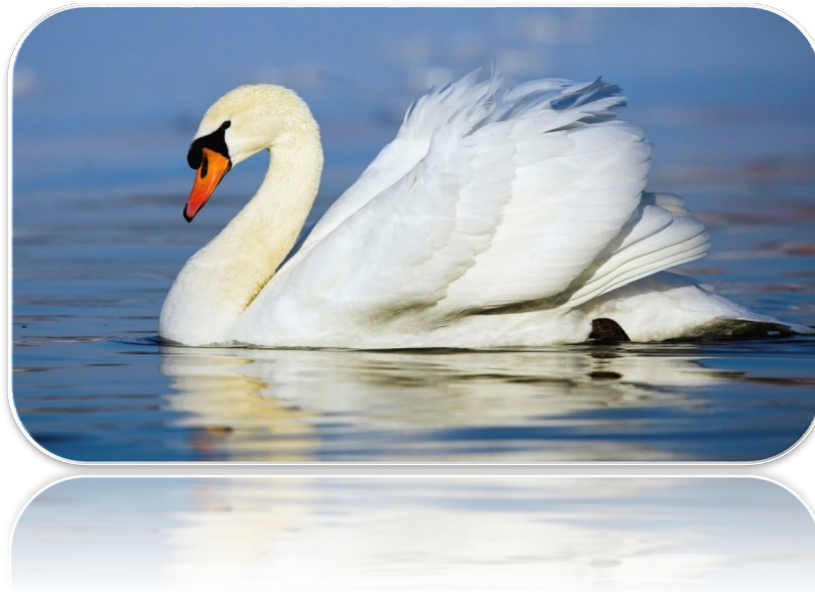


# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MAY 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 May 31, 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	\$ 1,251,383	\$ -	\$ -	\$ -	\$ 1,251,383
General Fund - Hancock Bank					-
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	333,694	-	-	333,694
Prepayment Account	-	8,631	-	-	8,631
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	-	-	342,325	-	342,325
Amount to be Provided by Debt Service Funds	-	-	18,406,675	-	18,406,675
Investment in General Fixed Assets (net of depreciation)	-	-	-	32,980,946	32,980,946
<b>Total Assets</b>	<b>\$ 1,251,383</b>	<b>\$ 342,325</b>	<b>\$ 18,749,000</b>	<b>\$ 32,980,946</b>	<b>\$ 53,323,654</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	-	-	1,278,888	-	1,278,888
Long Term	-	-	17,470,112	-	17,470,112
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,749,000</b>	<b>\$ -</b>	<b>\$ 18,749,000</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	-	39,382	-	-	(1,393,050)
<b>Unassigned</b>					
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-	679,463
Results from Current Operations	571,920	-	-	-	571,920
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,251,383</b>	<b>\$ 342,325</b>	<b>\$ -</b>	<b>\$ 32,980,946</b>	<b>\$ 34,574,654</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,251,383</b>	<b>\$ 342,325</b>	<b>\$ 18,749,000</b>	<b>\$ 32,980,946</b>	<b>\$ 53,323,654</b>

**Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2024**

Description	October	November	December	January	February	March	April	May	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	11,322	1,344,830	1,400,266	96%
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>\$ 11,322</b>	<b>\$ 1,344,830</b>	<b>\$ 1,400,266</b>	<b>96%</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	4,375	35,000	52,500	67%
<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	1,500	12,000	18,000	67%
Assessment Roll Services	833	833	833	833	833	833	833	833	6,667	10,000	67%
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	-	501	5,695	10,000	57%
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>7,209</b>	<b>156,110</b>	<b>181,875</b>	<b>86%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2024**

Description	October	November	December	January	February	March	April	May	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	3,690	25,640	38,100	67%
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	5,000	68,945	71,000	97%
Lake Bank Maintenance	-	-	-	-	-	1,932	1,932	1,932	5,797	2,300	252%
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	1,710	6,840	18,000	38%
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	800	31,005	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	9,716	14,516	40,000	36%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>											
Professional Management											
Asset Management	-	825	825	825	825	825	825	825	5,775	9,900	58%
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>23,673</b>	<b>354,597</b>	<b>568,240</b>	<b>62%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2024**

Description	October	November	December	January	February	March	April	May	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	1,000	7,000	12,000	58%
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	11,000	82,281	90,000	91%
Southwest Boulevard	10,394	2,333	-	-	2,263	4,000	2,000	2,000	22,990	26,000	88%
Irrigation System	-	679	-	-	176	296	304	264	1,720	5,200	33%
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	1,000	41,306	18,000	229%
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>15,264</b>	<b>262,203</b>	<b>394,140</b>	<b>67%</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>-</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>\$ 46,147</b>	<b>\$ 772,910</b>	<b>\$ 1,400,266</b>	<b>55%</b>
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	(53,118)	(91,880)	(59,348)	(34,825)	571,920	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	1,437,436	1,345,556	1,286,208	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>\$ 1,251,383</b>	<b>\$ 1,251,383</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 May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Interest Income</b>											
Revenue Account	1,296	1,382	563	5,522	6,996	6,819	7,638	7,611	37,828	-	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	14,041	1,667,782	1,783,584	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	8,631	8,631	-	N/A
<b>Discounts on Bonds</b>											
Discounts on Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Proceeds from Refunding Bonds</b>											
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	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>\$ 30,283</b>	<b>\$ 1,714,241</b>	<b>\$ 1,783,584</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>											
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2021 Bonds	-	-	-	-	-	-	-	1,260,000	1,260,000	1,260,000	100%
<b>Principal Debt Service - Prepayments</b>											
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2021 Bonds	-	207,429	-	-	-	-	-	207,429	414,859	414,859	100%
<b>Foreclosure Counsel</b>											
Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
<b>Property Appraiser &amp; Tax Collector</b>											
Property Appraiser & Tax Collector	-	-	-	-	-	-	-	-	-	-	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>											
Intragovernmental Transfers Out	-	-	-	-	-	-	-	-	-	-	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>\$ 1,467,429</b>	<b>\$ 1,674,859</b>	<b>\$ 1,791,542</b>	<b>93%</b>
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	61,964	82,946	40,004	47,878	(1,437,146)	39,382	(7,958)	
Fund Balance - Beginning	302,943	325,425	663,403	1,546,679	1,608,643	1,691,589	1,731,593	1,779,471	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>\$ 342,325</b>	<b>\$ 342,325</b>	<b>\$ (7,958)</b>	