

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 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

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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 January 31, 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	\$ 1,490,554	\$ -	\$ -	\$ -	---	\$ 1,490,554
General Fund - Hancock Bank						\$ -
Construction Account	-	-	-	-		-
Costs of Issuance Account	-	-	-	-		-
Debt Service Fund						
Interest Account	-	-	-	-		-
Sinking Account	-	-	-	-		-
Reserve Account	-	-	-	-		-
Revenue	-	1,608,643	-	-		1,608,643
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	\$ 1,490,554	\$ 1,608,643	\$ -	\$ 20,009,000	\$ 45,257,809	\$ 68,366,006
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	10,165	-		1,745,539.22
Results from Current Operations	-	1,305,701	(10,165)	-		(136,895.85)
Unassigned						
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-		679,463.13
Results from Current Operations	811,091	-	-	-		811,090.82
Total Fund Equity and Other Credits	\$ 1,490,554	\$ 1,608,643	\$ 0	\$ -	\$ 45,257,809	\$ 48,357,006
Total Liabilities, Fund Equity and Other Credits	\$ 1,490,554	\$ 1,608,643	\$ 0	\$ 20,009,000	\$ 45,257,809	\$ 68,366,006

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

Description	October	November	December	January	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	1,213,059	1,400,266	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Miscellaneous Revenue							
	-	-	-	-	-	-	N/A
Intergovernmental Transfers In							
	-	-	-	-	-	-	-
Total Revenue and Other Sources:	17,083	438,680	\$711,783	\$45,513	1,213,059	\$ 1,400,266	87%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	-	-	-	-	-	6,000	0%
Board of Supervisor's - Taxes	-	-	-	-	-	-	N/A
Executive							
Professional Management	4,375	4,375	4,375	4,375	17,500	52,500	33%
Financial and Administrative							
Audit Services	-	-	2,000	3,300	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	6,000	18,000	33%
Assessment Roll Services	833	833	833	833	3,333	10,000	33%
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							
	-	-	-	-	-	-	N/A
Communications & Freight Services							
Telephone	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	-	35	200	17%
Insurance							
	70,519	-	-	-	70,519	55,000	128%
Printing & Binding							
	-	-	-	-	-	250	0%
Website Development							
	-	-	-	-	-	1,750	0%
Subscription & Memberships							
	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	1,838	525	-	2,363	10,000	24%
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	117,309	181,875	64%

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services							
Professional Services							
Asset Management	-	4,650	3,175	3,535	11,360	38,100	30%
Mitigation Monitoring	-	-	200	-	200	4,800	4%
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	46,324	71,000	65%
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	1,250	144,880	1%
Stormwater Drainage Pipes	-	-	-	200	200	30,000	1%
Erosion Restoration	-	-	-	-	-	-	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	2,475	9,900	25%
Bridge Inspections	-	-	-	-	-	-	N/A
Utility Services							
Electric							
Southwest Blvd Street Lights	51	50	43	42	186	12,000	2%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	2,843	-	N/A
Entrance Bridge - Lights	56	83	107	85	330	1,800	18%
Repairs and Maintenance							
Sidewalk Repairs	-	-	-	-	-	-	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

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Miscellaneous Repairs		-	-	-	-	8,000	0%
Contingencies		-			-	4,650	0%
Capital Outlay							
Entrance Lights (Treviso Bay Boulevard)	-	-	2,678	-	2,678	-	N/A
Sub-Total:	17,036	56,086	23,176	32,380	128,679	568,240	23%
Landscaping Services							
Professional Management							
Asset Management	-	1,000	1,000	1,000	3,000	12,000	25%
Water Quality Monitoring	-	-	-	4,450	4,450	10,000	45%
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	1,145	6,000	19%
Repairs & Maintenance							
Public Area Landscaping							
Treviso Bay Blvd - Entrance	-	8,061	-	14,710	22,771	90,000	25%
Southwest Boulevard	10,394	2,333	-	-	12,727	26,000	49%
Irrigation System	-	679	-	-	679	5,200	13%
Well System	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	-	-	-	55,000	0%
Tree Trimming	-	-	11,760	9,240	21,000	10,000	210%
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	155,980	394,140	40%
Reserves							
Operations	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-	-	-	-	-	200,000	0%
Sub-Total:	-	-	-	-	-	200,000	0%
Total Expenditures and Other Uses:	\$ 116,128	\$ 126,226	\$ 50,176	\$ 109,438	\$ 401,968	\$ 1,344,255	30%
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	811,091	56,011	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	679,463	27,882	
Fund Balance - Ending	\$ 580,418	\$ 892,873	\$ 1,554,480	\$ 1,490,554	1,490,554	\$ 83,893	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward						-	
Interest Income							
Revenue Account	1,296	1,382	563	5,522	8,763	-	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	1,504,367	1,783,584	84%
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	\$ 1,513,130	\$ 1,783,584	N/A
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
Intragovernmental Transfers Out	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 207,429	\$ -	\$ -	\$ 207,429	\$ 1,674,859	N/A
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	61,964	1,305,701	108,725	
Fund Balance - Beginning	302,943	325,425	663,403	1,546,679	302,943	-	
Fund Balance - Ending	\$ 325,425	\$ 663,403	\$ 1,546,679	\$ 1,608,643	\$ 1,608,643	\$ 108,725	