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*Wentworth Estates Community Development District*

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*Financial Statements*

*September 30, 2019*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2900 NORTHEAST 12th TERRACE***

***Suite 1***

***OAKLAND PARK , FLORIDA 33334***

***E-MAIL: JIMWARD@JPWARDASSOCIATES.COM***

***PHONE: (954) 658-4900***

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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>3-4</i>
<i>Debt Service Fund—Series 2018</i>	<i>5</i>

*JPWard & Associates LLC*

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**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending September 30, 2019**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Account Groups			
		Debt Service Fund Series 2018	General Long Term Debt	Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ -	\$ -	\$ -	---	\$ -
General Fund - Hancock Bank	\$ 93,348				\$ 93,348
Construction Account	-	-	-		-
<b>Debt Service Fund</b>					
Interest Account	-	125,339	-		125,338.65
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	736,480	-		736,479.65
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
<b>Capital Project Fund - Series 2018</b>					
<b>Due from Other Funds</b>					
General Fund	-	-	-		-
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>	-	-	1,441,806		1,441,806.43
<b>Amount to be Provided by Debt Service Funds</b>	-	-	23,783,194		23,783,193.57
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,257,809	45,257,809.00
<b>Total Assets</b>	<b>\$ 93,348</b>	<b>\$ 1,441,806</b>	<b>\$ 25,225,000</b>	<b>\$ 45,257,809</b>	<b>\$ 72,017,963</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending September 30, 2019**

	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)		-	-		-
<b>Loan - TB Master Turnover, Inc.</b>	-				-
<b>Due to Bondholders</b>					-
<b>Bonds Payable</b>					-
Current Portion	-	-	1,005,000		1,005,000
Long Term	-	-	24,220,000		24,220,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,225,000</u>	<u>\$ -</u>	<u>\$ 25,225,000</u>
<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)	-	1,376,397	-		1,376,397.39
Results from Current Operations	-	65,409	-		65,409.04
<b>Unassigned</b>					
Beginning: October 1, 2018 (Audited)	46,892	-	-		46,891.81
Results from Current Operations	46,456	-	-		46,455.89
<b>Total Fund Equity and Other Credits</b>	<u>\$ 93,348</u>	<u>\$ 1,441,806</u>	<u>\$ -</u>	<u>\$ 45,257,809</u>	<u>\$ 46,792,963</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 93,348</u>	<u>\$ 1,441,806</u>	<u>\$ 25,225,000</u>	<u>\$ 45,257,809</u>	<u>\$ 72,017,963</u>

Prepared by:

