

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Wentworth Estates Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i>	
<i>Series 2021</i>	<i>9</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending February 28, 2025

Governmental Funds						
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)	
			General Long Term Debt	Fixed Assets		
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,551,566	\$ -	\$ -	\$ -	\$ 1,551,566	
General Fund - Hancock Bank					-	
Construction Account	\$ -	-	-	-	-	
Costs of Issuance Account	\$ -	-	-	-	-	
Debt Service Fund						
Interest Account	\$ -	-	-	-	-	
Sinking Account	\$ -	-	-	-	-	
Reserve Account	\$ -	-	-	-	-	
Revenue	\$ -	1,739,046	-	-	1,739,046	
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	\$ -	-	1,739,046	-	1,739,046	
Amount to be Provided by Debt Service Funds	\$ -	-	16,999,954	-	16,999,954	
Investment in General Fixed Assets (net of depreciation)	\$ -	-	-	31,238,196	31,238,196	
Total Assets	\$ 1,551,566	\$ 1,739,046	\$ 18,739,000	\$ 31,238,196	\$ 53,267,807	

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending February 28, 2025

Governmental Funds						
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)	
			General Long Term Debt	Fixed Assets		
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 (Due within 12 months)	\$ -	-	1,278,000	-	1,278,000	
Long Term	\$ -	-	17,461,000	-	17,461,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,739,000</u>	<u>\$ -</u>	<u>\$ 18,739,000</u>	
Fund Equity and Other Credits						
Investment in General Fixed Assets	\$ -	-	-	31,238,196	31,238,196	
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	\$ -	349,040	-	-	1,781,472	
Results from Current Operations	\$ -	1,390,006	-	-	(42,426)	
Unassigned					-	
Beginning: October 1, 2024 (Unaudited)	\$ 815,006	-	-	-	815,006	
Results from Current Operations	\$ 736,560	-	-	-	736,560	
Total Fund Equity and Other Credits	<u>\$ 1,551,566</u>	<u>\$ 1,739,046</u>	<u>\$ -</u>	<u>\$ 31,238,196</u>	<u>\$ 34,528,807</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,551,566</u>	<u>\$ 1,739,046</u>	<u>\$ 18,739,000</u>	<u>\$ 31,238,196</u>	<u>\$ 53,267,807</u>	

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	
Interest								
Interest - General Checking	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - On-Roll	21,171	360,721	1,028,031	63,889	57,433	1,531,245	1,680,164	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	0%
Intergovernmental Transfers In	-	-	-	-	-	-	-	
Total Revenue and Other Sources:	\$ 21,171	\$ 360,721	\$ 1,028,031	\$ 63,889	\$ 57,433	1,531,245	\$ 1,680,164	91%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	-	-	-	-	1,000	1,000	6,000	17%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	0%
Executive								
Professional Management	4,750	4,750	4,750	4,750	4,750	23,750	57,000	42%
Financial and Administrative								
Audit Services	-	-	-	5,500	-	5,500	5,500	100%
Accounting Services	1,667	1,667	1,667	1,667	1,667	8,333	20,000	42%
Assessment Roll Services	1,042	1,042	1,042	1,042	1,042	5,208	12,500	42%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	-	-	-	-	-	-	2,900	0%
Trustee Services	-	-	-	-	-	-	8,400	0%
Property Appraiser/Tax Collector Fees	6	6,432	273	-	-	6,711	11,800	57%
Bank Service Charges	-	-	-	-	-	-	250	0%

Prepared by:

