

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 April 30, 2022

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund - Hancock Bank	\$ 1,045,700				\$ 1,045,700
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	220,972	-	-	220,972.21
Sinking Account	-	1,231,000	-	-	1,231,000.00
Reserve Account	-	-	-	-	-
Revenue	-	199,261	-	-	199,261
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	213,582	-	-	213,581.83
Debt Service Fund(s)	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	21,254,000	21,254,000
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	45,257,809
Total Assets	\$ 1,045,700	\$ 1,864,815	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 69,422,324

Unaudited

Prepared by:
JPWARD and Associates, LLC

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Wentworth Estates Community Development District
Balance Sheet
for the Period Ending April 30, 2022

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	-
Due to Other Funds					-
General Fund	-				-
Debt Service Fund(s)	213,582				213,582
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	-	1,231,000	1,231,000
Long Term	-	-	-	20,023,000	20,023,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Total Liabilities	\$ 213,582	\$ -	\$ -	\$ 21,254,000	\$ -
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	174,794	10,165	-	1,617,390.21
Results from Current Operations	-	1,690,021	(10,165)	-	247,424.39
Unassigned					
Beginning: October 1, 2021 (Audited)	321,215	-	-	-	321,214.73
Results from Current Operations	510,903	-	-	-	510,903.47
Total Fund Equity and Other Credits	\$ 832,118	\$ 1,864,815	\$ 0	\$ -	\$ 47,954,742
Total Liabilities, Fund Equity and Other Credits	\$ 1,045,700	\$ 1,864,815	\$ 0	\$ 21,254,000	\$ 45,257,809

Unaudited

Prepared by:
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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	-	-	-
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	8,534	243,326	544,356	56,371	16,492	11,323	26,135	906,537	1,019,615	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue										
	-	10,775	-	-	-	-	-	10,775	-	N/A
Intergovernmental Transfers In										
	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	8,534	254,101	\$544,356	\$56,371	\$16,492	\$11,323	\$26,135	917,312	\$ 1,019,615	90%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	-	-	-	2,000	1,000	3,000	6,000	50%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	N/A
Executive										
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	29,167	50,000	58%
Financial and Administrative										
Audit Services	-	-	4,900	-	-	-	-	4,900	4,900	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	667	667	667	667	667	667	667	4,667	8,000	58%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	1,500	-	1,500	500	300%
Other Contractual Services										
Recording and Transcription	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	322	-	-	371	-	-	693	2,900	24%
Trustee Services	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	231	-	-	231	22,000	1%
Bank Service Charges	4	6	-	-	-	-	-	10	400	2%
Travel and Per Diem										
	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Telephone	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	65	-	159	-	68	293	500	59%
Insurance	-	48,893	-	-	-	-	-	48,893	53,760	91%
Printing & Binding	-	-	519	-	212	-	248	979	500	196%
Website Development	50	50	50	-	100	-	-	250	1,200	21%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	1,653	-	245	-	735	-	2,633	20,000	13%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services - General	-	-	-	-	-	-	-	-	15,000	0%
Engineering Services - Assets	-	-	-	-	-	-	-	-	9,000	0%
Reserve Study Report	-	9,000	-	-	-	-	-	9,000	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	1,050	375	1,425	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	6,221	66,265	11,701	6,412	7,241	11,452	7,858	117,148	224,235	52%
Stormwater Management Services										
Professional Services										
Asset Management	-	4,033	3,658	-	7,789	3,658	3,658	22,797	43,900	52%
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	-	5,500	5,500	-	11,000	5,500	9,400	36,900	69,000	53%
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	2,899	2,899	17,395	39,500	44%

