	-	47,241	60,000	79%
<b>Printing &amp; Binding</b>	-	107	-	-	-	107	500	21%
<b>Website Development</b>	50	50	50	50	50	250	1,200	21%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	263	-	670	1,295	-	2,228	10,000	22%
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	-	-	-	-	888	888	12,000	7%
Engineering Services - Assets	-	-	-	-	-	-	9,000	0%
Contingencies	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>26,931</b>	<b>7,363</b>	<b>57,186</b>	<b>7,769</b>	<b>7,104</b>	<b>106,353</b>	<b>218,775</b>	<b>49%</b>
<b>Stormwater Management Services</b>								
Professional Services								
Asset Management	4,273	-	4,375	-	4,375	13,023	37,000	35%
NPDES Reporting	3,425	4,375	-	4,375	-	12,175	2,000	609%
Utility Services								
Electric - Aeration System	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Lake & Wetland System								
Aquatic Weed Control	8,118	5,500	-	11,000	5,500	30,118	64,800	46%

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**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Lake Bank Maintenance	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	-	14,000	0%
Water Control Structures	-	-	4,330	13,200	-	17,530	26,000	67%
<b>Wetland System</b>								
Routine Maintenance	1,765	2,899	-	5,798	2,899	13,361	34,800	38%
Water Quality Testing	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>								
Aeration System	-	-	-	7,240	-	7,240	-	N/A
Littoral Shelf Replanting	4,550	-	-	-	-	4,550	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	-	-	10,000	0%
Lake Bank Restoration	-	1,450	4,681	2,485	14,794	23,411	252,450	9%
Erosion Restoration	-	-	-	-	6,375	6,375	12,000	53%
Contingencies	-	10,500	-	-	-	10,500	15,000	70%
<b>Road and Street Services</b>								
Repairs and Maintenance							-	N/A
<b>Bridge - Entrance</b>								
Bridge Inspection Report	-	-	-	-	-	-	-	N/A
<b>Utility Service</b>								
Street Lights - Electric Services	130	-	-	-	-	130	-	N/A
Traffic I - Electric Services	1,135	521	1,087	(1,071)	653	2,325	-	N/A
Bridge - Electric Services	112	50	-	(48)	105	218	-	N/A
<b>Maintenance Services</b>								
Clean/Painting - Bridge	-	-	-	-	-	-	-	N/A
Clean/Painting - Entry Monuments	-	-	-	-	-	-	-	N/A
Clean/Painting - Entry Wall	-	3,496	-	-	-	3,496	-	N/A
Clean/Painting - Street Lights/Directional	-	47	-	57	-	104	-	N/A
Miscellaneous Repairs	-	-	-	3,200	-	3,200	9,000	36%
<b>Sub-Total:</b>	<b>23,508</b>	<b>28,838</b>	<b>14,473</b>	<b>46,236</b>	<b>34,701</b>	<b>147,756</b>	<b>480,050</b>	<b>31%</b>

**Landscaping Services**

Professional Management

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Asset Management	-	-	-	-	-	-	6,500	0%
Water Quality Monitoring	-	-	-	-	-	-	10,000	0%
Utility Services								
Electric - Landscape Lighting	-	-	-	-	-	-	4,500	0%
Irrigation Water - Landscaping	-	-	-	-	-	-	7,000	0%
Potable Water - Meter Install (Entry Fountain)	-	-	-	12,180	-	12,180	-	N/A
Potable Water - Fountain	-	-	-	24	31	55	4,000	1%
Water Service - Entry Fountain	-	-	48	-	-	48	-	N/A
Repairs & Maintenance								
Public Area Landscaping								
Treviso Bay Blvd - Entrance	-	-	8,842	12,105	6,230	27,177	71,000	38%
Southwest Boulevard	-	-	3,836	-	1,918	5,754	32,000	18%
Irrigation System	-	-	-	-	647	647	3,000	22%
Well System	-	-	-	-	-	-	-	N/A
Plant Replacement	-	2,209	7,987	-	713	10,909	12,000	91%
Fountains	-	-	-	685	415	1,100	15,000	7%
Other Current Charges	-	-	-	-	-	-	-	N/A
Operating Supplies								
Mulch	-	5,000	-	-	-	5,000	5,000	100%
Contingencies	-	-	-	1,437	-	1,437	7,500	19%
Capital Outlay	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>-</b>	<b>7,209</b>	<b>20,712</b>	<b>26,431</b>	<b>9,953</b>	<b>64,306</b>	<b>177,500</b>	<b>36%</b>
<b>Pump Station - Community Wide Irrigation System</b>								
Professional Management								
Asset Management	-	-	-	-	-	-	-	N/A
Utility Services								
Electric - Pump Station	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Pumps and Associated Facilities	-	-	-	-	-	-	-	N/A
Wells	-	-	-	-	-	-	-	N/A

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Building	-	-	-	-	-	-	-	N/A
Reserve for Pump Replacement	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	-	-	-	-	-	-	-	N/A
<b>Reserves</b>								
Operations	-	-	-	-	-	-	175,000	0%
<b>Sub-Total:</b>	-	-	-	-	-	-	<b>175,000</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 50,439</b>	<b>\$ 43,410</b>	<b>\$ 92,371</b>	<b>\$ 80,436</b>	<b>\$ 51,759</b>	<b># \$ 318,415</b>	<b>\$ 1,051,325</b>	<b>30%</b>
Net Increase/ (Decrease) in Fund Balance	(44,859)	405,953	377,531	(14,680)	(21,687)	702,258	1,000	
Fund Balance - Beginning	141,322	96,463	502,416	879,947	865,267	141,322	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 96,463</b>	<b>\$ 502,416</b>	<b>\$ 879,947</b>	<b>\$ 865,267</b>	<b>\$ 843,580</b>	<b>843,580</b>	<b>\$ 28,882</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2018 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2021**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>							-	
<b>Interest Income</b>								
Revenue Account	4	4	2	3	9	21	1,000	2%
Reserve Account	2	2	2	2	2	12	630	2%
Prepayment Account	-	-	-	-	-	-	-	N/A
Interest Account	-	0	0	-	-	0	450	0%
Sinking Fund Account	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	10,469	843,023	881,557	123,361	56,416	1,914,825	1,974,169	97%
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>\$ 10,475</b>	<b>\$ 843,029</b>	<b>\$ 881,561</b>	<b>\$ 123,367</b>	<b>\$ 56,427</b>	<b>1,914,858</b>	<b>\$ 1,976,249</b>	<b>N/A</b>
<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	-	-	-	-	-	-	\$ 1,065,000	0%
<b>Principal Debt Service - Prepayments</b>								
Series 2018 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2018 Bonds	-	440,925	-	-	-	440,925	881,850	50%
<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>\$ 440,925</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>440,925</b>	<b>\$ 1,946,850</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	10,475	402,104	881,561	123,367	56,427	1,473,933	29,399	
Fund Balance - Beginning	1,432,432	1,442,906	1,845,010	2,726,571	2,849,938	1,432,432	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,442,906</b>	<b>\$ 1,845,010</b>	<b>\$ 2,726,571</b>	<b>\$ 2,849,938</b>	<b>\$ 2,906,365</b>	<b>2,906,365</b>	<b>\$ 29,399</b>	

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