
Wentworth Estates Community Development District

Financial Statements

October 31, 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

Wentworth Estates Community Development District

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

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

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

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	General Long Term Debt	Account Groups Fixed Assets	
Assets					
Cash and Investments				---	
General Fund - Invested Cash	\$ -	\$ -	\$ -		\$ -
General Fund - Hancock Bank	\$ 86,089				\$ 86,089
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	455,803	-		455,803.13
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	406,228	-		406,228.47
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	3,025	-		3,024.61
Debt Service Fund(s)	-	-	-		-
Market Valuation Adjustments	-	-	-		-
Accrued Interest Receivable	-	-	-		-
Assessments Receivable	-	-	-		-
Prepaid Expenses	-	-	-		-
Amount Available in Debt Service Funds	-	-	1,445,044		1,445,044.34
Amount to be Provided by Debt Service Funds	-	-	22,744,956		22,744,955.66
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 86,089	\$ 1,445,044	\$ 24,190,000	\$ 45,257,809	\$ 70,978,942

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending October 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)	3,025	-	-		3,025
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	\$ 3,025	\$ -	\$ 24,190,000	\$ -	\$ 24,193,025
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	-	3,238	-		3,237.91
Unassigned					-
Beginning: October 1, 2018 (Audited)	90,292	-	-		90,291.50
Results from Current Operations	(7,227)	-	-		(7,227.45)
Total Fund Equity and Other Credits	\$ 83,064	\$ 1,445,044	\$ -	\$ 45,257,809	\$ 46,785,917
Total Liabilities, Fund Equity and Other Credits	\$ 86,089	\$ 1,445,044	\$ 24,190,000	\$ 45,257,809	\$ 70,978,942

Prepared by:

JPWARD and Associates, LLC

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

Description	October	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	1,202	784,735	0%
Special Assessments - Off-Roll	-	-	0	N/A
Miscellaneous Revenue	-	-	0	N/A
Intergovernmental Transfers In	-	-	-	
Total Revenue and Other Sources:	1,202	1,202	\$ 784,735	0%
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	50,000	8%
Financial and Administrative				
Audit Services	-	-	4,700	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	667	667	8,000	8%
Assessment Methodology Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	595	595	2,900	21%
Trustee Services	-	-	8,400	0%
Dissemination	-	-	5,000	0%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	Year to Date	Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	-	-	25,000	0%
Bank Service Charges	38	38	800	5%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Telephone	-	-	-	N/A
Postage, Freight & Messenger	51	51	600	9%
Insurance	-	-	60,000	0%
Printing & Binding	354	354	500	71%
Website Development	50	50	1,200	4%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - Foreclosure Counsel	-	-	-	N/A
Legal - Tax Counsel	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	N/A
Other General Government Services				
Engineering Services - General	-	-	6,000	0%
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	-	-	64,800	0%
Lake Bank Maintenance	-	-	3,000	0%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	Year to Date	Annual Budget	% of Budget
Water Quality Testing	-	-	14,000	0%
Water Control Structures	-	-	22,000	0%
Wetland System				
Routine Maintenance	-	-	17,650	0%
Water Quality Testing	-	-	-	N/A
Capital Outlay				
Aeration System	-	-	20,000	0%
Lake Bank Restorations	-	-	293,510	0%
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	8,430	784,735	1%
Total Expenditures and Other Uses:	\$ 8,430	8,430	\$ 784,735	1%
Net Increase/ (Decrease) in Fund Balance	(7,227)	(7,227)	-	
Fund Balance - Beginning	90,292	90,292	27,882	
Fund Balance - Ending	\$ 83,064	83,064	\$ 27,882	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward			-	
Interest Income				
Revenue Account	109	109	2,500	N/A
Reserve Account	86	86	1,600	N/A
Prepayment Account	-	-	-	N/A
Interest Account	19	19	850	N/A
Sinking Fund Account	-	-	100	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	3,025	3,025	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	3,238	\$ 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	-	-	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:	\$ -	-	\$ 1,946,606	N/A
Net Increase/ (Decrease) in Fund Balance	3,238	3,238	32,613	
Fund Balance - Beginning	1,441,806	1,441,806	-	
Fund Balance - Ending	\$ 1,445,044	1,445,044	\$ 32,613	

Prepared by:

JPWARD and Associates, LLC