

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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JPWard and Associates, LLC

Community Development District Advisors

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 January 31, 2023

	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	\$ 2,699,437	\$ -	\$ -	\$ -	\$ 2,699,437
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	198,428	-	-	198,428
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	1,386,502	-	-	1,386,502.48
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	\$ 2,699,437	\$ 1,584,931	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 70,796,177

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending January 31, 2023

	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)	1,386,502				1,386,502
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	-	1,245,000	1,245,000
Long Term	-	-	-	20,009,000	20,009,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Total Liabilities	\$ 1,386,502	\$ -	\$ -	\$ 21,254,000	\$ -
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2022 (Unaudited)	-	292,016	10,165	-	1,734,612.78
Results from Current Operations	-	1,292,914	(10,165)	-	(149,681.90)
Unassigned					
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-	527,715.07
Results from Current Operations	785,219	-	-	-	785,219.49
Total Fund Equity and Other Credits	\$ 1,312,935	\$ 1,584,931	\$ 0	\$ -	\$ 45,257,809
Total Liabilities, Fund Equity and Other Credits	\$ 2,699,437	\$ 1,584,931	\$ 0	\$ 21,254,000	\$ 45,257,809

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Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	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	10,405	299,345	672,636	43,429	1,025,815	1,131,165	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	N/A
Intergovernmental Transfers In	-	-	-	-	-	-	
Total Revenue and Other Sources:	10,405	299,345	\$672,636	\$43,429	1,025,815	\$ 1,131,165	91%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	-	-	800	-	800	6,000	13%
Board of Supervisor's - Taxes	-	-	-	-	-	-	N/A
Executive							
Professional Management	4,167	4,167	4,167	4,167	16,667	50,000	33%
Financial and Administrative							
Audit Services	-	-	-	5,100	5,100	5,100	100%
Accounting Services	1,333	1,333	1,333	1,333	5,333	16,000	33%
Assessment Roll Services	667	667	667	667	2,667	8,000	33%
Assessment Methodology Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	500	-	-	-	500	500	100%
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 January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	2,787	-	-	223	3,010	2,500	120%
Bank Service Charges	-	-	-	-	-	400	0%
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	10	9	-	-	19	500	4%
Insurance	-	53,420	-	-	53,420	53,760	99%
Printing & Binding	-	-	182	274	456	500	91%
Website Development	-	-	-	-	-	1,200	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	193	193	20,000	1%
Legal - Foreclosure Counsel	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General	-	-	-	1,988	1,988	10,000	20%
Engineering Services - Assets	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Sub-Total:	9,463	59,771	7,149	13,944	90,327	190,935	47%
Stormwater Management Services							
Professional Services							
Asset Management	-	4,808	3,658	3,658	12,125	43,900	28%
Mitigation Monitoring	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	2,000	0%
Utility Services							
Electric - Aeration System	-	-	-	-	-	-	N/A

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance							
Lake & Wetland System							
Aquatic Weed Control	-	5,500	5,500	-	11,000	76,000	14%
Lake Bank Maintenance	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	14,200	0%
Water Control Structures	-	-	-	-	-	26,000	0%
Aeration System	-	185	-	-	185	-	N/A
Wetland System							
Routine Maintenance	-	14,899	8,599	-	23,498	39,500	59%
Water Quality Testing	-	-	-	-	-	-	N/A
Capital Outlay							
Aeration System	-	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	300	400	700	6,000	12%
Lake Bank Restoration	-	-	600	-	600	164,200	0%
Littoral Shelf Planting	-	-	-	-	-	8,000	0%
Stormwater Drainage Pipes	-	-	-	650	650	-	N/A
Contingencies/Inspection Services	-	-	-	-	-	-	N/A
Road and Street Services							
Professional Management							
Asset Management	-	333	333	333	1,000	4,000	25%
Bridge Inspections	-	-	-	-	-	-	N/A
Utility Services							
Electric							
Street Lights/Fountains	-	446	490	1,270	2,206	9,800	23%
Pump Station	-	-	-	-	-	-	N/A
Bridge	-	62	70	209	341	1,200	28%
Repairs and Maintenance							
Street Lights (Trevisio Bay Blvd)	34	-	70	2,347	2,451	-	N/A
Curb & Gutter	-	613	-	1,712	2,325	-	N/A
Bridge Repairs	-	4,400	2,000	760	7,160	-	N/A

