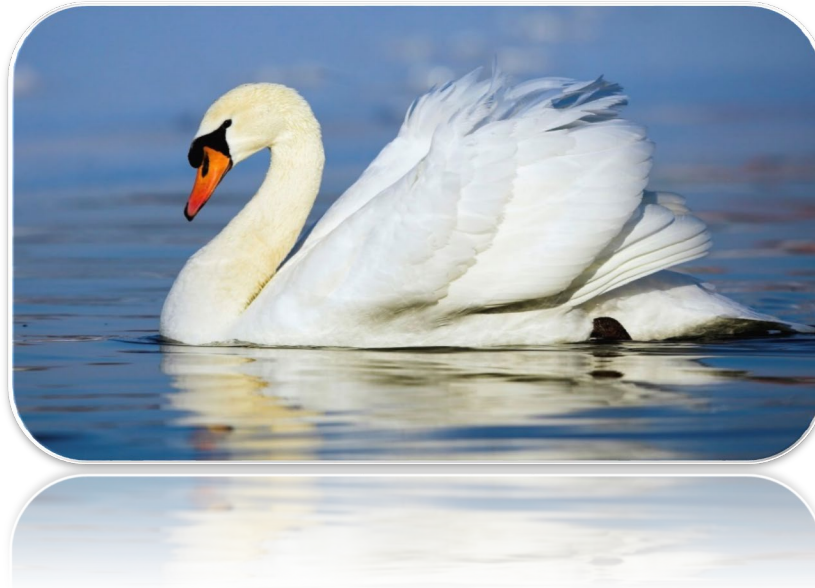


WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2024

FISCAL YEAR 2024

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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-4</i>
<i>Debt Service Fund</i> <i>Series 2021</i>	<i>5</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending February 29, 2024

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Account Groups Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,437,436	\$ -	\$ -	\$ -	---	\$ 1,437,436
General Fund - Hancock Bank						\$ -
Construction Account	-	-	-	-		-
Costs of Issuance Account	-	-	-	-		-
Debt Service Fund						
Interest Account	-	-	-	-		-
Sinking Account	-	-	-	-		-
Reserve Account	-	-	-	-		-
Revenue	-	1,691,589	-	-		1,691,589
Prepayment Account	-	-	-	-		-
Deferred Cost Account	-	-	-	-		-
Capital Project Fund - Series 2018	-	-	-	-		-
Due from Other Funds						
General Fund	-	-	-	-		-
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	-	-	-	20,009,000		20,009,000
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 1,437,436	\$ 1,691,589	\$ -	\$ 20,009,000	\$ 45,257,809	\$ 68,395,834
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -		-
Due to Other Funds						
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Loan - TB Master Turnover, Inc.	-	-	-	-		-
Due to Bondholders	-	-	-	-		-
Bonds Payable						
Current Portion	-	-	-	-		-
Long Term	-	-	-	20,009,000		20,009,000
Matured Bonds Payable	-	-	-	-		-
Matured Interest Payable	-	-	-	-		-
Total Liabilities	\$ -	\$ -	\$ -	\$ 20,009,000	\$ -	\$ 20,009,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	45,257,809	45,257,809.00
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	302,943	-	-		1,735,374.69
Results from Current Operations	-	1,388,646	-	-		(43,785.78)
Unassigned						
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-		679,463.13
Results from Current Operations	757,973	-	-	-		757,972.80
Total Fund Equity and Other Credits	\$ 1,437,436	\$ 1,691,589	\$ -	\$ -	\$ 45,257,809	\$ 48,386,834
Total Liabilities, Fund Equity and Other Credits	\$ 1,437,436	\$ 1,691,589	\$ -	\$ 20,009,000	\$ 45,257,809	\$ 68,395,834

