

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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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 April 30, 2024

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Account Groups		
			General Long Term Debt	Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 1,286,208	\$ -	\$ -	\$ -	\$ 1,286,208
General Fund - Hancock Bank					-
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	1,779,471	-	-	1,779,471
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018	-	-	-	-	-
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	1,779,471	-	1,779,471
Amount to be Provided by Debt Service Funds	-	-	18,229,529	-	18,229,529
Investment in General Fixed Assets (net of depreciation)	-	-	-	32,980,946	32,980,946
<b>Total Assets</b>	<b>\$ 1,286,208</b>	<b>\$ 1,779,471</b>	<b>\$ 20,009,000</b>	<b>\$ 32,980,946</b>	<b>\$ 56,055,625</b>
<b>Liabilities</b>					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Loan - TB Master Turnover, Inc.	-	-	-	-	-
Due to Bondholders	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion	-	-	1,260,000	-	1,260,000
Long Term	-	-	18,749,000	-	18,749,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,009,000</b>	<b>\$ -</b>	<b>\$ 20,009,000</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	32,980,946	32,980,946
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2023 (Unaudited)	-	302,943	-	-	1,735,375
Results from Current Operations	-	1,476,528	-	-	44,096
<b>Unassigned</b>					
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-	679,463
Results from Current Operations	606,745	-	-	-	606,745
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,286,208</b>	<b>\$ 1,779,471</b>	<b>\$ -</b>	<b>\$ 32,980,946</b>	<b>\$ 36,046,625</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,286,208</b>	<b>\$ 1,779,471</b>	<b>\$ 20,009,000</b>	<b>\$ 32,980,946</b>	<b>\$ 56,055,625</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	17,083	438,680	711,783	45,513	61,242	26,759	32,448	1,333,508	1,400,266	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>										
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	N/A
<b>Intergovernmental Transfers In</b>										
Intergovernmental Transfers In	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,083</b>	<b>\$ 438,680</b>	<b>\$ 711,783</b>	<b>\$ 45,513</b>	<b>\$ 61,242</b>	<b>\$ 26,759</b>	<b>\$ 32,448</b>	<b>\$ 1,333,508</b>	<b>\$ 1,400,266</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	-	-	-	-	600	-	800	1,400	6,000	23%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	N/A
<b>Executive</b>										
Professional Management	4,375	4,375	4,375	4,375	4,375	4,375	4,375	30,625	52,500	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	2,000	3,300	-	-	-	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	10,500	18,000	58%
Assessment Roll Services	833	833	833	833	833	833	833	5,833	10,000	58%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>										
Recording and Transcription	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	2,900	0%
Trustee Services	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	11,466	-	243	-	-	-	20	11,729	3,000	391%
Bank Service Charges	-	-	-	-	-	-	-	-	400	0%
<b>Travel and Per Diem</b>										
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>										
Telephone	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	-	385	-	83	502	200	251%
<b>Insurance</b>										
Insurance	70,519	-	-	-	-	-	-	70,519	55,000	128%
<b>Printing &amp; Binding</b>										
Printing & Binding	-	-	-	-	-	-	471	471	250	188%
<b>Website Development</b>										
Website Development	-	-	-	-	-	300	-	300	1,750	17%
<b>Subscription &amp; Memberships</b>										
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	1,838	525	-	565	2,267	-	5,194	10,000	52%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>										
