

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2021

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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-7</i>
<i>Debt Service Fund</i> <i>Series 2021</i>	<i>8</i>
<i>Capital Project Fund</i> <i>Series 2021</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending November 30, 2021

	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	\$ 972,340				\$ 972,340
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	110,442	-	-	110,442
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	486,898	-	-	486,898.07
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	\$ 972,340	\$ 597,340	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 68,081,489

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending November 30, 2021

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Account Groups			Fixed Assets	
		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)	486,898	-	-	-		486,898
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	\$ 486,898	\$ -	\$ -	\$ 21,254,000	\$ -	\$ 21,740,898
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	45,257,809	45,257,809.00
Fund Balance						
Restricted						
Beginning: October 1, 2021 (Unaudited)	-	174,794	10,165	-		1,617,390.21
Results from Current Operations	-	422,546	(10,165)	-		(1,020,050.01)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	321,215	-	-	-		321,214.73
Results from Current Operations	164,227	-	-	-		164,226.86
Total Fund Equity and Other Credits	\$ 485,442	\$ 597,340	\$ 0	\$ -	\$ 45,257,809	\$ 46,340,591
Total Liabilities, Fund Equity and Other Credits	\$ 972,340	\$ 597,340	\$ 0	\$ 21,254,000	\$ 45,257,809	\$ 68,081,489

Prepared by:

JPWARD and Associates, LLC

Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	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	251,860	1,019,615	25%
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	262,635	\$ 1,019,615	26%
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	8,333	50,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,900	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	667	667	1,333	8,000	17%
Assessment Methodology Services			-	-	N/A
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
Recording and Transcription	-	-	-	-	N/A
Legal Advertising	-	322	322	2,900	11%
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 November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	-	-	-	22,000	0%
Bank Service Charges	4	6	10	400	2%
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Telephone	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	500	0%
Insurance	-	48,893	48,893	53,760	91%
Printing & Binding	-	-	-	500	0%
Website Development	50	50	100	1,200	8%
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	1,653	1,653	20,000	8%
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
Contingencies	-	-	-	-	N/A
Sub-Total:	6,221	66,265	72,485	224,235	32%
Stormwater Management Services					
Professional Services					
Asset Management	-	4,033	4,033	43,900	9%
Mitigation Monitoring	-	-	-	1,000	0%
NPDES Reporting	-	-	-	2,000	0%
Utility Services					
Electric - Aeration System	-	-	-	-	N/A
Repairs & Maintenance					

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Lake & Wetland System					
Aquatic Weed Control	-	5,500	5,500	69,000	8%
Lake Bank Maintenance	-	-	-	2,000	0%
Water Quality Testing	-	-	-	14,000	0%
Water Control Structures	-	-	-	26,000	0%
Wetland System					
Routine Maintenance	-	2,899	2,899	39,500	7%
Water Quality Testing	-	-	-	-	N/A
Capital Outlay					
Aeration System	-	-	-	-	N/A
Lake Bank Restoration	-	800	800	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	-	1,256	1,256	1,200	105%
Pump Station	-	-	-	-	N/A
Bridge	-	87	87	1,200	7%
Repairs and Maintenance				-	N/A
Bridge - Entrance					
Bridge Inspection Report	-	-	-	15,000	0%
Maintenance Services					
Bridge	-	-	-	-	N/A
Entry Monuments	-	-	-	-	N/A
Entry Wall	-	-	-	-	N/A
Street Lights/Directional	-	-	-	4,500	0%
Miscellaneous Repairs		2,175	2,175	9,000	24%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Capital Outlay					
Landscaping Lighting	-	-	-	34,000	0%
Sub-Total:	-	16,750	16,750	514,900	3%
Landscaping Services					
Professional Management					
Asset Management	-	875	875	6,500	13%
Water Quality Monitoring	-	805	805	12,000	7%
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	-	-	-	500	0%
Repairs & Maintenance					
Public Area Landscaping					
Treviso Bay Blvd - Entrance	-	1,918	1,918	72,000	3%
Southwest Boulevard	-	5,452	5,452	26,000	21%
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:	-	9,173	9,173	198,200	5%

Pump Station - Community Wide Irrigation System

Professional Management

**Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	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	\$ 92,187	\$ 98,408	\$ 1,019,615	10%
Net Increase/ (Decrease) in Fund Balance	2,313	161,914	164,227	-	
Fund Balance - Beginning	321,215	323,528	321,215	27,882	
Fund Balance - Ending	\$ 323,528	\$ 485,442	485,442	\$ 27,882	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward				-	
Interest Income					
Revenue Account	1	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	471,078	487,265	-	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	\$ 497,431	\$ -	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	422,546	-	
Fund Balance - Beginning	174,794	190,982	174,794	-	
Fund Balance - Ending	\$ 190,982	\$ 597,340	\$ 597,340	\$ -	

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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 November 30, 2021

Description	October	November	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	\$ -	\$ -	\$ -	