

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

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 October 31, 2022

	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	\$ 426,926				\$ 426,926
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	0	-	-	0.09
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	412,857	-	-	412,857
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	42,613	-	-	42,613.05
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	\$ 426,926	\$ 455,471	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 67,394,205

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending October 31, 2022

	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)	42,613				42,613
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	-	-	-
Long Term	-	-	-	21,254,000	21,254,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Total Liabilities	\$ 42,613	\$ -	\$ -	\$ 21,254,000	\$ 21,296,613
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	444,244	10,165	-	1,886,840.84
Results from Current Operations	-	11,226	(10,165)	-	(1,431,370.28)
Unassigned					
Beginning: October 1, 2021 (Audited)	417,091	-	-	-	417,091.01
Results from Current Operations	(32,778)	-	-	-	(32,778.25)
Total Fund Equity and Other Credits	\$ 384,313	\$ 455,471	\$ 0	\$ -	\$ 46,097,592
Total Liabilities, Fund Equity and Other Credits	\$ 426,926	\$ 455,471	\$ 0	\$ 21,254,000	\$ 67,394,205

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JPWARD and Associates, LLC

Unaudited

**Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

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	10,405	10,405	1,131,165	1%
Special Assessments - Off-Roll	-	-	-	N/A
Miscellaneous Revenue	-	-	-	N/A
Intergovernmental Transfers In	-	-	-	
Total Revenue and Other Sources:	10,405	10,405	\$ 1,131,165	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	-	-	5,100	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	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 October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	2,787	2,787	2,500	111%
Bank Service Charges	-	-	400	0%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Telephone	-	-	-	N/A
Postage, Freight & Messenger	10	10	500	2%
Insurance	-	-	53,760	0%
Printing & Binding	-	-	500	0%
Website Development	-	-	1,200	0%
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	-	-	10,000	0%
Engineering Services - Assets	-	-	-	N/A
Reserve Study Report	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Sub-Total:	9,463	9,463	190,935	5%
Stormwater Management Services				
Professional Services				
Asset Management	-	-	43,900	0%
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 October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance				
Lake & Wetland System				
Aquatic Weed Control	-	-	76,000	0%
Lake Bank Maintenance	-	-	2,000	0%
Water Quality Testing	-	-	14,200	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
Fountain Replacement (in Lakes)	-	-	6,000	0%
Lake Bank Restoration	-	-	164,200	0%
Littoral Shelf Planting	-	-	8,000	0%
Stormwater Drainage Pipes	-	-	-	N/A
Contingencies/Inspection Services	-	-	-	N/A
Road and Street Services				
Professional Management				
Asset Management	-	-	4,000	0%
Bridge Inspections	-	-	-	N/A
Utility Services				
Electric				
Street Lights/Fountains	-	-	9,800	0%
Pump Station	-	-	-	N/A
Bridge	-	-	1,200	0%
Repairs and Maintenance				
Street Lights (Trevisio Bay Blvd)	34	34	-	N/A
Miscellaneous	-	-	-	N/A
Bridge - Entrance				
Bridge Inspection Report	-	-	-	N/A

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
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	34	546,430	0%
Landscaping Services				
Professional Management				
Asset Management	-	-	6,500	0%
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	-	-	1,500	0%
Repairs & Maintenance				
Public Area Landscaping				
Treviso Bay Blvd - Entrance	-	-	83,000	0%
Southwest Boulevard	-	-	24,500	0%
Irrigation System	-	-	3,800	0%
Well System	-	-	-	N/A
Plant Replacement	-	-	40,000	0%
Tree Trimming	-	-	7,800	0%
Fountains	-	-	16,500	0%

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General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	N/A
Fountain Mechanical	4,028	4,028	-	N/A
Lighting-Fixtures & Installation	22,158	22,158	-	N/A
Holiday Decorations	7,500	7,500	-	N/A
Operating Supplies				
Mulch	-	-	8,400	0%
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	33,686	308,800	11%
Reserves				
Operations	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	85,000	0%
Sub-Total:	-	-	85,000	0%
Total Expenditures and Other Uses:	\$ 43,183	\$ 43,183	\$ 1,131,165	4%
Net Increase/ (Decrease) in Fund Balance	(32,778)	(32,778)	-	
Fund Balance - Beginning	417,091	417,091	27,882	
Fund Balance - Ending	\$ 384,313	384,313	\$ 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, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward			-	
Interest Income				
Revenue Account	2	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	15,330	15,330	1,666,901	1%
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	\$ 15,332	\$ 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	-	-	428,865	0%
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	\$ 4,106	\$ 1,673,865	N/A
Net Increase/ (Decrease) in Fund Balance	11,226	11,226	(6,964)	
Fund Balance - Beginning	444,244	444,244	-	
Fund Balance - Ending	\$ 455,471	\$ 455,471	\$ (6,964)	

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