

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

PREPARED BY:

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Wentworth Estates Community Development District

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

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ -	\$ -	\$ -	\$ -	---	\$ -
General Fund - Hancock Bank	\$ 339,348					\$ 339,348
Construction Account	-	-	-	-		-
Costs of Issuance Account	-	-	10,165	-		10,165
Debt Service Fund						
Interest Account	-	-	-	-		-
Sinking Account	-	-	-	-		-
Reserve Account	-	-	-	-		-
Revenue	-	175,162	-	-		175,162
Prepayment Account	-	-	-	-		-
Deferred Cost Account	-	-	-	-		-
Capital Project Fund - Series 2018						
Due from Other Funds						
General Fund	-	15,820	-	-		15,819.91
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	45,257,809.00
Total Assets	\$ 339,348	\$ 190,982	\$ 10,165	\$ 21,254,000	\$ 45,257,809	\$ 67,052,303

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

	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)	15,820				15,820
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	\$ 15,820	\$ -	\$ -	\$ 21,254,000	\$ -
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)	-	174,794	10,165	-	1,617,390.21
Results from Current Operations	-	16,188	0	-	(1,416,243.94)
Unassigned					
Beginning: October 1, 2021 (Unaudited)	321,215	-	-	-	321,214.73
Results from Current Operations	2,313	-	-	-	2,313.14
Total Fund Equity and Other Credits	\$ 323,528	\$ 190,982	\$ 10,165	\$ -	\$ 45,782,483
Total Liabilities, Fund Equity and Other Credits	\$ 339,348	\$ 190,982	\$ 10,165	\$ 21,254,000	\$ 45,257,809

Unaudited

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JPWARD and Associates, LLC

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

Description	October	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	8,534	1,019,615	1%
Special Assessments - Off-Roll	-	-	-	N/A
Miscellaneous Revenue	-	-	-	N/A
Intergovernmental Transfers In	-	-	-	
Total Revenue and Other Sources:	8,534	8,534	\$ 1,019,615	1%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	-	6,000	0%
Board of Supervisor's - Taxes	-	-	-	N/A
Executive				
Professional Management	4,167	4,167	50,000	8%
Financial and Administrative				
Audit Services	-	-	4,900	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	667	667	8,000	8%
Assessment Methodology Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	-	-	2,900	0%
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 October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	-	-	22,000	0%
Bank Service Charges	4	4	400	1%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Telephone	-	-	-	N/A
Postage, Freight & Messenger	-	-	500	0%
Insurance	-	-	53,760	0%
Printing & Binding	-	-	500	0%
Website Development	50	50	1,200	4%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	20,000	0%
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%
Appraisal Services	-	-	-	N/A
Contingencies	-	-	-	N/A
Sub-Total:	6,221	6,221	224,235	3%
Stormwater Management Services				
Professional Services				
Asset Management	-	-	43,900	0%
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 October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Lake & Wetland System				
Aquatic Weed Control	-	-	69,000	0%
Lake Bank Maintenance	-	-	2,000	0%
Water Quality Testing	-	-	14,000	0%
Water Control Structures	-	-	26,000	0%
Wetland System				
Routine Maintenance	-	-	39,500	0%
Water Quality Testing	-	-	-	N/A
Capital Outlay				
Aeration System	-	-	-	N/A
Lake Bank Restoration	-	-	216,800	0%
Littoral Shelf Replanting	-	-	12,000	0%
Contingencies/Inspection Services	-	-	20,800	0%
Road and Street Services				
Professional Management				
Asset Management	-	-	3,000	0%
Utility Services				
Electric				
Street Lights	-	-	1,200	0%
Pump Station	-	-	-	N/A
Bridge	-	-	1,200	0%
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	-	-	4,500	0%
Miscellaneous Repairs			9,000	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Landscaping Lighting	-	-	34,000	0%
Sub-Total:	-	-	514,900	0%
Landscaping Services				
Professional Management				
Asset Management	-	-	6,500	0%
Water Quality Monitoring	-	-	12,000	0%
Utility Services				
Electric - Landscape Lighting	-	-	4,500	0%
Irrigation Water - Landscaping	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	N/A
Potable Water - Fountain	-	-	500	0%
Repairs & Maintenance				
Public Area Landscaping				
Treviso Bay Blvd - Entrance	-	-	72,000	0%
Southwest Boulevard	-	-	26,000	0%
Irrigation System	-	-	3,700	0%
Well System	-	-	-	N/A
Plant Replacement	-	-	22,000	0%
Fountains	-	-	8,500	0%
Other Current Charges	-	-	-	N/A
Operating Supplies				
Mulch	-	-	6,500	0%
Contingencies	-	-	10,000	0%
Capital Outlay				
Engineering - Fountain Mechanical	-	-	26,000	0%
Sub-Total:	-	-	198,200	0%

Pump Station - Community Wide Irrigation System

Professional Management

Wentworth Estates Community Development District
General Fund
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Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
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	-	-	82,280	0%
Sub-Total:	-	-	82,280	0%
Total Expenditures and Other Uses:	\$ 6,221	\$ 6,221	\$ 1,019,615	1%
Net Increase/ (Decrease) in Fund Balance	2,313	2,313	-	
Fund Balance - Beginning	321,215	321,215	27,882	
Fund Balance - Ending	\$ 323,528	323,528	\$ 27,882	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward			-	
Interest Income				
Revenue Account	1	1	-	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	16,187	-	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)				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 16,188	\$ 16,188	\$ -	N/A
Expenditures and Other Uses				
Property Appraiser/Tax Collector Fees		-	\$ -	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2018 Bonds	-	-	\$ -	N/A
Principal Debt Service - Prepayments				
Series 2018 Bonds	-	-	-	N/A
Interest Expense				
Series 2018 Bonds	-	-	-	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:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	16,188	16,188	-	
Fund Balance - Beginning	174,794	174,794	-	
Fund Balance - Ending	\$ 190,982	\$ 190,982	\$ -	

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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 October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward			-	
Interest Income				
Costs of Issuance	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:	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	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	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	N/A
Net Increase/ (Decrease) in Fund Balance	0	0	-	
Fund Balance - Beginning	10,165	10,165	-	
Fund Balance - Ending	<u><u>\$ 10,165</u></u>	<u><u>10,165</u></u>	<u><u>\$ -</u></u>	