**JPWARD and Associates, LLC**

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through September 30, 2019**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
<b>Interest</b>															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
<b>Special Assessment Revenue</b>															
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
<b>Miscellaneous Revenue</b>															
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A
<b>Intergovernmental Transfers In</b>															
Intergovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Revenue and Other Sources:</b>	<b>0</b>	<b>97,666</b>	<b>\$119,240</b>	<b>\$17,011</b>	<b>\$12,747</b>	<b>\$7,382</b>	<b>\$4,265</b>	<b>\$1,105</b>	<b>\$2,688.53</b>	<b>\$7.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>262,112</b>	<b>\$ 258,775</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>															
<b>Legislative</b>															
Board of Supervisor's - Fees	-	-	-	-	-	1,000	-	1,000	-	1,000	-	-	3,000	2,500	120%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Executive</b>															
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000	100%
<b>Financial and Administrative</b>															
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	1,333	16,000	16,000	100%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	100%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>															
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	32	246	800	31%
<b>Travel and Per Diem</b>															
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	61	-	9	207	1,784	62	51	274	-	2,448	600	408%
<b>Insurance</b>															
Insurance	-	-	59,964	-	-	-	-	-	-	-	-	-	59,964	61,000	98%
<b>Printing &amp; Binding</b>															
Printing & Binding	-	-	-	320	-	-	-	97	-	275	-	-	691	500	138%
<b>Website Development</b>															
Website Development	50	50	50	50	50	50	-	100	50	50	50	50	600	1,200	50%
<b>Subscription &amp; Memberships</b>															
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>															
Legal - General Counsel	-	1,325	4,545	-	171	428	-	2,038	-	86	-	342	8,934	5,500	162%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through September 30, 2019**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Annual Budget	% of Budget
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	4,246	-	-	-	-	-	-	-	-	-	4,246	-	N/A
<b>Other General Government Services</b>															
Engineering Services - General Fund	-	-	-	350	-	-	700	225	9,253	3,064	13,774	4,364	31,729	5,500	577%
Appraisal Services	-	-	-	-	-	-	-	2,500	-	-	-	-	2,500	N/A	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A
<b>Road and Street Services</b>															
Repairs and Maintenance	-	-	-	850	-	-	-	-	-	-	-	-	850	-	N/A
Bridge Inspection Report	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
<b>Reserves</b>															
Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	50,700	N/A
<b>Sub-Total:</b>	<b>6,258</b>	<b>8,406</b>	<b>74,999</b>	<b>12,397</b>	<b>12,294</b>	<b>15,984</b>	<b>7,079</b>	<b>13,932</b>	<b>15,549</b>	<b>10,719</b>	<b>27,085</b>	<b>10,954</b>	<b>215,657</b>	<b>258,775</b>	<b>83%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,258</b>	<b>\$ 8,406</b>	<b>\$ 74,999</b>	<b>\$ 12,397</b>	<b>\$ 12,294</b>	<b>\$ 15,984</b>	<b>\$ 7,079</b>	<b>\$ 13,932</b>	<b>\$ 15,549</b>	<b>\$ 10,719</b>	<b>\$ 27,085</b>	<b>\$ 10,954</b>	<b>215,657</b>	<b>\$ 258,775</b>	<b>83%</b>
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)	(10,954)	46,456	-	
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	104,302	46,892	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 40,634</b>	<b>\$ 129,893</b>	<b>\$ 174,134</b>	<b>\$ 178,748</b>	<b>\$ 179,202</b>	<b>\$ 170,600</b>	<b>\$ 167,786</b>	<b>\$ 154,959</b>	<b>\$ 142,099</b>	<b>\$ 131,388</b>	<b>\$ 104,302</b>	<b>\$ 93,348</b>	<b>93,348</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 September 30, 2019

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
<b>Revenue and Other Sources</b>																
Carryforward															-	
<b>Interest Income</b>																
Revenue Account	49	51	50	214	378	433	516	515	174	177	156	125	2,839	100	N/A	
Reserve Account	143	148	143	148	148	133	148	143	148	143	123	99	1,666	300	N/A	
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Interest Account	147	152	35	32	32	29	32	35	32	31	27	21	603	300	N/A	
Sinking Fund Account	-	-	-	-	-	-	-	8	-	-	-	-	8	100	N/A	
<b>Special Assessment Revenue</b>																
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	
<b>Discounts on Bonds</b>																
<b>Proceeds from Refunding Bonds</b>																
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
<b>Operating Transfers In (From Other Funds)</b>																
Total Revenue and Other Sources:	\$ 339	\$ 749,011	\$ 914,260	\$ 130,793	\$ 98,271	\$ 57,183	\$ 33,392	\$ 9,171	\$ 20,963	\$ 408	\$ 306	\$ 245	2,014,342	\$ 1,974,969	N/A	
<b>Expenditures and Other Uses</b>																
Property Appraiser/Tax Collector Fees															-	N/A
<b>Debt Service</b>																
<b>Principal Debt Service - Mandatory</b>																
Series 2018 Bonds	-	-	-	-	-	-	-	1,005,000	-	-	-	-	1,005,000	\$ 1,005,000	N/A	
<b>Principal Debt Service - Prepayments</b>																
Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
<b>Interest Expense</b>																
Series 2018 Bonds	-	469,496	-	-	-	-	-	469,496	-	-	-	-	938,993	938,993	N/A	
<b>Foreclosure Counsel</b>																
Property Appraiser & Tax Collector	-	4,940	-	-	-	-	-	-	-	-	-	-	4,940	-	N/A	
<b>Pymt to Refunded Bonds Escrow Agent</b>																
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
<b>Intragovernmental Transfers Out</b>																
Total Expenditures and Other Uses:	\$ -	\$ 474,437	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,474,496.27	\$ 0.00	\$ 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	245	65,409	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	1,441,562	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	\$ 1,441,806	1,441,806	\$ 30,976		