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	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	17,083	438,680	711,783	45,513	61,242	1,274,301	1,400,266	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue								
Miscellaneous Revenue	-	-	-	-	-	-	-	N/A
Intergovernmental Transfers In								
Intergovernmental Transfers In	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	17,083	438,680	\$711,783	\$45,513	\$61,242	1,274,301	\$ 1,400,266	91%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	-	-	-	-	600	600	6,000	10%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	N/A
Executive								
Professional Management	4,375	4,375	4,375	4,375	4,375	21,875	52,500	42%
Financial and Administrative								
Audit Services	-	-	2,000	3,300	-	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	7,500	18,000	42%
Assessment Roll Services	833	833	833	833	833	4,167	10,000	42%
Assessment Methodology Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
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	-	-	11,709	3,000	390%
Bank Service Charges	-	-	-	-	-	-	400	0%
Travel and Per Diem								
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	-	385	419	200	210%
Insurance								
Insurance	70,519	-	-	-	-	70,519	55,000	128%
Printing & Binding								
Printing & Binding	-	-	-	-	-	-	250	0%
Website Development								
Website Development	-	-	-	-	-	-	1,750	0%
Subscription & Memberships								
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	1,838	525	-	565	2,928	10,000	29%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General	-	-	375	-	-	375	7,500	5%
Engineering Services - Assets	-	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Sub-Total:	88,693	8,742	9,865	10,008	8,258	125,567	181,875	69%
Stormwater Management Services								
Professional Services	-	-	-	-	-	-	-	-
Asset Management	-	4,650	3,175	3,535	4,240	15,600	38,100	41%
Mitigation Monitoring	-	-	200	-	-	200	4,800	4%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
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	53,257	71,000	75%
Lake Bank Maintenance	-	-	-	-	-	-	2,300	0%
Water Quality Testing	-	-	-	-	-	-	14,500	0%
Water Control Structures	-	-	-	6,180	-	6,180	27,000	23%
Grass Carp Installation	-	-	-	-	-	-	-	N/A
Aeration System	-	-	270	600	-	870	-	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	-	15,775	40,000	39%
Water Quality Testing	-	-	-	-	-	-	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	18,000	0%
Pressure Clean Boardwalk & Lookout	-	-	-	-	-	-	22,000	0%
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	4,000	144,880	3%
Stormwater Drainage Pipes	-	-	-	200	-	200	30,000	1%
Erosion Restoration	-	-	-	-	55,745	55,745	-	N/A
Fountain Replacement (in Lakes)	-	1,600	1,500	1,500	-	4,600	40,000	12%
Contingencies/Inspection Services	-	-	-	-	-	-	-	N/A
Road and Street Services								
Professional Management								
Asset Management	-	825	825	825	825	3,300	9,900	33%
Bridge Inspections	-	-	-	-	-	-	-	N/A
Utility Services								
Electric								
Southwest Blvd Street Lights	51	50	43	42	39	225	12,000	2%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	786	3,630	-	N/A
Entrance Bridge - Lights	56	83	107	85	69	400	1,800	22%
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	-	-	-	-	-	-	4,650	0%
Capital Outlay								
Entrance Lights (Trevisio Bay Boulevard)	-	-	2,678	-	2,320	4,998	-	N/A
Sub-Total:	17,036	56,086	23,176	32,380	75,054	203,733	568,240	36%
Landscaping Services								
Professional Management								
Asset Management	-	1,000	1,000	1,000	1,000	4,000	12,000	33%
Water Quality Monitoring	-	-	-	4,450	-	4,450	10,000	45%

Prepared by:

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Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
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	2,092	6,000	35%
Repairs & Maintenance								
Public Area Landscaping								
Treviso Bay Blvd - Entrance	-	8,061	-	14,710	14,710	37,481	90,000	42%
Southwest Boulevard	10,394	2,333	-	-	2,263	14,990	26,000	58%
Irrigation System	-	679	-	-	176	856	5,200	16%
Well System	-	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	-	-	7,132	7,132	55,000	13%
Tree Trimming	-	-	11,760	9,240	4,820	25,820	10,000	258%
Fountains	-	500	1,000	35,806	-	37,306	18,000	207%
Other Current Charges	-	-	-	-	-	-	-	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
Sub-Total:	10,398	61,397	17,135	67,050	31,048	187,028	394,140	47%
Reserves								
Operations	-	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-	-	-	-	-	-	200,000	0%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	56,011	0%
Sub-Total:	-	-	-	-	-	-	256,011	0%
Total Expenditures and Other Uses:	\$ 116,128	\$ 126,226	\$ 50,176	\$ 109,438	\$ 114,360	\$ 516,328	\$ 1,400,266	37%
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	(53,118)	757,973	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	679,463	27,882	
Fund Balance - Ending	\$ 580,418	\$ 892,873	\$ 1,554,480	\$ 1,490,554	\$ 1,437,436	1,437,436	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 29, 2024

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward							-	
Interest Income								
Revenue Account	1,296	1,382	563	5,522	6,996	15,759	-	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	21,185	544,026	882,713	56,443	75,949	1,580,316	1,783,584	89%
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:	\$ 22,482	\$ 545,408	\$ 883,276	\$ 61,964	\$ 82,946	\$ 1,596,075	\$ 1,783,584	89%
Expenditures and Other Uses								
Property Appraiser/Tax Collector Fees							\$ -	N/A
Debt Service								
Principal Debt Service - Mandatory								
Series 2021 Bonds	-	-	-	-	-	-	1,260,000	0%
Principal Debt Service - Prepayments								
Series 2021 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2021 Bonds	-	207,429	-	-	-	207,429	414,859	50%
Foreclosure Counsel								
	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector								
	-	-	-	-	-	-	-	N/A
Pymt to Refunded Bonds Escrow Agent								
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	N/A
Other Fees and Charges								
Discounts/Fees and Charges	-	-	-	-	-	-	116,683	0%
Intragovernmental Transfers Out								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 207,429	\$ -	\$ -	\$ -	\$ 207,429	\$ 1,791,542	12%
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	61,964	82,946	1,388,646	(7,958)	
Fund Balance - Beginning	302,943	325,425	663,403	1,546,679	1,608,643	302,943	-	
Fund Balance - Ending	\$ 325,425	\$ 663,403	\$ 1,546,679	\$ 1,608,643	\$ 1,691,589	\$ 1,691,589	\$ (7,958)	