

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2021

FISCAL YEAR 2021

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

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Wentworth Estates Community Development District
Balance Sheet
for the Period Ending July 31, 2021

	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	\$ 472,652				\$ 472,652
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	-	-		-
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	876,655	-		876,655.31
Prepayment Account	-	-	-		-
Deferred Cost Account	-	-	-		-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	-	-		-
Debt Service Fund(s)	-	-	-		-
Market Valuation Adjustments	-	-	-		-
Accrued Interest Receivable	-	-	-		-
Assessments Receivable	-	-	-		-
Prepaid Expenses	-	-	-		-
Amount Available in Debt Service Funds	-	-	1,456,643		1,456,643.44
Amount to be Provided by Debt Service Funds	-	-	21,668,357		21,668,356.56
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 472,652	\$ 1,456,643	\$ 23,125,000	\$ 45,257,809	\$ 70,312,104

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending July 31, 2021

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2018	General Long Term Debt	Account Groups Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -		-
Due to Other Funds					-
General Fund	-		-		-
Debt Service Fund(s)	-	-	-		-
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-			-
Long Term	-	-	23,125,000		23,125,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,125,000</u>	<u>\$ -</u>	<u>\$ 23,125,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,257,809	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Audited)	-	1,432,432	-		1,432,431.85
Results from Current Operations	-	24,212	-		24,211.59
Unassigned					-
Beginning: October 1, 2020 (Audited)	141,322	-	-		141,322.00
Results from Current Operations	331,330	-	-		331,330.05
Total Fund Equity and Other Credits	<u>\$ 472,652</u>	<u>\$ 1,456,643</u>	<u>\$ -</u>	<u>\$ 45,257,809</u>	<u>\$ 47,187,104</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 472,652</u>	<u>\$ 1,456,643</u>	<u>\$ 23,125,000</u>	<u>\$ 45,257,809</u>	<u>\$ 70,312,104</u>

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	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	65,756	30,072	11,603	14,703	2,454	8,096	0	1,057,529	1,052,325	100%
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	\$65,756	\$30,072	\$11,603	\$14,703	\$2,454	\$8,096.41	\$0.43	1,057,529	\$ 1,052,325	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	-	1,000	-	-	-	-	800	800	1,000	-	3,600	4,000	90%
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	4,167	41,667	50,000	83%
Financial and Administrative													
Audit Services	-	-	3,000	-	-	1,800	-	-	-	-	4,800	4,700	102%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	667	6,667	8,000	83%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	322	-	-	-	-	-	-	1,009	1,009	-	2,340	2,900	81%
Trustee Services	-	-	-	-	-	-	-	-	8,331	-	8,331	8,400	99%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	19,909	-	-	-	-	(12,986)	-	-	-	-	6,922	25,000	28%
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	258	-	51	9	64	-	65	520	600	87%
Insurance													
	-	-	47,241	-	-	-	-	-	-	-	47,241	60,000	79%
Printing & Binding													
	-	107	-	-	-	159	-	172	170	-	608	500	122%
Website Development													
	50	50	50	50	50	50	50	50	50	50	500	1,200	42%
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	175	175	100%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal Services													
Legal - General Counsel	263	-	670	1,295	-	490	1,418	-	280	-	4,415	10,000	44%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	3,395	3,395	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General	-	-	-	-	888	-	375	1,125	3,750	4,273	10,411	12,000	87%
Engineering Services - Assets	-	-	-	-	-	-	-	-	-	-	-	9,000	0%
Appraisal Services	-	-	-	-	-	1,500	-	-	-	-	1,500	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	26,931	7,363	57,186	7,769	7,104	(2,770)	8,818	9,386	20,757	13,949	156,493	218,775	72%
Stormwater Management Services													
Professional Services													
Asset Management	4,273	-	4,375	-	4,375	-	-	5,363	6,670	2,437	27,492	37,000	74%
NPDES Reporting	3,425	4,375	-	4,375	-	-	-	-	-	-	12,175	2,000	609%
Utility Services													
Electric - Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Lake & Wetland System													
Aquatic Weed Control	8,118	5,500	-	11,000	5,500	-	11,000	5,500	5,500	5,500	57,618	64,800	89%
Lake Bank Maintenance	-	-	-	-	-	1,950	-	-	-	-	1,950	3,000	65%
Water Quality Testing	-	-	-	-	-	-	-	-	4,530	-	4,530	14,000	32%
Water Control Structures	-	-	4,330	13,200	-	-	-	-	-	-	17,530	26,000	67%
Wetland System													
Routine Maintenance	1,765	2,899	-	5,798	2,899	-	9,698	2,899	2,899	2,899	31,757	34,800	91%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay													
Aeration System													
Littoral Shelf Replanting	4,550	-	-	-	-	-	-	1,600	-	-	6,150	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	-	-	-	-	-	-	-	10,000	0%
Lake Bank Restoration	-	1,450	4,681	2,485	14,794	32,341	39,268	107,601	23,100	2,325	228,045	252,450	90%
Erosion Restoration	-	-	-	-	6,375	-	-	-	-	-	6,375	12,000	53%
Contingencies	-	10,500	-	-	-	-	-	-	-	-	10,500	15,000	70%
Road and Street Services													
Repairs and Maintenance													
Bridge - Entrance													
Bridge Inspection Report	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Service													
Street Lights - Electric Services	130	-	-	-	-	-	-	-	-	266	396	-	N/A
Traffic I - Electric Services	1,135	521	1,087	(1,071)	653	474	1,064	-	612	561	5,035	-	N/A

