

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MARCH 2023

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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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 March 31, 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	\$ 2,680,210	\$ -	\$ -	\$ -	\$ 2,680,210
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	198,812	-	-	198,812
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
<b>Due from Other Funds</b>					
General Fund	-	1,478,820	-	-	1,478,820.14
Debt Service Fund(s)	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-	21,254,000	21,254,000
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	45,257,809.00
<b>Total Assets</b>	<b>\$ 2,680,210</b>	<b>\$ 1,677,633</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>
					<b>\$ 70,869,652</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 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)	1,478,820	-	-			1,478,820
<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>\$ 1,478,820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,254,000</b>	<b>\$ -</b>	<b>\$ 22,732,820</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	-	1,385,616	(10,165)	-		(56,980.14)
<b>Unassigned</b>						
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-		527,715.07
Results from Current Operations	673,675	-	-	-		673,674.81
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,201,390</b>	<b>\$ 1,677,633</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 45,257,809</b>	<b>\$ 48,136,832</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 2,680,210</b>	<b>\$ 1,677,633</b>	<b>\$ 0</b>	<b>\$ 21,254,000</b>	<b>\$ 45,257,809</b>	<b>\$ 70,869,652</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 March 31, 2023**

Description	October	November	December	January	February	March	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	17,401	1,088,471	1,131,165	96%
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>\$17,401</b>	<b>1,088,471</b>	<b>\$ 1,131,165</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's - Fees	-	-	800	-	-	2,000	2,800	6,000	47%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	N/A
<b>Executive</b>									
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	25,000	50,000	50%
<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	1,333	8,000	16,000	50%
Assessment Roll Services	667	667	667	667	667	667	4,000	8,000	50%
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%
Property Appraiser/Tax Collector Fees	2,787	-	-	223	-	-	3,010	2,500	120%
Bank Service Charges	-	-	-	-	-	-	-	400	0%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<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	-	595	788	20,000	4%
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	-	2,028	4,015	10,000	40%
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>10,789</b>	<b>107,751</b>	<b>190,935</b>	<b>56%</b>
<b>Stormwater Management Services</b>									
Professional Services									
Asset Management	-	4,808	3,658	3,658	-	7,317	19,442	43,900	44%
Mitigation Monitoring	-	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	-	2,000	0%
Utility Services									
Electric - Aeration System	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance									
Lake & Wetland System									
Aquatic Weed Control	-	5,500	5,500	-	-	16,798	27,798	76,000	37%
Lake Bank Maintenance	-	-	-	-	-	3,300	3,300	2,000	165%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Water Quality Testing	-	-	-	-	-	-	-	14,200	0%
Water Control Structures	-	-	-	-	-	6,000	6,000	26,000	23%
Grass Carp Installation	-	-	-	-	-	-	-	-	N/A
Aeration System	-	185	-	-	-	-	185	-	N/A
Littoral Shelf Barrier/Replant	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	2,050	1,025	-	-	-	3,075	-	N/A
<b>Preserves/Wetland System</b>									
Routine Maintenance	-	14,899	8,599	-	-	2,850	26,348	39,500	67%
Water Quality Testing	-	-	-	-	-	-	-	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	-	-	N/A
Pressure Clean Boardwalk & Lookout	-	-	-	-	-	-	-	-	N/A
Preserve Trail Material	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>									
Aeration System	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	8,000	0%
Lake Bank Restoration	-	-	600	-	-	55,656	56,256	164,200	34%
Stormwater Drainage Pipes	-	-	-	650	-	-	650	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	175	750	925	6,000	15%
Contingencies/Inspection Services	-	-	300	400	-	-	700	-	N/A
<b>Road and Street Services</b>									
<b>Professional Management</b>									
Asset Management	-	333	333	333	-	667	1,667	4,000	42%
Bridge Inspections	-	-	-	-	-	-	-	-	N/A
<b>Utility Services</b>									
<b>Electric</b>									
Southwest Blvd Street Lights	34	-	70	43	-	72	220	9,800	2%
Entrance/Fountain Landscape/Street Lights	-	446	490	1,270	-	460	2,666	-	N/A
Entrance Bridge - Lights	-	62	70	209	-	130	471	1,200	39%
<b>Repairs and Maintenance</b>									
Sidewalk Repairs	-	-	-	-	-	-	-	-	N/A
Curb & Gutter	-	-	-	-	-	-	-	-	N/A

