

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*Wentworth Estates Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2022**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund - Hancock Bank	\$ 1,085,566				\$ 1,085,566
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	1,651,219	-	-	1,651,219
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
<b>Capital Project Fund - Series 2018</b>					
<b>Due from Other Funds</b>					
General Fund	-	141,062	-	-	141,062.26
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>					
<b>Amount to be Provided by Debt Service Funds</b>					
<b>Investment in General Fixed Assets (net of depreciation)</b>					
	-	-	-	-	45,257,809
<b>Total Assets</b>	<b>\$ 1,085,566</b>	<b>\$ 1,792,282</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>
					<b>\$ 69,389,657</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2022**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Account Groups				
		Debt Service Fund Series 2021	Capital Projects Fund Series 2021	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)	141,062					141,062
<b>Loan - TB Master Turnover, Inc.</b>	-					-
<b>Due to Bondholders</b>						-
<b>Bonds Payable</b>						-
Current Portion	-	-	-	1,231,000		1,231,000
Long Term	-	-	-	20,023,000		20,023,000
Matured Bonds Payable	-	-	-	-		-
Matured Interest Payable	-	-	-	-		-
<b>Total Liabilities</b>	<b>\$ 141,062</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ -</b>	<b>\$ 21,395,062</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, 2021 (Audited)	-	174,794	10,165	-		1,617,390.21
Results from Current Operations	-	1,617,488	(10,165)	-		174,891.48
<b>Unassigned</b>						
Beginning: October 1, 2021 (Audited)	321,215	-	-	-		321,214.73
Results from Current Operations	623,289	-	-	-		623,289.19
<b>Total Fund Equity and Other Credits</b>	<b>\$ 944,504</b>	<b>\$ 1,792,282</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 47,994,595</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,085,566</b>	<b>\$ 1,792,282</b>	<b>\$ 0</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>	<b>\$ 69,389,657</b>

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	-	-	-	-	-	-	-	
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	8,534	243,326	544,356	56,371	16,492	869,079	1,019,615	85%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>								
	-	10,775	-	-	-	10,775	-	N/A
<b>Intergovernmental Transfers In</b>								
	-	-	-	-	-	-	-	
<b>Total Revenue and Other Sources:</b>	<b>8,534</b>	<b>254,101</b>	<b>\$544,356</b>	<b>\$56,371</b>	<b>\$16,492</b>	<b>879,854</b>	<b>\$ 1,019,615</b>	<b>86%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's - Fees	-	-	-	-	-	-	6,000	0%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	N/A
<b>Executive</b>								
Professional Management	4,167	4,167	4,167	4,167	4,167	20,833	50,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	4,900	-	-	4,900	4,900	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	667	667	667	667	667	3,333	8,000	42%
Assessment Methodology Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	322	-	-	371	693	2,900	24%
Trustee Services	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	5,000	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	-	-	-	-	231	231	22,000	1%
Bank Service Charges	4	6	-	-	-	10	400	2%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	65	-	159	225	500	45%
<b>Insurance</b>	-	48,893	-	-	-	48,893	53,760	91%
<b>Printing &amp; Binding</b>	-	-	519	-	212	731	500	146%
<b>Website Development</b>	50	50	50	-	100	250	1,200	21%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	1,653	-	245	-	1,898	20,000	9%
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	-	-	-	-	-	-	15,000	0%
Engineering Services - Assets	-	-	-	-	-	-	9,000	0%
Reserve Study Report	-	9,000	-	-	-	9,000	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>6,221</b>	<b>66,265</b>	<b>11,701</b>	<b>6,412</b>	<b>7,241</b>	<b>97,838</b>	<b>224,235</b>	<b>44%</b>
<b>Stormwater Management Services</b>								
Professional Services								
Asset Management	-	4,033	3,658	-	7,789	15,481	43,900	35%
Mitigation Monitoring	-	-	-	-	-	-	1,000	0%
NPDES Reporting	-	-	-	-	-	-	2,000	0%
Utility Services								
Electric - Aeration System	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Lake & Wetland System								
Aquatic Weed Control	-	5,500	5,500	-	11,000	22,000	69,000	32%
Lake Bank Maintenance	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	4,530	-	-	4,530	14,000	32%
Water Control Structures	-	-	-	-	-	-	26,000	0%
Wetland System								
Routine Maintenance	-	2,899	2,899	-	5,798	11,596	39,500	29%
Water Quality Testing	-	-	-	-	-	-	-	N/A
Capital Outlay								
Aeration System	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	800	1,050	-	35,396	37,246	216,800	17%
Littoral Shelf Replanting	-	-	-	-	-	-	-	N/A
Contingencies/Inspection Services	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>								
Professional Management								
Asset Management	-	-	-	-	-	-	3,000	0%
Utility Services								
Electric								
Street Lights	-	1,256	-	673	813	2,742	1,200	228%
Pump Station	-	-	-	-	-	-	-	N/A
Bridge	-	87	-	46	61	194	1,200	16%
Repairs and Maintenance							-	N/A
Bridge - Entrance								
Bridge Inspection Report	-	-	-	-	-	-	15,000	0%
Maintnenace Services								
Bridge	-	-	-	-	-	-	-	N/A
Entry Monuments	-	-	-	-	-	-	-	N/A
Entry Wall	-	-	-	-	-	-	-	N/A
Street Lights/Directional	-	-	20	-	47	67	4,500	1%
Miscellaneous Repairs		2,175			1,434	3,608	9,000	40%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Capital Outlay								
Landscaping Lighting	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	-	<b>16,750</b>	<b>17,658</b>	<b>719</b>	<b>62,338</b>	<b>97,464</b>	<b>448,100</b>	<b>22%</b>
<b>Landscaping Services</b>								
Professional Management								
Asset Management	-	875	875	-	1,750	3,500	6,500	54%
Water Quality Monitoring	-	805	805	-	1,610	3,220	12,000	27%
Utility Services								
Electric - Landscape Lighting	-	-	-	-	-	-	4,500	0%
Irrigation Water - Landscaping	-	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	124	-	-	-	124	-	N/A
Potable Water - Fountain	-	-	-	248	171	418	500	84%
Repairs & Maintenance								
Public Area Landscaping								
Treviso Bay Blvd - Entrance	-	1,918	4,456	-	10,697	17,071	72,000	24%
Southwest Boulevard	-	5,452	5,452	-	7,370	18,273	26,000	70%
Irrigation System	-	-	927	-	-	927	3,700	25%
Well System	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	13,615	13,615	11,000	124%
Fountains	-	-	3,120	-	995	4,115	8,500	48%
Other Current Charges	-	-	-	-	-	-	-	N/A
Operating Supplies								
Mulch	-	-	-	-	-	-	6,500	0%
Contingencies	-	-	-	-	-	-	-	N/A
Capital Outlay								
Engineering - Fountain Mechanical	-	-	-	-	-	-	26,000	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	94,500	N/A
Landscape Enhancements (Entrance)	-	-	-	-	-	-	21,700	0%
<b>Sub-Total:</b>	-	<b>9,173</b>	<b>15,634</b>	<b>248</b>	<b>36,207</b>	<b>61,262</b>	<b>293,400</b>	<b>21%</b>



