

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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

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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 December 31, 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	\$ 984,805				\$ 984,805
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	1,651,211	-	-	1,651,211
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	-	-	-	-	-
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	\$ 984,805	\$ 1,651,211	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 69,147,826

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending December 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)	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ 21,254,000	\$ 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	-	1,476,417	(10,165)	-	33,821.11
Unassigned					
Beginning: October 1, 2021 (Audited)	321,215	-	-	-	321,214.73
Results from Current Operations	663,591	-	-	-	663,590.52
Total Fund Equity and Other Credits	\$ 984,805	\$ 1,651,211	\$ 0	\$ -	\$ 47,893,826
Total Liabilities, Fund Equity and Other Credits	\$ 984,805	\$ 1,651,211	\$ 0	\$ 21,254,000	\$ 69,147,826

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	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	796,216	1,019,615	78%
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	806,991	\$ 1,019,615	79%
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	4,167	12,500	50,000	25%
Financial and Administrative						
Audit Services	-	-	4,900	4,900	4,900	100%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	667	667	667	2,000	8,000	25%
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 December 31, 2021

Description	October	November	December	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	-	-	65	65	500	13%
Insurance	-	48,893	-	48,893	53,760	91%
Printing & Binding	-	-	519	519	500	104%
Website Development	50	50	50	150	1,200	13%
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	11,701	84,186	224,235	38%
Stormwater Management Services						
Professional Services						
Asset Management	-	4,033	3,658	7,692	43,900	18%
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 December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Lake & Wetland System						
Aquatic Weed Control	-	5,500	5,500	11,000	69,000	16%
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	39,500	15%
Water Quality Testing	-	-	-	-	-	N/A
Capital Outlay						
Aeration System	-	-	-	-	-	N/A
Lake Bank Restoration	-	800	1,050	1,850	216,800	1%
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%
Maintnenace Services						
Bridge	-	-	-	-	-	N/A
Entry Monuments	-	-	-	-	-	N/A
Entry Wall	-	-	-	-	-	N/A
Street Lights/Directional	-	-	20	20	4,500	0%
Miscellaneous Repairs		2,175		2,175	9,000	24%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Capital Outlay						
Landscaping Lighting	-	-	-	-	34,000	0%
Sub-Total:	-	16,750	17,658	34,407	514,900	7%
Landscaping Services						
Professional Management						
Asset Management	-	875	875	1,750	6,500	27%
Water Quality Monitoring	-	805	805	1,610	12,000	13%
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	4,456	6,374	72,000	9%
Southwest Boulevard	-	5,452	5,452	10,903	26,000	42%
Irrigation System	-	-	927	927	3,700	25%
Well System	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	22,000	0%
Fountains	-	-	3,120	3,120	8,500	37%
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	15,634	24,807	198,200	13%

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 December 31, 2021

Description	October	November	December	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	\$ 44,992	\$ 143,400	\$ 1,019,615	14%
Net Increase/ (Decrease) in Fund Balance	2,313	161,914	499,364	663,591	-	
Fund Balance - Beginning	321,215	323,528	485,442	321,215	27,882	
Fund Balance - Ending	\$ 323,528	\$ 485,442	\$ 984,805	984,805	\$ 27,882	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward					-	
Interest Income						
Revenue Account	1	1	0	2	-	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	1,541,136	-	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	\$ 1,551,303	\$ -	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	1,476,417	-	
Fund Balance - Beginning	174,794	190,982	597,340	174,794	-	
Fund Balance - Ending	\$ 190,982	\$ 597,340	\$ 1,651,211	\$ 1,651,211	\$ -	

Prepared by:
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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 December 31, 2021

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