
Wentworth Estates Community Development District

Financial Statements

August 31, 2019



Prepared by:

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Suite 1

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Wentworth Estates Community Development District

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Wentworth Estates Community Development District
Balance Sheet
for the Period Ending August 31, 2019

	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	\$ 104,360				\$ 104,360
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	125,339	-		125,338.65
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	736,177	-		736,177.26
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	-	-		-
Debt Service Fund(s)	-	58	-		57.53
Market Valuation Adjustments					
Accrued Interest Receivable					
Assessments Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	1,441,562		1,441,561.57
Amount to be Provided by Debt Service Funds	-	-	23,783,438		23,783,438.43
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 104,360	\$ 1,441,562	\$ 25,225,000	\$ 45,257,809	\$ 72,028,730

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending August 31, 2019

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	Account Groups		
			General Long Term Debt	Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -		-
Due to Other Funds					-
General Fund	-	-	-		-
Debt Service Fund(s)	58	-	-		58
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	1,005,000		1,005,000
Long Term	-	-	24,220,000		24,220,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
Total Liabilities	\$ 58	\$ -	\$ 25,225,000	\$ -	\$ 25,225,058
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)	-	1,376,397	-		1,376,397.39
Results from Current Operations	-	65,164	-		65,164.18
Unassigned					-
Beginning: October 1, 2018 (Audited)	46,892	-	-		46,891.81
Results from Current Operations	57,410	-	-		57,410.27
Total Fund Equity and Other Credits	\$ 104,302	\$ 1,441,562	\$ -	\$ 45,257,809	\$ 46,803,673
Total Liabilities, Fund Equity and Other Credits	\$ 104,360	\$ 1,441,562	\$ 25,225,000	\$ 45,257,809	\$ 72,028,730

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	0	
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Special Assessment Revenue														
Special Assessments - On-Roll	-	97,666	119,240	17,011	12,747	7,382	4,265	1,105	2,689	8	-	262,112	257,575	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A
Miscellaneous Revenue														
	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A
Intergovernmental Transfers In														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	0	97,666	\$119,240	\$17,011	\$12,747	\$7,382	\$4,265	\$1,105	\$2,688.53	\$7.50	\$0.00	262,112	\$ 258,775	101%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's - Fees	-	-	-	-	-	1,000	-	1,000	-	1,000	-	3,000	2,500	120%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Executive														
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,833	50,000	92%
Financial and Administrative														
Audit Services	-	-	-	4,600	-	-	-	-	-	-	-	4,600	4,500	102%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	667	667	7,333	8,000	92%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	5,906	-	-	-	-	-	6,791	12,697	2,900	438%
Trustee Services	-	-	-	-	-	8,331	-	-	-	-	-	8,331	8,400	99%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	-	645	-	-	-	-	-	-	-	-	-	645	25,000	3%
Bank Service Charges	41	45	27	-	-	-	6	21	18	27	29	214	800	27%
Travel and Per Diem														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	61	-	9	207	1,784	62	51	274	2,448	600	408%
Insurance														
	-	-	59,964	-	-	-	-	-	-	-	-	59,964	61,000	98%
Printing & Binding														
	-	-	-	320	-	-	-	97	-	275	-	691	500	138%
Website Development														
	50	50	50	50	50	50	-	100	50	50	50	550	1,200	46%
Subscription & Memberships														
	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Annual Budget	% of Budget
Legal - General Counsel	-	1,325	4,545	-	171	428	-	2,038	-	86	-	8,592	5,500	156%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	4,246	-	-	-	-	-	-	-	-	4,246	-	N/A
Other General Government Services														
Engineering Services - General Fund	-	-	-	350	-	-	700	225	9,253	3,064	13,774	27,365	5,500	498%
Appraisal Services	-	-	-	-	-	-	-	2,500	-	-	-	2,500	N/A	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A
Road and Street Services														
Repairs and Maintenance				850								850	-	N/A
Bridge Inspection Report	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Reserves														
Operations	-	-	-	-	-	-	-	-	-	-	-	-	50,700	N/A
Sub-Total:	6,258	8,406	74,999	12,397	12,294	15,984	7,079	13,932	15,549	10,719	27,085	204,702	258,775	79%
Total Expenditures and Other Uses:	\$ 6,258	\$ 8,406	\$ 74,999	\$ 12,397	\$ 12,294	\$ 15,984	\$ 7,079	\$ 13,932	\$ 15,549	\$ 10,719	\$ 27,085	204,702	\$ 258,775	79%
Net Increase/ (Decrease) in Fund Balance	(6,258)	89,260	44,241	4,614	454	(8,602)	(2,814)	(12,827)	(12,860)	(10,712)	(27,085)	57,410	-	
Fund Balance - Beginning	46,892	40,634	129,893	174,134	178,748	179,202	170,600	167,786	154,959	142,099	131,388	46,892	27,882	
Fund Balance - Ending	\$ 40,634	\$ 129,893	\$ 174,134	\$ 178,748	\$ 179,202	\$ 170,600	\$ 167,786	\$ 154,959	\$ 142,099	#####	\$ 104,302	104,302	\$ 27,882	

