

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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>3-7</i>
<i>Debt Service Fund—Series 2018</i>	<i>8</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 December 31, 2020

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	Account Groups		
			General Long Term Debt	Fixed Assets	
Assets					
Cash and Investments				---	
General Fund - Invested Cash	\$ -	\$ -	\$ -		\$ -
General Fund - Hancock Bank	839,566				839,566
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	2,163,740	-		2,163,740.08
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-		-		-
Debt Service Fund(s)	17,157	-	-		17,156.77
Market Valuation Adjustments	-	-	-		-
Accrued Interest Receivable	-	-	-		-
Assessments Receivable	16,405	-	-		16,405.25
Prepaid Expenses	-	-	-		-
Amount Available in Debt Service Funds	-	-	2,743,728		2,743,728.21
Amount to be Provided by Debt Service Funds	-	-	20,381,272		20,381,271.79
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 873,128	\$ 2,743,728	\$ 23,125,000	\$ 45,257,809	\$ 71,999,666

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending December 31, 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	-	17,157	-		17,157
Debt Service Fund(s)		-	-		-
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	1,065,000		1,065,000
Long Term	-	-	22,060,000		22,060,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
Total Liabilities	\$ -	\$ 17,157	\$ 23,125,000	\$ -	\$ 23,142,157
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,257,809	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	1,432,432	-		1,432,431.85
Results from Current Operations	-	1,294,140	-		1,294,139.59
Unassigned					-
Beginning: October 1, 2020 (Unaudited)	134,503	-	-		134,503.40
Results from Current Operations	738,625	-	-		738,625.08
Total Fund Equity and Other Credits	\$ 873,128	\$ 2,726,571	\$ -	\$ 45,257,809	\$ 48,857,509
Total Liabilities, Fund Equity and Other Credits	\$ 873,128	\$ 2,743,728	\$ 23,125,000	\$ 45,257,809	\$ 71,999,666

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	0	
Interest						
Interest - General Checking	-	-	-	-	0	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	5,580	449,362	469,902	924,845	1,052,325	88%
Special Assessments - Off-Roll	-	-	-	-	0	N/A
Miscellaneous Revenue	-	-	-	-	0	N/A
Intergovernmental Transfers In	-	-	-	-	-	
Total Revenue and Other Sources:	5,580	449,362	\$469,902	924,845	\$ 1,052,325	88%
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	12,500	50,000	25%
Financial and Administrative						
Audit Services	-	-	3,000	3,000	4,700	64%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	667	667	667	2,000	8,000	25%
Assessment Methodology Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	322	-	-	322	2,900	11%
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 December 31, 2020

Description	October	November	December	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%
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Telephone	-	-	-	-	-	N/A
Postage, Freight & Messenger	16	-	58	74	600	12%
Insurance	-	-	47,241	47,241	60,000	79%
Printing & Binding	-	107	-	107	500	21%
Website Development	50	50	50	150	1,200	13%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	263	-	670	933	10,000	9%
Legal - Foreclosure Counsel	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General	-	-	-	-	12,000	0%
Engineering Services - Assets	1,800	-	-	1,800	9,000	20%
Contingencies	-	-	-	-	-	N/A
Sub-Total:	28,731	7,363	57,186	93,280	218,775	43%
Stormwater Management Services						
Professional Services						
Asset Management	4,273	-	4,375	8,648	37,000	23%
Mitigation Monitoring	1,625	-	-	1,625	1,000	163%
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 December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Aquatic Weed Control	8,118	5,500	-	13,618	64,800	21%
Lake Bank Maintenance	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	14,000	0%
Water Control Structures	-	-	4,330	4,330	26,000	17%
Wetland System						
Routine Maintenance	1,765	2,899	-	4,664	34,800	13%
Water Quality Testing	-	-	-	-	-	N/A
Capital Outlay						
Aeration System	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	10,000	0%
Lake Bank Restoration	4,550	1,450	4,681	10,681	252,450	4%
Erosion Restoration	-	-	-	-	12,000	0%
Contingencies	-	10,500	-	10,500	15,000	70%
Road and Street Services						
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	1,087	2,743	-	N/A
Bridge - Electric Services	112	50	-	162	-	N/A
Maintenance 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%
Sub-Total:	21,708	28,838	14,473	65,019	481,050	14%

Landscaping Services

Professional Management

Prepared by:

JPWARD and Associates, LLC

**Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020**

Description	October	November	December	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)	-	-	48	48	-	N/A
Potable Water - Fountain	-	-	-	-	4,000	0%
Repairs & Maintenance						
Public Area Landscaping						
Treviso Bay Blvd - Entrance	-	-	8,842	8,842	71,000	12%
Southwest Boulevard	-	-	3,836	3,836	32,000	12%
Irrigation System	-	-	-	-	3,000	0%
Well System	-	-	-	-	-	N/A
Plant Replacement	-	2,209	7,987	10,196	12,000	85%
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
Sub-Total:	-	7,209	20,712	27,921	177,500	16%
Pump Station - Community Wide Irrigation System						
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

Prepared by:

JPWARD and Associates, LLC

**Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Reserve for Pump Replacement	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	N/A
Reserves						
Operations	-	-	-	-	175,000	0%
Sub-Total:	-	-	-	-	175,000	0%
Total Expenditures and Other Uses:	\$ 50,439	\$ 43,410	\$ 92,371	# \$ 186,220	\$ 1,052,325	18%
Net Increase/ (Decrease) in Fund Balance	(44,859)	405,953	377,531	738,625	-	
Fund Balance - Beginning	134,503	89,645	495,597	134,503	27,882	
Fund Balance - Ending	\$ 89,645	\$ 495,597	\$ 873,128	873,128	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2018 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2020

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward					-	
Interest Income						
Revenue Account	4	4	2	9	1,000	1%
Reserve Account	2	2	2	7	630	1%
Prepayment Account	-	-	-	-	-	N/A
Interest Account	-	0	0	0	450	0%
Sinking Fund Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	10,469	843,023	881,557	1,735,048	1,974,169	88%
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:	\$ 10,475	\$ 843,029	\$ 881,561	1,735,065	\$ 1,976,249	N/A
Expenditures and Other Uses						
Property Appraiser/Tax Collector Fees				-	\$ -	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2018 Bonds	-	-	-	-	\$ 1,065,000	0%
Principal Debt Service - Prepayments						
Series 2018 Bonds	-	-	-	-	-	N/A
Interest Expense						
Series 2018 Bonds	-	440,925	-	440,925	881,850	50%
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:	\$ -	\$ 440,925	\$ -	440,925	\$ 1,946,850	N/A
Net Increase/ (Decrease) in Fund Balance	10,475	402,104	881,561	1,294,140	29,399	
Fund Balance - Beginning	1,432,432	1,442,906	1,845,010	1,432,432	-	
Fund Balance - Ending	\$ 1,442,906	\$ 1,845,010	\$ 2,726,571	2,726,571	\$ 29,399	

Prepared by:
JWARD and Associates, LLC