

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 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	\$ 2,622,214	\$ -	\$ -	\$ -	\$ 2,622,214
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	198,427	-	-	198,427
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	1,322,513	-	-	1,322,513.11
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	\$ 2,622,214	\$ 1,520,941	\$ -	\$ 21,254,000	\$ 45,257,809
					\$ 70,654,964

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending December 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)	1,322,513	-	-	-	1,322,513
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	\$ 1,322,513	\$ -	\$ -	\$ 21,254,000	\$ 45,257,809
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	-	1,228,924	(10,165)	-	(213,672.11)
Unassigned					
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-	527,715.07
Results from Current Operations	771,986	-	-	-	771,985.95
Total Fund Equity and Other Credits	\$ 1,299,701	\$ 1,520,941	\$ 0	\$ -	\$ 45,257,809
Total Liabilities, Fund Equity and Other Credits	\$ 2,622,214	\$ 1,520,941	\$ 0	\$ 21,254,000	\$ 70,654,964

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Unaudited

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

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	10,405	299,345	672,636	982,386	1,131,165	87%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Intergovernmental Transfers In	-	-	-	-	-	
Total Revenue and Other Sources:	10,405	299,345	\$672,636	982,386	\$ 1,131,165	87%
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	12,500	50,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,100	0%
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	-	-	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 December 31, 2022

Description	October	November	December	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	-	-	182	182	500	36%
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	7,149	76,382	190,935	40%
Stormwater Management Services						
Professional Services						
Asset Management	-	4,808	3,658	8,467	43,900	19%
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 December 31, 2022

Description	October	November	December	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	300	6,000	5%
Lake Bank Restoration	-	-	600	600	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	667	4,000	17%
Bridge Inspections	-	-	-	-	-	N/A
Utility Services						
Electric						
Street Lights/Fountains	-	446	490	936	9,800	10%
Pump Station	-	-	-	-	-	N/A
Bridge	-	62	70	132	1,200	11%
Repairs and Maintenance						
Street Lights (Trevisio Bay Blvd)	34	-	70	104	-	N/A
Curb & Gutter	-	613	-	613	-	N/A
Bridge Repairs	-	4,400	2,000	6,400	-	N/A

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General Fund
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Through December 31, 2022

Description	October	November	December	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	52,901	546,430	10%
Landscaping Services						
Professional Management						
Asset Management	-	542	542	1,083	6,500	17%
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	369	1,500	25%
Repairs & Maintenance						
Public Area Landscaping						
Treviso Bay Blvd - Entrance	-	9,093	-	9,093	83,000	11%
Southwest Boulevard	-	1,918	1,918	3,836	24,500	16%
Irrigation System	-	747	296	1,044	3,800	27%
Well System	-	-	-	-	-	N/A

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Plant Replacement	-	-	4,733	4,733	40,000	12%
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
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	81,117	308,800	26%
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	\$ 210,400	\$ 1,131,165	19%
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	771,986	-	
Fund Balance - Beginning	527,715	494,937	673,968	527,715	27,882	
Fund Balance - Ending	\$ 494,937	\$ 673,968	\$ 1,299,701	1,299,701	\$ 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, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward					-	
Interest Income						
Revenue Account	2	2	1	4	-	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	1,447,458	1,666,901	87%
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	\$ 1,447,463	\$ 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	1,228,924	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	292,016	-	
Fund Balance - Ending	\$ 303,243	\$ 529,870	\$ 1,520,941	\$ 1,520,941	\$ (6,964)	

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