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General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Miscellaneous	-	-	-	-	-	-	N/A
Bridge - Entrance							
Bridge Inspection Report	-	-	-	-	-	-	N/A
Maintnenace Services							
Bridge	-	-	-	-	-	4,000	0%
Entry Monuments	-	-	-	-	-	3,000	0%
Entry Wall	-	-	-	-	-	3,400	0%
Street Lights/Directional Signs	-	-	-	-	-	5,000	0%
Brick Paver Repairs	-	-	-	-	-	8,000	0%
Annual Holiday Decorations	-	-	-	-	-	20,000	0%
Miscellaneous Repairs		-			-	9,000	0%
Contingencies		-			-	3,930	0%
Capital Outlay							
Treviso Bay Boulevard	-	-	-	-	-	88,500	0%
Sub-Total:	34	31,246	21,620	11,340	64,241	546,430	12%
Landscaping Services							
Professional Management							
Asset Management	-	542	542	542	1,625	6,500	25%
Water Quality Monitoring	-	-	-	-	-	10,000	0%
Utility Services							
Electric - Landscape Lighting	-	-	-	-	-	4,500	0%
Irrigation Water - Landscaping	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	N/A
Potable Water - Fountain	-	142	226	477	846	1,500	56%
Repairs & Maintenance							
Public Area Landscaping							
Treviso Bay Blvd - Entrance	-	9,093	-	-	9,093	83,000	11%
Southwest Boulevard	-	1,918	1,918	1,918	5,754	24,500	23%
Irrigation System	-	747	296	701	1,744	3,800	46%
Well System	-	-	-	-	-	-	N/A

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Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Plant Replacement	-	-	4,733	324	5,057	40,000	13%
Tree Trimming	-	-	-	-	-	7,800	0%
Fountains	-	805	1,075	-	1,880	16,500	11%
Other Current Charges	-	-	-	-	-	-	N/A
Fountain Mechanical	4,028	6,500	-	-	10,528	-	N/A
Lighting-Fixtures & Installation	22,158	-	-	-	22,158	-	N/A
Landscape Enhancements	-	-	-	950	950	-	N/A
Holiday Decorations	7,500	7,500	-	-	15,000	-	N/A
Cane Toad Control	-	2,050	1,025	-	3,075	-	N/A
Operating Supplies							
Mulch	-	-	8,320	-	8,320	8,400	99%
Contingencies	-	-	-	-	-	13,800	0%
Capital Outlay							
Fountain Pump House Construction	-	-	-	-	-	88,500	0%
Engineering - Fountain Mechanical	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	N/A
Landscape Enhancements (Entrance)	-	-	-	-	-	-	N/A
Sub-Total:	33,686	29,297	18,134	4,912	86,029	308,800	28%
Reserves							
Operations	-	-	-	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	-	85,000	0%
Sub-Total:	-	-	-	-	-	85,000	0%
Total Expenditures and Other Uses:	\$ 43,183	\$ 120,314	\$ 46,904	\$ 30,196	\$ 240,596	\$ 1,131,165	21%
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	785,219	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	527,715	27,882	
Fund Balance - Ending	\$ 494,937	\$ 673,968	\$ 1,299,701	\$ 1,312,935	1,312,935	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward						-	
Interest Income							
Revenue Account	2	2	1	1	5	-	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	15,330	441,058	991,070	63,989	1,511,448	1,666,901	91%
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:	\$ 15,332	\$ 441,060	\$ 991,071	\$ 63,990	\$ 1,511,453	\$ 1,666,901	N/A
Expenditures and Other Uses							
Property Appraiser/Tax Collector Fees						-	N/A
Debt Service							
Principal Debt Service - Mandatory							
Series 2021 Bonds	-	-	-	-	-	1,245,000	0%
Principal Debt Service - Prepayments							
Series 2021 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2021 Bonds	-	214,433	-	-	214,433	428,865	50%
Foreclosure Counsel	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	4,106	-	-	-	4,106	-	N/A
Pymt to Refunded Bonds Escrow Agent							
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 4,106	\$ 214,433	\$ -	\$ -	\$ 218,538	\$ 1,673,865	N/A
Net Increase/ (Decrease) in Fund Balance	11,226	226,628	991,071	63,990	1,292,914	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	1,520,941	292,016	-	
Fund Balance - Ending	\$ 303,243	\$ 529,870	\$ 1,520,941	\$ 1,584,931	\$ 1,584,931	\$ (6,964)	

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