Engineering Services - General	-	-	375	-	-	4,595	1,383	6,353	7,500	85%
Engineering Services - Assets	-	-	-	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>88,693</b>	<b>8,742</b>	<b>9,865</b>	<b>10,008</b>	<b>8,258</b>	<b>13,870</b>	<b>9,464</b>	<b>148,901</b>	<b>181,875</b>	<b>82%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>										
Consumptive Use Permit Monitoring	-	-	-	-	-	-	3,200	3,200	-	N/A
<b>Stormwater Management Services</b>										
Professional Services										
Asset Management	-	4,650	3,175	3,535	4,240	3,175	3,175	21,950	38,100	58%
Mitigation Monitoring	-	-	200	-	-	-	3,900	4,100	4,800	85%
NPDES Reporting	-	-	-	-	-	-	-	-	2,400	0%
Utility Services										
Electric - Aeration System	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance										
Lake & Wetland System										
Aquatic Weed Control	6,932	24,840	6,932	7,620	6,932	5,000	5,688	63,945	71,000	90%
Lake Bank Maintenance	-	-	-	-	-	1,932	1,932	3,865	2,300	168%
Water Quality Testing	-	-	-	-	-	-	4,450	4,450	14,500	31%
Water Control Structures	-	-	-	6,180	-	15,450	-	21,630	27,000	80%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	270	600	-	-	600	1,470	-	N/A
Littoral Shelf Barrier/Replant	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	-	-	-	-	-	-	-	-	N/A
Lake & Wetland System - Other	-	-	3,021	-	-	-	-	3,021	-	N/A
Preserves/Wetland System										
Routine Maintenance	-	5,400	-	10,375	-	-	12,475	28,250	40,000	71%
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	3,420	1,710	5,130	18,000	29%
Pressure Clean Boardwalk & Lookout	-	-	-	-	-	-	1,500	1,500	22,000	7%
Preserve Trail Material	-	-	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	-	-	-	-	-	14,910	0%
Capital Outlay										
Aeration System	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restoration	-	750	-	500	2,750	25,305	900	30,205	144,880	21%
Stormwater Drainage Pipes	-	-	-	200	-	475	-	675	30,000	2%
Erosion Restoration	-	-	-	-	55,745	-	-	55,745	-	N/A
Fountain Replacement (in Lakes)	-	1,600	1,500	1,500	-	-	200	4,800	40,000	12%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>										
Professional Management										
Asset Management	-	825	825	825	825	825	825	4,950	9,900	50%
Bridge Inspections	-	-	-	-	-	-	-	-	-	N/A
Utility Services										
Electric										
Southwest Blvd Street Lights	51	50	43	42	39	38	34	297	12,000	2%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	786	752	588	4,970	-	N/A
Entrance Bridge - Lights	56	83	107	85	69	75	73	548	1,800	30%
Repairs and Maintenance										
Sidewalk Repairs	-	-	-	-	950	-	-	950	-	N/A
Curb & Gutter	-	-	-	-	-	-	-	-	-	N/A
Striping & Pavement Marking	-	-	-	-	-	-	-	-	-	N/A
Bridge Repairs	-	-	-	-	-	-	-	-	8,000	N/A
Entry Monument (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	6,000	0%
Entry Wall (Trevisio Bay Blvd)	-	1,888	-	-	-	-	-	1,888	5,000	38%
Street Lights (Trevisio Bay Blvd)	-	6,198	-	-	-	-	-	6,198	7,000	N/A
Brick Paver Repairs	-	-	3,400	-	-	-	-	3,400	8,000	43%
Annual Holiday Decorations	9,450	9,450	-	-	-	-	-	18,900	20,000	N/A
Miscellaneous Repairs	-	-	-	-	398	-	-	398	8,000	5%
Contingencies	-	-	-	-	-	14,189	2,616	16,805	4,650	361%
Capital Outlay										
Entrance Lights (Trevisio Bay Boulevard)	-	-	2,678	-	2,320	-	12,686	17,684	-	N/A
<b>Sub-Total:</b>	<b>17,036</b>	<b>56,086</b>	<b>23,176</b>	<b>32,380</b>	<b>75,054</b>	<b>70,637</b>	<b>56,554</b>	<b>330,924</b>	<b>568,240</b>	<b>58%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>										
Professional Management										
Asset Management	-	1,000	1,000	1,000	1,000	1,000	1,000	6,000	12,000	50%
Water Quality Monitoring	-	-	-	4,450	-	4,800	-	9,250	10,000	93%
Utility Services										
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Fountain	4	276	422	444	947	947	2,117	5,157	6,000	86%
Repairs & Maintenance										
Public Area Landscaping										