Unaudited

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	0%
Communications & Freight Services								
Postage, Freight & Messenger	-	9	-	-	-	9	300	3%
Insurance	73,266	-	-	-	-	73,266	72,000	102%
Printing & Binding	-	-	-	-	388	388	250	155%
Website Development	-	-	-	300	-	300	1,750	17%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Emergency & Disaster Relief Services								
Hurricane Milton	-	1,723	22,740	7,047	-	31,509	-	0%
Legal Services								
Legal - General Counsel	-	-	677	722	-	1,399	10,000	14%
Other General Government Services								
Engineering Services - General	-	-	6,110	-	1,375	7,485	7,500	100%
Contingencies	-	-	-	-	-	-	-	0%
Sub-Total:	80,730	15,797	37,259	21,027	10,222	165,035	216,825	76%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System								
Consumptive Use Permit Monitoring	-	-	-	4,800	4,800	9,600	38,000	25%
Stormwater Management Services								
Professional Services								
Asset Management	-	3,500	3,500	3,500	3,500	14,000	42,000	33%
Mitigation Monitoring	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	2,400	0%
Utility Services								
Electric - Aeration System	117	-	-	-	-	117	-	0%
Repairs & Maintenance								
Lake & Wetland System								
Aquatic Weed Control	-	7,834	7,805	20,922	7,210	43,769	95,000	46%
Lake Bank Maintenance	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	-	14,500	0%
Water Control Structures	-	-	-	-	-	-	27,000	0%
Aeration System	-	-	-	600	-	600	1,000	60%
Cane Toad Removal	-	-	-	-	-	-	3,100	0%
Preserves/Wetland System								
Routine Maintenance	-	10,790	-	10,790	-	21,580	48,000	45%
Water Quality Testing	-	-	-	-	-	-	-	0%
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	9,000	0%
Preserve Trail Material	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	420	-	420	15,270	3%
Capital Outlay								
Littoral Shelf Planting	-	-	2,880	-	3,500	6,380	8,000	80%
Lake Bank Restoration	-	-	-	-	-	-	59,360	0%
Stormwater Drainage Pipes	-	-	-	-	-	-	30,000	0%
Fountain/Aerators	-	-	19,250	-	25,655	44,905	35,000	128%
Contingencies/Inspection Services	-	-	-	-	-	-	-	0%

Prepared by:

Unaudited

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Road and Street Services								
Professional Management								
Asset Management	-	958	958	958	958	3,833	11,500	33%
Utility Services								
Electric								
Southwest Blvd Street Lights	33	-	69	37	-	139	650	21%
Entrance/Fountain Landscape/Street Lights	480	-	616	1,410	-	2,505	8,300	30%
Entrance Bridge - Lights	63	-	69	686	-	819	1,000	82%
Repairs and Maintenance							-	
Sidewalk Repairs	-	-	-	-	-	-	1,000	0%
Curb & Gutter	-	-	-	-	-	-	3,500	0%
Striping & Pavement Marking	-	-	3,700	-	-	3,700	-	0%
Bridge Repairs	-	-	-	-	-	-	8,000	0%
Entry Monument (Trevisio Bay Blvd)	-	-	1,888	1,600	-	3,488	5,000	70%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	5,000	0%
Street Lights/Directional Signs	2,540	-	-	-	-	2,540	7,000	36%
Brick Paver Repairs	-	-	800	-	4,200	5,000	8,000	63%
Miscellaneous Repairs	-	-	-	2,501	-	2,501	8,000	31%
Contingencies	-	-	-	-	-	-	4,913	0%
Capital Outlay								
Roadway and Bridge	-	-	-	-	-	-	75,000	0%
Sub-Total:	3,234	23,082	41,535	48,224	49,823	165,898	585,293	28%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Landscaping Services								
Professional Management								
Asset Management	-	1,167	1,167	1,167	1,167	4,667	14,000	33%
Water Quality Monitoring	-	-	-	-	-	-	-	0%
Utility Services								
Electric - Landscape Lighting	-	-	28	28	28	83	-	0%
Electric - Irrigation System	-	-	82	180	-	263	-	0%
Potable Water - Fountain	-	81	136	153	684	1,054	4,500	23%
Repairs & Maintenance								
Public Area Landscaping								
Treviso Bay Blvd - Entrance	-	-	-	33,639	10,396	44,035	165,000	27%
Southwest Boulevard	-	-	-	10,134	3,500	13,634	26,000	52%
Irrigation System	-	3,159	-	-	-	3,159	5,200	61%
Plant Replacement and Annuals	-	-	14,172	1,742	1,482	17,396	30,000	58%
Tree Trimming	-	2,500	-	-	12,940	15,440	25,000	62%
Fountains	-	1,000	4,520	2,740	1,100	9,360	18,000	52%
Annual Holiday Decorations	15,000	-	20,395	525	-	35,920	20,000	180%
Mulch	-	-	-	-	9,262	9,262	22,000	42%
Contingencies	-	-	-	1,103	-	1,103	21,840	5%
Capital Outlay								
Treviso Bay Blvd/US 41 Buffer - Landscaping	4,500	31,700	81,057	31,313	38,559	187,129	182,000	103%
Treviso Bay Blvd/US 41 Buffer - Lighting	-	-	65,793	8,525	-	74,318	50,000	149%
Fountain and Perimeter Wall - Painting	-	-	-	-	46,130	46,130	48,000	96%
Contingencies/CEI Services	-	-	-	-	800	800	21,300	4%
Sub-Total:	19,500	39,607	187,349	91,248	126,048	463,752	652,840	71%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Reserves								
Operations	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	158,000	0%
Other Fees and Charges								
Discounts for Early Payment	-	-	-	-	-	-	67,206	0%
Sub-Total:	-	-	-	-	-	-	225,206	0%
Total Expenditures and Other Uses:	\$ 103,464	\$ 78,486	\$ 266,143	\$ 160,499	\$ 186,093	794,685	\$ 1,680,164	47%
Net Increase/ (Decrease) in Fund Balance	(82,293)	282,235	761,888	(96,610)	(128,660)	736,560	-	
Fund Balance - Beginning	815,006	732,712	1,014,948	1,776,835	1,680,226	815,006	815,006	
Fund Balance - Ending	\$ 732,712	\$ 1,014,948	\$ 1,776,835	\$ 1,680,226	\$ 1,551,566	1,551,566	\$ 815,006	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Income								
Revenue Account	1,443	1,409	760	3,657	5,738	13,006	35,000	37%
Reserve Account	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - On-Roll	21,877	372,750	1,062,313	66,020	59,348	1,582,307	1,783,584	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
Discounts on Bonds								
	-	-	-	-	-	-	-	0%
Proceeds from Refunding Bonds								
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 23,320	\$ 374,159	\$ 1,063,072	\$ 69,677	\$ 65,086	\$ 1,595,313	\$ 1,818,584	88%
Expenditures and Other Uses								
Property Appraiser/Tax Collector Fees	-	6,647	-	-	-	6,647	-	0%
Debt Service								
Principal Debt Service - Mandatory								
Series 2021 Bonds	-	-	-	-	-	-	1,278,000	0%
Principal Debt Service - Prepayments								
Series 2021 Bonds	-	-	-	-	-	-	-	0%
Interest Expense								
Series 2021 Bonds	-	198,661	-	-	-	198,661	397,534	50%
Foreclosure Counsel	-	-	-	-	-	-	-	0%
Property Appraiser & Tax Collector	-	-	-	-	-	-	-	0%
Pymt to Refunded Bonds Escrow Agent								
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	0%
Other Fees and Charges								
Discounts/Fees and Charges	-	-	-	-	-	-	116,683	0%
Intragovernmental Transfers Out	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 205,308	\$ -	\$ -	\$ -	\$ 205,308	\$ 1,792,217	11%
Net Increase/ (Decrease) in Fund Balance	23,320	168,851	1,063,072	69,677	65,086	1,390,006	26,367	
Fund Balance - Beginning	349,040	372,360	541,211	1,604,283	1,673,960	349,040	349,040	
Fund Balance - Ending	\$ 372,360	\$ 541,211	\$ 1,604,283	\$ 1,673,960	\$ 1,739,046	\$ 1,739,046	\$ 375,407	

Prepared by:
JPWARD and Associates, LLC