Wentworth Estates Community Development District
 Debt Service Fund - Series 2018 Bonds
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through August 31, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward														-
Interest Income														
Revenue Account	49	51	50	214	378	433	516	515	174	177	156	2,714	100	N/A
Reserve Account	143	148	143	148	148	133	148	143	148	143	123	1,568	300	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	147	152	35	32	32	29	32	35	32	31	27	582	300	N/A
Sinking Fund Account	-	-	-	-	-	-	-	8	-	-	-	8	100	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	-	748,660	914,032	130,399	97,713	56,588	32,696	8,470	20,609	58	-	2,009,225	1,974,169	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts on Bonds														
Proceeds from Refunding Bonds														
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)														
Total Revenue and Other Sources:	\$ 339	\$ 749,011	\$ 914,260	\$ 130,793	\$ 98,271	\$ 57,183	\$ 33,392	\$ 9,171	\$ 20,963	\$ 408	\$ 306	2,014,097	\$ 1,974,969	N/A
Expenditures and Other Uses														
Property Appraiser/Tax Collector Fees														-
Debt Service														
Principal Debt Service - Mandatory														
Series 2018 Bonds	-	-	-	-	-	-	-	1,005,000	-	-	-	1,005,000	\$ 1,005,000	N/A
Principal Debt Service - Prepayments														
Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2018 Bonds	-	469,496	-	-	-	-	-	469,496	-	-	-	938,993	938,993	N/A
Foreclosure Counsel														
Property Appraiser & Tax Collector	-	4,940	-	-	-	-	-	-	-	-	-	4,940	-	N/A
Pymt to Refunded Bonds Escrow Agent														
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out														
Total Expenditures and Other Uses:	\$ -	\$ 474,437	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,474,496.27	\$ 0.00	\$ 0.00	\$ 0.00	1,948,933	\$ 1,943,993	N/A
Net Increase/ (Decrease) in Fund Balance	339	274,574	914,260	130,793	98,271	57,183	33,392	(1,465,325)	20,963	408	306	65,164	30,976	
Fund Balance - Beginning	1,376,397	1,376,736	1,651,310	2,565,570	2,696,364	2,794,634	2,851,818	2,885,210	1,419,885	1,440,847	1,441,256	1,376,397	-	
Fund Balance - Ending	\$ 1,376,736	\$ 1,651,310	\$ 2,565,570	\$ 2,696,364	\$ 2,794,634	\$ 2,851,818	\$ 2,885,210	\$ 1,419,885	\$ 1,440,847	\$ 1,441,256	\$ 1,441,562	1,441,562	\$ 30,976	