

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

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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 February 28, 2023**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 2,774,712	\$ -	\$ -	\$ -	\$ 2,774,712
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	198,454	-	-	198,454
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
<b>Capital Project Fund - Series 2018</b>					
<b>Due from Other Funds</b>					
General Fund	-	1,453,181	-	-	1,453,181.36
Debt Service Fund(s)	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
<b>Accrued Interest Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	21,254,000	21,254,000
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	45,257,809
<b>Total Assets</b>	<b>\$ 2,774,712</b>	<b>\$ 1,651,636</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>
					<b>\$ 70,938,157</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2023**

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Fixed Assets	
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -		-
<b>Due to Other Funds</b>						-
General Fund	-					-
Debt Service Fund(s)	1,453,181	-	-			1,453,181
<b>Loan - TB Master Turnover, Inc.</b>	-					-
<b>Due to Bondholders</b>						-
<b>Bonds Payable</b>						-
Current Portion	-	-	-	1,245,000		1,245,000
Long Term	-	-	-	20,009,000		20,009,000
Matured Bonds Payable	-	-	-	-		-
Matured Interest Payable	-	-	-	-		-
<b>Total Liabilities</b>	<b>\$ 1,453,181</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ -</b>	<b>\$ 22,707,181</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-		45,257,809	45,257,809.00
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2022 (Unaudited)	-	292,016	10,165	-		1,734,612.78
Results from Current Operations	-	1,359,620	(10,165)	-		(82,976.68)
<b>Unassigned</b>						
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-		527,715.07
Results from Current Operations	793,816	-	-	-		793,815.51
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,321,531</b>	<b>\$ 1,651,636</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 48,230,976</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 2,774,712</b>	<b>\$ 1,651,636</b>	<b>\$ 0</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>	<b>\$ 70,938,157</b>

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 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	-	-	-	-	-	-	-	
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	10,405	299,345	672,636	43,429	45,255	1,071,070	1,131,165	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	N/A
<b>Intergovernmental Transfers In</b>	-	-	-	-	-	-	-	
<b>Total Revenue and Other Sources:</b>	<b>10,405</b>	<b>299,345</b>	<b>\$672,636</b>	<b>\$43,429</b>	<b>\$45,255</b>	<b>1,071,070</b>	<b>\$ 1,131,165</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's - Fees	-	-	800	-	-	800	6,000	13%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	N/A
<b>Executive</b>								
Professional Management	4,167	4,167	4,167	4,167	4,167	20,833	50,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	5,100	-	5,100	5,100	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	6,667	16,000	42%
Assessment Roll Services	667	667	667	667	667	3,333	8,000	42%
Assessment Methodology Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	500	-	-	-	-	500	500	100%
<b>Other Contractual Services</b>								
Recording and Transcription	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	2,900	0%
Trustee Services	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	5,000	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Property Appraiser/Tax Collector Fees	2,787	-	-	223	-	3,010	2,500	120%
Bank Service Charges	-	-	-	-	-	-	400	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Telephone	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	10	9	-	-	304	323	500	65%
<b>Insurance</b>	-	53,420	-	-	-	53,420	53,760	99%
<b>Printing &amp; Binding</b>	-	-	182	274	165	621	500	124%
<b>Website Development</b>	-	-	-	-	-	-	1,200	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	-	193	-	193	20,000	1%
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	-	-	-	1,988	-	1,988	10,000	20%
Engineering Services - Assets	-	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>9,463</b>	<b>59,771</b>	<b>7,149</b>	<b>13,944</b>	<b>6,635</b>	<b>96,962</b>	<b>190,935</b>	<b>51%</b>
<b>Stormwater Management Services</b>								
Professional Services								
Asset Management	-	4,808	3,658	3,658	-	12,125	43,900	28%
Mitigation Monitoring	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	2,000	0%
Utility Services								
Electric - Aeration System	-	-	-	-	-	-	-	N/A

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Unaudited

**Wentworth Estates Community Development District**  
**General Fund**  
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**Through February 28, 2023**