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General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Aeration System	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	800	1,050	-	35,396	22,330	44,767	104,343	216,800	48%
Littoral Shelf Replanting	-	-	-	-	-	-	-	-	-	N/A
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	N/A
Road and Street Services										
Professional Management										
Asset Management	-	-	-	-	-	-	-	-	3,000	0%
Utility Services										
Electric										
Street Lights	-	1,256	-	673	813	1,498	-	4,240	1,200	353%
Pump Station	-	-	-	-	-	-	-	-	-	N/A
Bridge	-	87	-	46	61	104	-	297	1,200	25%
Repairs and Maintenance										
Street Lights (Trevisio Bay Blvd)	-	-	-	-	-	11,855	39	11,894	-	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	-	300	3,908	9,000	43%
Capital Outlay										
Landscaping Lighting	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	16,750	17,658	719	62,338	47,844	61,063	206,371	448,100	46%
Landscaping Services										
Professional Management										
Asset Management	-	875	875	-	1,750	875	875	5,250	6,500	81%
Water Quality Monitoring	-	805	805	-	1,610	805	-	4,025	12,000	34%
Utility Services										
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	4,500	0%

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	124	-	-	-	-	-	124	-	N/A
Potable Water - Fountain	-	-	-	248	171	25	26	469	500	94%
Repairs & Maintenance										
Public Area Landscaping										
Treviso Bay Blvd - Entrance	-	5,452	7,989	-	14,231	5,452	7,370	40,492	72,000	56%
Southwest Boulevard	-	1,918	1,918	-	3,836	1,918	-	9,590	26,000	37%
Irrigation System	-	-	927	-	-	-	2,292	3,219	3,700	87%
Well System	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	13,615	545	-	14,160	11,000	129%
Fountains	-	-	3,120	-	995	640	805	5,560	8,500	65%
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%
Sub-Total:	-	9,173	15,634	248	36,207	10,259	11,368	82,889	293,400	28%
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
Reserve for Pump Replacement	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-	-	-	N/A
Reserves										
Operations	-	-	-	-	-	-	-	-	-	N/A

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**Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	-	-	-	-	53,880	0%
Sub-Total:	-	-	-	-	-	-	-	-	53,880	0%
Total Expenditures and Other Uses:	\$ 6,221	\$ 92,187	\$ 44,992	\$ 7,378	\$ 105,786	\$ 69,555	\$ 80,289	\$ 406,409	\$ 1,019,615	40%
Net Increase/ (Decrease) in Fund Balance	2,313	161,914	499,364	48,992	(89,294)	(58,232)	(54,154)	510,903	-	
Fund Balance - Beginning	321,215	323,528	485,442	984,805	1,033,797	944,504	886,272	321,215	27,882	
Fund Balance - Ending	\$ 323,528	\$ 485,442	\$ 984,805	\$ 1,033,797	\$ 944,504	\$ 886,272	\$ 832,118	832,118	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward										-
Interest Income										
Revenue Account	1	1	0	1	7	6	7	23	-	N/A
Reserve Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	16,187	471,078	1,053,871	109,133	31,929	21,922	50,597	1,754,718	-	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)	-	10,165	-	-	-	-	-	10,165	-	N/A
Total Revenue and Other Sources:	\$ 16,188	\$ 481,244	\$ 1,053,871	\$ 109,134	\$ 31,936	\$ 21,928	\$ 50,604	\$ 1,764,906	\$ -	N/A
Expenditures and Other Uses										
Property Appraiser/Tax Collector Fees									\$ -	N/A
Debt Service										
Principal Debt Service - Mandatory										
Series 2021 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
Principal Debt Service - Prepayments										
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2021 Bonds	-	74,885	-	-	-	-	-	74,885	-	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:	\$ -	\$ 74,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,885	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	16,188	406,359	1,053,871	109,134	31,936	21,928	50,604	1,690,021	-	
Fund Balance - Beginning	174,794	190,982	597,340	1,651,211	1,760,346	1,792,282	1,814,210	174,794	-	
Fund Balance - Ending	\$ 190,982	\$ 597,340	\$ 1,651,211	\$ 1,760,346	\$ 1,792,282	\$ 1,814,210	\$ 1,864,815	\$ 1,864,815	\$ -	

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Wentworth Estates Community Development District
Capital Project Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

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