
Wentworth Estates Community Development District

Financial Statements

February 29, 2020



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 29, 2020

	Governmental Funds				Totals (Memorandum Only)
	Account Groups				
	General Fund	Debt Service Fund Series 2018	General Long Term Debt	Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ -	\$ -	\$ -	---	\$ -
General Fund - Hancock Bank	\$ 785,697				\$ 785,697
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	2,073,618	-		2,073,617.90
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	173,460	-		173,459.96
Debt Service Fund(s)	-	-	-		-
Market Valuation Adjustments					
Accrued Interest Receivable					
Assessments Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	2,827,066		2,827,065.99
Amount to be Provided by Debt Service Funds	-	-	21,362,934		21,362,934.01
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 785,697	\$ 2,827,066	\$ 24,190,000	\$ 45,257,809	\$ 73,060,572

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending February 29, 2020

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Account Groups			
		Debt Service Fund Series 2018	General Long Term Debt	Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -		-
Due to Other Funds					-
General Fund	-	-	-		-
Debt Service Fund(s)	173,460	-	-		173,460
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	1,035,000		1,035,000
Long Term	-	-	23,155,000		23,155,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
Total Liabilities	\$ 173,460	\$ -	\$ 24,190,000	\$ -	\$ 24,363,460
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,257,809	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2018 (Audited)	-	1,441,806	-		1,441,806.43
Results from Current Operations	-	1,385,259	-		1,385,259.36
Unassigned					-
Beginning: October 1, 2018 (Audited)	90,292	-	-		90,291.50
Results from Current Operations	521,945	-	-		521,945.09
Total Fund Equity and Other Credits	\$ 612,237	\$ 2,827,066	\$ -	\$ 45,257,809	\$ 48,697,111
Total Liabilities, Fund Equity and Other Credits	\$ 785,697	\$ 2,827,066	\$ 24,190,000	\$ 45,257,809	\$ 73,060,571

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	0	
Interest								
Interest - General Checking	-	-	-	-	-	-	0	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	1,202	228,628	432,528	43,962	24,976	731,297	784,735	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	0	N/A
Miscellaneous Revenue								
	-	-	-	-	-	-	0	N/A
Intergovernmental Transfers In								
	-	-	-	-	-	-	-	
Total Revenue and Other Sources:	1,202	228,628	\$432,528	\$43,962	\$24,976	731,297	\$ 784,735	93%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	1,000	-	-	-	-	1,000	4,000	25%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	N/A
Executive								
Professional Management	4,167	4,167	4,167	4,167	4,167	20,833	50,000	42%
Financial and Administrative								
Audit Services	-	-	4,700	-	-	4,700	4,700	100%
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%
Other Contractual Services								
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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General Fund
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Through February 29, 2020

Description	October	November	December	January	February	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%
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	51	-	240	-	63	355	600	59%
Insurance	-	-	54,895	-	-	54,895	60,000	91%
Printing & Binding	354	-	-	-	-	354	500	71%
Website Development	50	-	100	50	50	250	1,200	21%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
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
Other General Government Services								
Engineering Services - General	-	-	10,253	4,273	4,273	18,798	6,000	313%
Engineering Services - Assets	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
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	6,118	9,058	64,800	14%
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 February 29, 2020

Description	October	November	December	January	February	Year to Date	Annual Budget	% of Budget
Water Quality Testing	-	-	-	-	-	-	14,000	0%
Water Control Structures	-	-	6,000	-	14,485	20,485	22,000	93%
Wetland System								
Routine Maintenance	-	-	-	1,960	1,765	3,725	17,650	21%
Water Quality Testing	-	-	-	-	-	-	-	N/A
Capital Outlay								
Aeration System	-	-	-	-	-	-	20,000	0%
Lake Bank Restorations	-	-	-	2,730	35,653	38,383	293,510	13%
Erosion Restoration	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	10,000	0%
Road and Street Services								
Repairs and Maintenance							-	N/A
Bridge Inspection Report	-	-	-	-	-	-	-	N/A
Reserves								
Operations	-	-	-	-	-	-	96,000	0%
Sub-Total:	8,430	6,206	107,823	18,319	68,574	209,352	784,735	27%
 Total Expenditures and Other Uses:	\$ 8,430	\$ 6,206	\$ 107,823	\$ 18,319	\$ 68,574	209,352	\$ 784,735	27%
 Net Increase/ (Decrease) in Fund Balance	(7,227)	222,422	324,705	25,643	(43,598)	521,945	-	
Fund Balance - Beginning	90,292	83,064	305,486	630,192	655,834	90,292	27,882	
Fund Balance - Ending	\$ 83,064	\$ 305,486	\$ 630,192	\$ 655,834	\$ 612,237	612,237	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2018 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2020

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward							-	
Interest Income								
Revenue Account	109	92	50	65	261	577	2,500	N/A
Reserve Account	86	-	72	74	74	305	1,600	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Interest Account	19	91	-	-	-	110	850	N/A
Sinking Fund Account	-	-	-	-	-	-	100	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	3,025	575,269	1,088,317	110,615	62,845	1,840,071	1,974,169	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Discounts on Bonds								
-	-	-	-	-	-	-	-	N/A
Proceeds from Refunding Bonds								
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)								
-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,238	\$ 575,453	\$ 1,088,439	\$ 110,753	\$ 63,180	1,841,063	\$ 1,979,219	N/A
Expenditures and Other Uses								
Property Appraiser/Tax Collector Fees							\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2018 Bonds	-	-	-	-	-	-	\$ 1,035,000	N/A
Principal Debt Service - Prepayments								
Series 2018 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2018 Bonds	-	455,803	-	-	-	455,803	911,606	N/A
Foreclosure Counsel								
-	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector								
-	-	-	-	-	-	-	-	N/A
Pymt to Refunded Bonds Escrow Agent								
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out								
-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 455,803	\$ -	\$ -	\$0.00	455,803	\$ 1,946,606	N/A
Net Increase/ (Decrease) in Fund Balance	3,238	119,650	1,088,439	110,753	63,180	1,385,259	32,613	
Fund Balance - Beginning	1,441,806	1,445,044	1,564,694	2,653,133	2,763,886	1,441,806	-	
Fund Balance - Ending	\$ 1,445,044	\$ 1,564,694	\$ 2,653,133	\$ 2,763,886	\$ 2,827,066	2,827,066	\$ 32,613	

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