

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending November 30, 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	\$ 1,005,411				\$ 1,005,411
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	198,426	-	-	198,426
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	331,443	-	-	331,443.30
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	\$ 1,005,411	\$ 529,870	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 68,047,090

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending November 30, 2022

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Account Groups				
		Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due to Other Funds						-
General Fund	-				-	-
Debt Service Fund(s)	331,443	-	-	-		331,443
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	\$ 331,443	\$ -	\$ -	\$ 21,254,000	\$ -	\$ 21,585,443
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)	-	292,016	10,165	-		1,734,612.78
Results from Current Operations	-	237,854	(10,165)	-		(1,204,742.74)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	527,715	-	-	-		527,715.07
Results from Current Operations	146,253	-	-	-		146,253.05
Total Fund Equity and Other Credits	\$ 673,968	\$ 529,870	\$ 0	\$ -	\$ 45,257,809	\$ 46,461,647
Total Liabilities, Fund Equity and Other Credits	\$ 1,005,411	\$ 529,870	\$ 0	\$ 21,254,000	\$ 45,257,809	\$ 68,047,090

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, 2022

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	10,405	299,345	309,750	1,131,165	27%
Special Assessments - Off-Roll	-	-	-	-	N/A
Miscellaneous Revenue					
	-	-	-	-	N/A
Intergovernmental Transfers In					
	-	-	-	-	
Total Revenue and Other Sources:	10,405	299,345	309,750	\$ 1,131,165	27%
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	-	-	-	5,100	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	-	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 November 30, 2022

Description	October	November	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	9	19	500	4%
Insurance	-	53,420	53,420	53,760	99%
Printing & Binding	-	-	-	500	0%
Website Development	-	-	-	1,200	0%
Subscription & Memberships	-	175	175	175	100%
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	59,771	69,234	190,935	36%
Stormwater Management Services					
Professional Services					
Asset Management	-	4,808	4,808	43,900	11%
Mitigation Monitoring	-	-	-	4,800	0%
NPDES Reporting	-	-	-	2,000	0%
Utility Services					
Electric - Aeration System	-	-	-	-	N/A

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Repairs & Maintenance					
Lake & Wetland System					
Aquatic Weed Control	-	5,500	5,500	76,000	7%
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	14,899	39,500	38%
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	-	333	333	4,000	8%
Bridge Inspections	-	-	-	-	N/A
Utility Services					
Electric					
Street Lights/Fountains	-	446	446	9,800	5%
Pump Station	-	-	-	-	N/A
Bridge	-	62	62	1,200	5%
Repairs and Maintenance					
Street Lights (Trevisio Bay Blvd)	34	-	34	-	N/A
Curb & Gutter	-	613	613	-	N/A
Bridge Repairs	-	4,400	4,400	-	N/A

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Miscellaneous	-	-	-	-	N/A
Bridge - Entrance					
Bridge Inspection Report	-	-	-	-	N/A
Maintenance 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	31,280	546,430	6%
Landscaping Services					
Professional Management					
Asset Management	-	542	542	6,500	8%
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	142	1,500	9%
Repairs & Maintenance					
Public Area Landscaping					
Treviso Bay Blvd - Entrance	-	9,093	9,093	83,000	11%
Southwest Boulevard	-	1,918	1,918	24,500	8%
Irrigation System	-	747	747	3,800	20%
Well System	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Plant Replacement	-	-	-	40,000	0%
Tree Trimming	-	-	-	7,800	0%
Fountains	-	805	805	16,500	5%
Other Current Charges	-	-	-	-	N/A
Fountain Mechanical	4,028	6,500	10,528	-	N/A
Lighting-Fixtures & Installation	22,158	-	22,158	-	N/A
Holiday Decorations	7,500	7,500	15,000	-	N/A
Cane Toad Control	-	2,050	2,050	-	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	29,297	62,983	308,800	20%
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	\$ 163,497	\$ 1,131,165	14%
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	146,253	-	
Fund Balance - Beginning	527,715	494,937	527,715	27,882	
Fund Balance - Ending	\$ 494,937	\$ 673,968	673,968	\$ 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, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward				-	
Interest Income					
Revenue Account	2	2	3	-	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	456,388	1,666,901	27%
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	\$ 456,392	\$ 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	237,854	(6,964)	
Fund Balance - Beginning	292,016	303,243	292,016	-	
Fund Balance - Ending	\$ 303,243	\$ 529,870	\$ 529,870	\$ (6,964)	

Prepared by:
JPWARD and Associates, LLC