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Bridge Repairs	-	4,400	2,000	3,064	-	-	9,464	4,000	N/A
Entry Monument (Trevisio Bay Blvd)	-	-	-	-	-	-	-	3,000	0%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	-	3,400	0%
Street Lights (Trevisio Bay Blvd)	-	-	-	-	-	-	-	5,000	N/A
Brick Paver Repairs	-	-	-	-	-	-	-	8,000	0%
Annual Holiday Decorations	7,500	7,500	-	-	-	-	15,000	20,000	N/A
Miscellaneous Repairs	-	613	-	1,712	-	1,731	4,056	9,000	45%
Contingencies	-	-	-	-	-	-	-	3,930	0%
Capital Outlay									
Entrance Lights (Treviso Bay Boulevard)	-	-	-	-	-	-	-	88,500	0%
<b>Sub-Total:</b>	<b>7,534</b>	<b>40,796</b>	<b>22,645</b>	<b>11,340</b>	<b>175</b>	<b>95,731</b>	<b>178,221</b>	<b>546,430</b>	<b>33%</b>
<b>Landscaping Services</b>									
Professional Management									
Asset Management	-	542	542	542	-	1,083	2,708	6,500	42%
Water Quality Monitoring	-	-	-	-	-	-	-	10,000	0%
Utility Services									
Electric - Landscape Lighting	-	-	-	-	-	448	448	4,500	10%
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	-	-	N/A
Potable Water - Fountain	-	142	226	477	209	26	1,081	1,500	72%
Repairs & Maintenance									
Public Area Landscaping									
Treviso Bay Blvd - Entrance	-	9,093	-	-	16,355	5,452	30,899	83,000	37%
Southwest Boulevard	-	1,918	1,918	1,918	-	3,836	9,590	24,500	39%
Irrigation System	-	747	296	701	-	5,468	7,212	3,800	190%
Well System	-	-	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	4,733	324	12,400	2,255	19,712	40,000	49%
Tree Trimming	-	-	-	-	-	-	-	7,800	0%
Fountains	-	805	1,075	-	-	3,276	5,156	16,500	31%
Other Current Charges	-	-	-	-	-	400	400	-	N/A
Operating Supplies									
Mulch	-	-	8,320	-	-	-	8,320	8,400	99%

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**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	885	-	885	13,800	6%
Capital Outlay									
Fountain Pump House Construction & Landscaping	4,028	6,500	-	-	-	8,778	19,305	88,500	22%
Landscape Renewal & Replacement									
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	22,158	-	-	950	-	-	23,108	-	N/A
<b>Sub-Total:</b>	<b>26,186</b>	<b>19,747</b>	<b>17,109</b>	<b>4,912</b>	<b>29,849</b>	<b>31,022</b>	<b>128,824</b>	<b>308,800</b>	<b>42%</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>-</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>\$ 137,542</b>	<b>\$ 414,796</b>	<b>\$ 1,131,165</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	8,596	(120,141)	673,675	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	1,312,935	1,321,531	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>\$ 1,201,390</b>	<b>1,201,390</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 March 31, 2023**

Description	October	November	December	January	February	March	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	358	389	-	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	25,639	1,603,765	1,666,901	96%
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>\$ 25,997</b>	<b>\$ 1,604,154</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>\$ -</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	25,997	1,385,616	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	1,520,941	1,584,931	1,651,636	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>\$ 1,677,633</b>	<b>\$ 1,677,633</b>	<b>\$ (6,964)</b>	

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