

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 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 June 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	\$ 734,840				\$ 734,840
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	0	-	-	0.09
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	412,850	-	-	412,850
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	31,382	-	-	31,381.85
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					
Investment in General Fixed Assets (net of depreciation)					
	-	-	-	-	45,257,809
Total Assets	\$ 734,840	\$ 444,232	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 67,690,882

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending June 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)	31,382	-	-	-	31,382
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	-	-	-
Long Term	-	-	-	21,254,000	21,254,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Total Liabilities	\$ 31,382	\$ -	\$ -	\$ 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	-	269,439	(10,165)	-	(1,173,157.75)
Unassigned					
Beginning: October 1, 2021 (Audited)	321,215	-	-	-	321,214.73
Results from Current Operations	382,244	-	-	-	382,243.50
Total Fund Equity and Other Credits	\$ 703,458	\$ 444,232	\$ 0	\$ -	\$ 45,257,809
Total Liabilities, Fund Equity and Other Credits	\$ 734,840	\$ 444,232	\$ 0	\$ 21,254,000	\$ 45,257,809

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	June	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	9,379	6,830	922,747	1,019,615	90%
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	\$9,379	\$6,830	933,522	\$ 1,019,615	92%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's - Fees	-	-	-	-	-	2,000	1,000	-	1,000	4,000	6,000	67%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	-	N/A
Executive												
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	37,500	50,000	75%
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	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	6,000	8,000	75%
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	-	-	-	777	1,470	2,900	51%
Trustee Services	-	-	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	231	-	-	-	15	246	22,000	1%
Bank Service Charges	4	6	-	-	-	-	-	-	-	10	400	2%
Travel and Per Diem												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services												
Telephone	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	65	-	159	-	68	(0)	-	293	500	59%
Insurance												
	-	48,893	-	-	-	-	-	-	-	48,893	53,760	91%
Printing & Binding												
	-	-	519	-	212	-	248	-	171	1,151	500	230%

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
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	-	2,914	492	6,038	20,000	30%
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	-	-	-	-	-	-	-	875	-	875	9,000	10%
Reserve Study Report	-	9,000	-	-	-	-	-	9,000	-	18,000	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	1,050	375	-	2,813	4,238	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	6,221	66,265	11,701	6,412	7,241	11,452	7,858	18,955	11,434	147,537	224,235	66%
Stormwater Management Services												
Professional Services												
Asset Management	-	4,033	3,658	-	7,789	3,658	3,658	3,658	4,318	30,774	43,900	70%
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	5,500	5,500	47,900	69,000	69%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	4,530	-	-	-	-	4,450	-	8,980	14,000	64%
Water Control Structures	-	-	-	-	-	-	-	4,000	8,100	12,100	26,000	47%
Wetland System												
Routine Maintenance	-	2,899	2,899	-	5,798	2,899	2,899	2,899	2,899	23,193	39,500	59%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay												
Aeration System	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	800	1,050	-	35,396	22,330	44,767	38,905	2,350	145,598	216,800	67%
Littoral Shelf Replanting	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Road and Street Services												
Professional Management												
Asset Management	-	-	-	-	-	-	-	-	-	-	3,000	0%

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Utility Services												
Electric												
Street Lights	-	1,256	-	673	813	1,498	-	679	512	5,430	1,200	453%
Pump Station	-	-	-	-	-	-	-	-	-	-	-	N/A
Bridge	-	87	-	46	61	104	-	115	59	471	1,200	39%
Repairs and Maintenance											-	N/A
Street Lights (Trevisio Bay Blvd)	-	-	-	-	-	11,855	39	34	36	11,964	-	N/A
Miscellaneous	-	-	-	-	-	-	-	735	4,285	5,020	-	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	60,975	28,058	295,405	448,100	66%
Landscaping Services												
Professional Management												
Asset Management	-	875	875	-	1,750	875	875	-	875	6,125	6,500	94%
Water Quality Monitoring	-	-	-	-	-	-	-	-	-	-	12,000	0%
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	25	26	25	201	695	500	139%
Repairs & Maintenance												
Public Area Landscaping												
Treviso Bay Blvd - Entrance	-	5,452	7,989	-	14,231	5,452	7,370	5,452	6,452	52,395	72,000	73%
Southwest Boulevard	-	1,918	1,918	-	3,836	1,918	-	1,918	1,918	13,426	26,000	52%
Irrigation System	-	-	927	-	-	-	2,292	3,705	-	6,924	3,700	187%
Well System	-	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	13,615	545	-	2,218	-	16,378	11,000	149%
Fountains	-	805	3,925	-	2,605	1,445	805	805	1,880	12,270	8,500	144%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies												

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
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	14,122	11,325	108,337	293,400	37%
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
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	\$ 94,052	\$ 50,818	\$ 551,279	\$ 1,019,615	54%
Net Increase/ (Decrease) in Fund Balance	2,313	161,914	499,364	48,992	(89,294)	(58,232)	(54,154)	(84,673)	(43,987)	382,244	-	
Fund Balance - Beginning	321,215	323,528	485,442	984,805	1,033,797	944,504	886,272	832,118	747,445	321,215	27,882	
Fund Balance - Ending	\$ 323,528	\$ 485,442	\$ 984,805	\$ 1,033,797	\$ 944,504	\$ 886,272	\$ 832,118	\$ 747,445	\$ 703,458	703,458	\$ 27,882	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward											-	
Interest Income												
Revenue Account	1	1	0	1	7	6	7	6	1	31	-	N/A
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	1	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	16,187	471,078	1,053,871	109,133	31,929	21,922	50,597	18,158	13,224	1,786,100	-	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	\$ 18,165	\$ 13,225	\$ 1,796,296	\$ -	N/A
Expenditures and Other Uses												
Property Appraiser/Tax Collector Fees											\$ -	N/A
Debt Service												
Principal Debt Service - Mandatory												
Series 2021 Bonds	-	-	-	-	-	-	-	1,231,000	-	1,231,000	\$ -	N/A
Principal Debt Service - Prepayments												
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2021 Bonds	-	74,885	-	-	-	-	-	220,972	-	295,857	-	N/A
Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	-	-	-	-	-	-	-	-	-	-	-	N/A
Pymt to Refunded Bonds Escrow Agent												
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 74,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,451,972	\$ -	\$ 1,526,857	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	16,188	406,359	1,053,871	109,134	31,936	21,928	50,604	(1,433,807)	13,225	269,439	-	
Fund Balance - Beginning	174,794	190,982	597,340	1,651,211	1,760,346	1,792,282	1,814,210	1,864,815	431,007	174,794	-	
Fund Balance - Ending	\$ 190,982	\$ 597,340	\$ 1,651,211	\$ 1,760,346	\$ 1,792,282	\$ 1,814,210	\$ 1,864,815	\$ 431,007	\$ 444,232	\$ 444,232	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	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												
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-