

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2020

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 November 30, 2020**

	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	\$ 1,315,527				\$ 1,315,527
Construction Account	-	-	-		-
<b>Debt Service Fund</b>					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	428,688	-		428,687.56
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
<b>Due from Other Funds</b>					
General Fund	-	853,492	-		853,491.57
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>	-	-	1,862,167		1,862,167.26
<b>Amount to be Provided by Debt Service Funds</b>	-	-	21,262,833		21,262,832.74
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,257,809	45,257,809.00
<b>Total Assets</b>	<b>\$ 1,315,527</b>	<b>\$ 1,862,167</b>	<b>\$ 23,125,000</b>	<b>\$ 45,257,809</b>	<b>\$ 71,560,503</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2020**

	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)	853,492	-	-		853,492
<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>\$ 853,492</b>	<b>\$ -</b>	<b>\$ 23,125,000</b>	<b>\$ -</b>	<b>\$ 23,978,492</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)	-	1,449,589	-		1,449,588.62
Results from Current Operations	-	412,579	-		412,578.64
<b>Unassigned</b>					-
Beginning: October 1, 2020 (Unaudited)	78,226	-	-		78,225.85
Results from Current Operations	383,810	-	-		383,809.51
<b>Total Fund Equity and Other Credits</b>	<b>\$ 462,035</b>	<b>\$ 1,862,167</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 47,582,012</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,315,527</b>	<b>\$ 1,862,167</b>	<b>\$ 23,125,000</b>	<b>\$ 45,257,809</b>	<b>\$ 71,560,503</b>

Prepared by:

**JPWARD and Associates, LLC**

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	-	-	-	0	
<b>Interest</b>					
Interest - General Checking	-	-	-	0	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	5,580	449,362	454,943	1,052,325	43%
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>454,943</b>	<b>\$ 1,052,325</b>	<b>43%</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	8,333	50,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	4,700	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	667	667	1,333	8,000	17%
Assessment Methodology Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	0%
<b>Other Contractual Services</b>					
Recording and Transcription	-	-	-	-	N/A
Legal Advertising	-	-	-	2,900	0%
Trustee Services	-	-	-	8,400	0%
Dissemination	-	-	-	5,000	0%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	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	-	16	600	3%
<b>Insurance</b>	-	-	-	60,000	0%
<b>Printing &amp; Binding</b>	-	107	107	500	21%
<b>Website Development</b>	50	50	100	1,200	8%
<b>Subscription &amp; Memberships</b>	175	-	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	-	-	10,000	0%
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	-	-	-	12,000	0%
Engineering Services - Assets	-	-	-	9,000	0%
Contingencies	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>26,346</b>	<b>7,363</b>	<b>33,709</b>	<b>218,775</b>	<b>15%</b>
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	-	-	-	37,000	0%
Mitigation Monitoring	-	-	-	1,000	0%
NPDES Reporting	-	4,375	4,375	2,000	219%
Utility Services					
Electric - Aeration System	-	-	-	-	N/A
Repairs & Maintenance					
Lake & Wetland System					

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Aquatic Weed Control	-	5,500	5,500	64,800	8%
Lake Bank Maintenance	-	-	-	3,000	0%
Water Quality Testing	-	-	-	14,000	0%
Water Control Structures	-	-	-	26,000	0%
Wetland System					
Routine Maintenance	-	2,899	2,899	34,800	8%
Water Quality Testing	-	-	-	-	N/A
Capital Outlay					
Aeration System	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	-	10,000	0%
Lake Bank Restoration	-	1,450	1,450	252,450	1%
Erosion Restoration	-	-	-	12,000	0%
Contingencies	-	10,500	10,500	15,000	70%
<b>Road and Street Services</b>					
Repairs and Maintenance				-	N/A
Bridge - Entrance					
Bridge Inspection Report	-	-	-	-	N/A
Utility Service					
Street Lights - Electric Services	130	-	130	-	N/A
Traffic I - Electric Services	1,135	521	1,656	-	N/A
Bridge - Electric Services	112	50	162	-	N/A
Maintnenace Services					
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	47	-	N/A
Miscellaneous Repairs	-	-	-	9,000	0%
<b>Sub-Total:</b>	<b>1,377</b>	<b>28,838</b>	<b>30,215</b>	<b>481,050</b>	<b>6%</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 November 30, 2020**

Description	October	November	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)	-	-	-	-	N/A
Potable Water - Fountain	-	-	-	4,000	0%
Repairs & Maintenance					
Public Area Landscaping					
Treviso Bay Blvd - Entrance	-	-	-	71,000	0%
Southwest Boulevard	-	-	-	32,000	0%
Irrigation System	-	-	-	3,000	0%
Well System	-	-	-	-	N/A
Plant Replacement	-	2,209	2,209	12,000	18%
Fountains	-	-	-	15,000	0%
Other Current Charges	-	-	-	-	N/A
Operating Supplies					
Mulch	-	5,000	5,000	5,000	100%
Contingencies	-	-	-	7,500	0%
Capital Outlay	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>-</b>	<b>7,209</b>	<b>7,209</b>	<b>177,500</b>	<b>4%</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
Building	-	-	-	-	N/A

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**Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
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>\$ 27,723</b>	<b>\$ 43,410</b>	<b># \$ 71,133</b>	<b>\$ 1,052,325</b>	<b>7%</b>
Net Increase/ (Decrease) in Fund Balance	(22,143)	405,953	383,810	-	
Fund Balance - Beginning	78,226	56,083	78,226	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 56,083</b>	<b>\$ 462,035</b>	<b>462,035</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 November 30, 2020**

Description	October	November	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	7	1,000	1%
Reserve Account	2	2	5	630	1%
Prepayment Account	-	-	-	-	N/A
Interest Account	-	0	0	450	0%
Sinking Fund Account	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	10,469	843,023	853,492	1,974,169	43%
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>853,504</b>	<b>\$ 1,976,249</b>	N/A
<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>440,925</b>	<b>\$ 1,946,850</b>	N/A
Net Increase/ (Decrease) in Fund Balance	10,475	402,104	412,579	29,399	
Fund Balance - Beginning	1,449,589	1,460,063	1,449,589	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,460,063</b>	<b>\$ 1,862,167</b>	<b>1,862,167</b>	<b>\$ 29,399</b>	

Prepared by:  
**JWARD and Associates, LLC**