Treviso Bay Blvd - Entrance	-	8,061	-	14,710	14,710	22,800	11,000	71,281	90,000	79%
Southwest Boulevard	10,394	2,333	-	-	2,263	4,000	2,000	20,990	26,000	81%
Irrigation System	-	679	-	-	176	296	304	1,455	5,200	28%
Well System	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	-	-	7,132	-	6,357	13,489	55,000	25%
Tree Trimming	-	-	11,760	9,240	4,820	-	-	25,820	10,000	258%
Fountains	-	500	1,000	35,806	-	-	3,000	40,306	18,000	224%
Other Current Charges	-	-	-	-	-	290	-	290	-	N/A
Operating Supplies										
Mulch	-	8,922	-	-	-	-	-	8,922	27,000	33%
Contingencies	-	-	-	-	-	-	-	-	17,340	0%
Capital Outlay										
Fountain Pump House Construction & Landscaping	-	39,626	2,466	-	-	-	-	42,092	77,600	54%
Landscape Renewal & Replacement	-	-	487	1,400	-	-	-	1,887	40,000	5%
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,398</b>	<b>61,397</b>	<b>17,135</b>	<b>67,050</b>	<b>31,048</b>	<b>34,133</b>	<b>25,778</b>	<b>246,939</b>	<b>394,140</b>	<b>63%</b>
<b>Reserves</b>										
Operations	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	200,000	0%
<b>Other Fees and Charges</b>										
Discounts for Early Payment	-	-	-	-	-	-	-	-	56,011	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>256,011</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 116,128</b>	<b>\$ 126,226</b>	<b>\$ 50,176</b>	<b>\$ 109,438</b>	<b>\$ 114,360</b>	<b>\$ 118,640</b>	<b>\$ 91,796</b>	<b>\$ 726,763</b>	<b>\$ 1,400,266</b>	<b>52%</b>
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	(53,118)	(91,880)	(59,348)	606,745	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	1,437,436	1,345,556	679,463	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 580,418</b>	<b>\$ 892,873</b>	<b>\$ 1,554,480</b>	<b>\$ 1,490,554</b>	<b>\$ 1,437,436</b>	<b>\$ 1,345,556</b>	<b>\$ 1,286,208</b>	<b>\$ 1,286,208</b>	<b>\$ 27,882</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Interest Income</b>										
Revenue Account	1,296	1,382	563	5,522	6,996	6,819	7,638	30,216	-	N/A
Reserve Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	21,185	544,026	882,713	56,443	75,949	33,186	40,240	1,653,741	1,783,584	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Discounts on Bonds</b>										
-	-	-	-	-	-	-	-	-	-	N/A
<b>Proceeds from Refunding Bonds</b>										
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>										
-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 22,482</b>	<b>\$ 545,408</b>	<b>\$ 883,276</b>	<b>\$ 61,964</b>	<b>\$ 82,946</b>	<b>\$ 40,004</b>	<b>\$ 47,878</b>	<b>\$ 1,683,958</b>	<b>\$ 1,783,584</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>										
<b>Property Appraiser/Tax Collector Fees</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2021 Bonds	-	-	-	-	-	-	-	-	1,260,000	0%
<b>Principal Debt Service - Prepayments</b>										
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2021 Bonds	-	207,429	-	-	-	-	-	207,429	414,859	50%
<b>Foreclosure Counsel</b>										
-	-	-	-	-	-	-	-	-	-	N/A
<b>Property Appraiser &amp; Tax Collector</b>										
-	-	-	-	-	-	-	-	-	-	N/A
<b>Pymt to Refunded Bonds Escrow Agent</b>										
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>										
Discounts/Fees and Charges	-	-	-	-	-	-	-	-	116,683	0%
<b>Intragovernmental Transfers Out</b>										
-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 207,429</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 207,429</b>	<b>\$ 1,791,542</b>	<b>12%</b>
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	61,964	82,946	40,004	47,878	1,476,528	(7,958)	
Fund Balance - Beginning	302,943	325,425	663,403	1,546,679	1,608,643	1,691,589	1,731,593	302,943	-	
<b>Fund Balance - Ending</b>	<b>\$ 325,425</b>	<b>\$ 663,403</b>	<b>\$ 1,546,679</b>	<b>\$ 1,608,643</b>	<b>\$ 1,691,589</b>	<b>\$ 1,731,593</b>	<b>\$ 1,779,471</b>	<b>\$ 1,779,471</b>	<b>\$ (7,958)</b>	