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Bridge - Electric Services	112	50	-	(48)	105	8,287	109	-	45	46	8,706	-	N/A
Maintnenace Services													
Clean/Painting - Bridge	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clean/Painting - Entry Monuments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Clean/Painting - Entry Wall	-	3,496	-	-	-	-	-	1,961	-	-	5,457	-	N/A
Clean/Painting - Street Lights/Directional	-	47	-	57	-	-	-	-	-	-	104	-	N/A
Miscellaneous Repairs	-	-	-	3,200	-	373	235	-	-	-	3,808	9,000	42%
Sub-Total:	23,508	28,838	14,473	46,236	34,701	43,425	61,374	124,923	43,357	14,034	434,869	480,050	91%
Landscaping Services													
Professional Management													
Asset Management	-	-	-	-	-	-	-	2,750	1,625	813	5,188	6,500	80%
Water Quality Monitoring	-	-	-	-	-	700	2,100	-	700	805	4,305	10,000	43%
Utility Services													
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	4,500	0%
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	-	-	7,000	0%
Potable Water - Meter Install (Entry Fountain)	-	-	-	12,180	-	8,250	-	-	-	-	20,430	-	N/A
Potable Water - Fountain	-	-	-	24	31	27	27	63	31	97	301	4,000	8%
Water Service - Entry Fountain	-	-	48	-	-	-	-	-	-	-	48	-	N/A
Repairs & Maintenance													
Public Area Landscaping													
Treviso Bay Blvd - Entrance	-	-	8,842	12,105	6,230	5,787	5,787	5,787	5,787	8,677	59,002	71,000	83%
Southwest Boulevard	-	-	3,836	-	1,918	3,836	1,918	1,918	1,918	1,918	17,262	32,000	54%
Irrigation System	-	-	-	-	647	431	-	-	-	373	1,450	3,000	48%
Well System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	2,209	7,987	-	713	-	1,948	-	-	-	12,857	12,000	107%
Fountains	-	-	-	685	415	1,333	4,855	-	270	-	7,558	15,000	50%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies													
Mulch	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	100%
Contingencies	-	-	-	1,437	-	-	-	-	-	-	1,437	7,500	19%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	7,209	20,712	26,431	9,953	20,364	16,636	10,518	10,331	12,682	134,836	177,500	76%
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

Wentworth Estates Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Wells	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Building	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 80,436	\$ 51,759	\$ 61,019	\$ 86,828	\$ 144,828	\$ 74,444	\$ 40,666	# \$ 726,199	\$ 1,051,325	69%
Net Increase/ (Decrease) in Fund Balance	(44,859)	405,953	377,531	(14,680)	(21,687)	(49,415)	(72,125)	(142,374)	(66,348)	(40,665)	331,330	1,000	
Fund Balance - Beginning	141,322	96,463	502,416	879,947	865,267	843,580	794,164	722,039	579,665	513,317	141,322	27,882	
Fund Balance - Ending	\$ 96,463	\$ 502,416	\$ 879,947	\$ 865,267	\$ 843,580	\$ 794,164	\$ 722,039	\$ 579,665	\$ 513,317	\$ 472,652	472,652	\$ 28,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2018 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward													-
Interest Income													
Revenue Account	4	4	2	3	9	8	9	9	3	3	55	1,000	5%
Reserve Account	2	2	2	2	2	2	2	2	2	2	24	630	4%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	-	0	0	-	-	-	-	0	0	-	0	450	0%
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	10,469	843,023	881,557	123,361	56,416	21,768	27,583	4,603	15,189	-	1,983,968	1,974,169	100%
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	\$ 123,367	\$ 56,427	\$ 21,779	\$ 27,594	\$ 4,615	\$ 15,196	\$ 6	1,984,048	\$ 1,976,249	N/A
Expenditures and Other Uses													
Property Appraiser/Tax Collector Fees													-
Debt Service													
Principal Debt Service - Mandatory													
Series 2018 Bonds	-	-	-	-	-	-	-	1,065,000	-	-	1,065,000	\$ 1,065,000	100%
Principal Debt Service - Prepayments													
Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2018 Bonds	-	440,925	-	-	-	-	-	440,925	-	-	881,850	881,850	100%
Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	-	-	-	-	-	12,986	-	-	-	-	12,986	-	N/A
Pynt to Refunded Bonds Escrow Agent													
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 440,925	\$ -	\$ -	\$ 0.00	\$ 12,986.37	\$ 0.00	\$ 1,505,925.01	\$ 0.00	\$ 0.00	1,959,836	\$ 1,946,850	N/A
Net Increase/ (Decrease) in Fund Balance	10,475	402,104	881,561	123,367	56,427	8,792	27,594	(1,501,310)	15,196	6	24,212	29,399	
Fund Balance - Beginning	1,432,432	1,442,906	1,845,010	2,726,571	2,849,938	2,906,365	2,915,158	2,942,752	1,441,442	1,456,638	1,432,432	-	
Fund Balance - Ending	\$ 1,442,906	\$ 1,845,010	\$ 2,726,571	\$ 2,849,938	\$ 2,906,365	\$ 2,915,158	\$ 2,942,752	\$ 1,441,442	\$ 1,456,638	\$ 1,456,643	1,456,643	\$ 29,399	