**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Yr to Date	Total Annual Budget	% of Budget
<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
Reserve for Pump Replacement	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	-	-	-	-	-	-	-	N/A
<b>Reserves</b>								
Operations	-	-	-	-	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	-	-	53,880	0%
<b>Sub-Total:</b>	-	-	-	-	-	-	<b>53,880</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,221</b>	<b>\$ 92,187</b>	<b>\$ 44,992</b>	<b>\$ 7,378</b>	<b>\$ 105,786</b>	<b>\$ 256,565</b>	<b>\$ 1,019,615</b>	<b>25%</b>
Net Increase/ (Decrease) in Fund Balance	2,313	161,914	499,364	48,992	(89,294)	623,289	-	
Fund Balance - Beginning	321,215	323,528	485,442	984,805	1,033,797	321,215	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 323,528</b>	<b>\$ 485,442</b>	<b>\$ 984,805</b>	<b>\$ 1,033,797</b>	<b>\$ 944,504</b>	<b>944,504</b>	<b>\$ 27,882</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>							-	
<b>Interest Income</b>								
Revenue Account	1	1	0	1	7	10	-	N/A
Reserve Account	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	16,187	471,078	1,053,871	109,133	31,929	1,682,198	-	N/A
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>	-	10,165	-	-	-	10,165	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 16,188</b>	<b>\$ 481,244</b>	<b>\$ 1,053,871</b>	<b>\$ 109,134</b>	<b>\$ 31,936</b>	<b>\$ 1,692,373</b>	<b>\$ -</b>	<b>N/A</b>
<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 2021 Bonds	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Prepayments</b>								
Series 2021 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2021 Bonds	-	74,885	-	-	-	74,885	-	N/A
<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>\$ 74,885</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,885</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	16,188	406,359	1,053,871	109,134	31,936	1,617,488	-	
Fund Balance - Beginning	174,794	190,982	597,340	1,651,211	1,760,346	174,794	-	
<b>Fund Balance - Ending</b>	<b>\$ 190,982</b>	<b>\$ 597,340</b>	<b>\$ 1,651,211</b>	<b>\$ 1,760,346</b>	<b>\$ 1,792,282</b>	<b>\$ 1,792,282</b>	<b>\$ -</b>	

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

**Wentworth Estates Community Development District**  
**Capital Project Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2022**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>							-	
<b>Interest Income</b>								
Costs of Issuance	0	0	-	-	-	0	-	N/A
<b>Proceeds from Refunding Bonds</b>								
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Costs of Issuance</b>								
Professional Management	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>								
General Counsel	-	-	-	-	-	-	-	N/A
Bond/Disclosure Counsel	-	-	-	-	-	-	-	N/A
<b>Payment to Refunded Bds Escrow Agent</b>	-	-	-	-	-	-	-	N/A
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers Out</b>	-	10,165	-	-	-	10,165	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 10,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,165</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	0	(10,165)	-	-	-	(10,165)	-	
Fund Balance - Beginning	10,165	10,165	-	-	-	10,165	-	
<b>Fund Balance - Ending</b>	<b>\$ 10,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	