Description	October	November	December	January	February	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	400	175	875	6,000	15%
Lake Bank Restoration	-	-	600	-	-	600	164,200	0%
Littoral Shelf Planting	-	-	-	-	-	-	8,000	0%
Stormwater Drainage Pipes	-	-	-	650	-	650	-	N/A
Contingencies/Inspection Services	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>								
Professional Management								
Asset Management	-	333	333	333	-	1,000	4,000	25%
Bridge Inspections	-	-	-	-	-	-	-	N/A
Utility Services								
Electric								
Street Lights/Fountains	-	446	490	1,270	-	2,206	9,800	23%
Pump Station	-	-	-	-	-	-	-	N/A
Bridge	-	62	70	209	-	341	1,200	28%
Repairs and Maintenance								
Street Lights (Trevisio Bay Blvd)	34	-	70	2,347	-	2,451	-	N/A
Curb & Gutter	-	613	-	1,712	-	2,325	-	N/A
Bridge Repairs	-	4,400	2,000	760	-	7,160	-	N/A

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**Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2023**

Description	October	November	December	January	February	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%
<b>Sub-Total:</b>	<b>34</b>	<b>31,246</b>	<b>21,620</b>	<b>11,340</b>	<b>175</b>	<b>64,416</b>	<b>546,430</b>	<b>12%</b>
<b>Landscaping Services</b>								
Professional Management								
Asset Management	-	542	542	542	-	1,625	6,500	25%
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	477	209	1,055	1,500	70%
Repairs & Maintenance								
Public Area Landscaping								
Treviso Bay Blvd - Entrance	-	9,093	-	-	16,355	25,448	83,000	31%
Southwest Boulevard	-	1,918	1,918	1,918	-	5,754	24,500	23%
Irrigation System	-	747	296	701	-	1,744	3,800	46%
Well System	-	-	-	-	-	-	-	N/A

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Plant Replacement	-	-	4,733	324	12,400	17,457	40,000	44%
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
Landscape Enhancements	-	-	-	950	-	950	-	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	-	-	-	-	885	885	13,800	6%
Capital Outlay								
Fountain Pump House Construction	-	-	-	-	-	-	88,500	0%
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	-	N/A
Landscape Enhancements (Entrance)	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>33,686</b>	<b>29,297</b>	<b>18,134</b>	<b>4,912</b>	<b>29,849</b>	<b>115,877</b>	<b>308,800</b>	<b>38%</b>
<b>Reserves</b>								
Operations	-	-	-	-	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	-	-	85,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>85,000</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 43,183</b>	<b>\$ 120,314</b>	<b>\$ 46,904</b>	<b>\$ 30,196</b>	<b>\$ 36,659</b>	<b>\$ 277,255</b>	<b>\$ 1,131,165</b>	<b>25%</b>
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	8,596	793,816	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	1,312,935	527,715	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 494,937</b>	<b>\$ 673,968</b>	<b>\$ 1,299,701</b>	<b>\$ 1,312,935</b>	<b>\$ 1,321,531</b>	<b>1,321,531</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 February 28, 2023**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>							-	
<b>Interest Income</b>								
Revenue Account	2	2	1	1	26	31	-	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	15,330	441,058	991,070	63,989	66,679	1,578,126	1,666,901	95%
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>\$ 15,332</b>	<b>\$ 441,060</b>	<b>\$ 991,071</b>	<b>\$ 63,990</b>	<b>\$ 66,705</b>	<b>\$ 1,578,158</b>	<b>\$ 1,666,901</b>	N/A
<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	-	-	-	-	-	-	1,245,000	0%
<b>Principal Debt Service - Prepayments</b>								
Series 2021 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2021 Bonds	-	214,433	-	-	-	214,433	428,865	50%
<b>Foreclosure Counsel</b>	-	-	-	-	-	-	-	N/A
<b>Property Appraiser &amp; Tax Collector</b>	4,106	-	-	-	-	4,106	-	N/A
<b>Pymt to Refunded Bonds Escrow Agent</b>								
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers Out</b>	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,106</b>	<b>\$ 214,433</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218,538</b>	<b>\$ 1,673,865</b>	N/A
Net Increase/ (Decrease) in Fund Balance	11,226	226,628	991,071	63,990	66,705	1,359,620	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	1,520,941	1,584,931	292,016	-	
<b>Fund Balance - Ending</b>	<b>\$ 303,243</b>	<b>\$ 529,870</b>	<b>\$ 1,520,941</b>	<b>\$ 1,584,931</b>	<b>\$ 1,651,636</b>	<b>\$ 1,651,636</b>	<b>\$ (6,964)</b>	

Prepared by:  
**JPWARD and Associates, LLC**