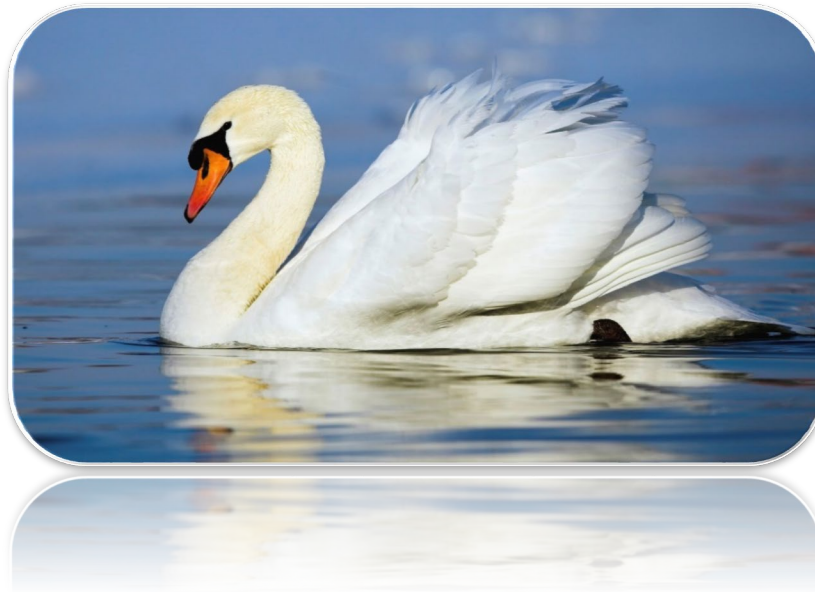


# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MARCH 2025

FISCAL YEAR 2025

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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, 2025**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Account Groups		
			General Long Term Debt	Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 1,516,651	\$ -	\$ -	\$ -	\$ 1,516,651
General Fund - Hancock Bank					-
Construction Account	\$ -	-	-	-	-
Costs of Issuance Account	\$ -	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	\$ -	-	-	-	-
Sinking Account	\$ -	-	-	-	-
Reserve Account	\$ -	-	-	-	-
Revenue	\$ -	1,768,633	-	-	1,768,633
Prepayment Account	\$ -	-	-	-	-
Deferred Cost Account	\$ -	-	-	-	-
Capital Project Fund - Series 2018	\$ -	-	-	-	-
<b>Due from Other Funds</b>					
General Fund	\$ -	-	-	-	-
Debt Service Fund(s)	\$ -	-	-	-	-
<b>Market Valuation Adjustments</b>					
Accrued Interest Receivable	\$ -	-	-	-	-
Assessments Receivable	\$ -	-	-	-	-
Prepaid Expenses	\$ -	-	-	-	-
Amount Available in Debt Service Funds	\$ -	-	1,768,633	-	1,768,633
Amount to be Provided by Debt Service Funds	\$ -	-	16,970,367	-	16,970,367
Investment in General Fixed Assets (net of depreciation)	\$ -	-	-	31,238,196	31,238,196
<b>Total Assets</b>	<b>\$ 1,516,651</b>	<b>\$ 1,768,633</b>	<b>\$ 18,739,000</b>	<b>\$ 31,238,196</b>	<b>\$ 53,262,480</b>

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2025**

<b>Governmental Funds</b>					
	General Fund	Debt Service Fund Series 2021	<u>Account Groups</u>		Totals (Memorandum Only)
			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)	\$ -	-	-	-	-
<b>Loan - TB Master Turnover, Inc.</b>	\$ -	-	-	-	-
<b>Due to Bondholders</b>	\$ -	-	-	-	-
<b>Bonds Payable</b>					-
Current Portion (Due within 12 months)	\$ -	-	1,278,000	-	1,278,000
Long Term	\$ -	-	17,461,000	-	17,461,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,739,000</b>	<b>\$ -</b>	<b>\$ 18,739,000</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	\$ -	-	-	31,238,196	31,238,196
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2024 (Unaudited)	\$ -	349,040	-	-	1,781,472
Results from Current Operations	\$ -	1,419,593	-	-	(12,839)
<b>Unassigned</b>					-
Beginning: October 1, 2024 (Unaudited)	\$ 815,006	-	-	-	815,006
Results from Current Operations	\$ 701,645	-	-	-	701,645
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,516,651</b>	<b>\$ 1,768,633</b>	<b>\$ -</b>	<b>\$ 31,238,196</b>	<b>\$ 34,523,480</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,516,651</b>	<b>\$ 1,768,633</b>	<b>\$ 18,739,000</b>	<b>\$ 31,238,196</b>	<b>\$ 53,262,480</b>

**Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	21,171	360,721	1,028,031	63,889	57,433	23,219	1,554,464	1,680,164	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts for Early Payment	-	-	-	-	-	-	-	(67,206)	0%
<b>Intergovernmental Transfers In</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,171</b>	<b>\$ 360,721</b>	<b>\$ 1,028,031</b>	<b>\$ 63,889</b>	<b>\$ 57,433</b>	<b>\$ 23,219</b>	<b>1,554,464</b>	<b>\$ 1,680,164</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's - Fees	-	-	-	-	1,000	-	1,000	6,000	17%
<b>Executive</b>									
Professional Management	4,750	4,750	4,750	4,750	4,750	4,750	28,500	57,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	5,500	-	-	5,500	5,500	100%
Accounting Services	1,667	1,667	1,667	1,667	1,667	1,667	10,000	20,000	50%
Assessment Roll Services	1,042	1,042	1,042	1,042	1,042	1,042	6,250	12,500	50%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>									
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%

**Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	-	9	-	-	-	109	118	300	39%
<b>Insurance</b>	73,266	-	-	-	-	-	73,266	72,000	102%
<b>Printing &amp; Binding</b>	-	-	-	-	388	-	388	250	155%
<b>Website Development</b>	-	-	-	300	-	-	300	1,750	17%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	175	175	100%
<b>Emergency &amp; Disaster Relief Services</b>									
Hurricane Milton	-	1,723	22,740	7,047	-	-	31,509	-	0%
<b>Legal Services</b>									
Legal - General Counsel	-	-	677	722	-	4,396	5,795	10,000	58%
<b>Other General Government Services</b>									
Engineering Services - General	-	-	6,110	-	1,375	505	7,990	7,500	107%
Contingencies	-	-	-	-	-	-	-	-	0%
<b>Sub-Total:</b>	<b>80,730</b>	<b>15,797</b>	<b>37,259</b>	<b>21,027</b>	<b>10,222</b>	<b>12,468</b>	<b>177,502</b>	<b>216,825</b>	<b>82%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>									
Consumptive Use Permit Monitoring	-	-	-	4,800	4,800	4,450	14,050	38,000	37%
<b>Stormwater Management Services</b>									
Professional Services									
Asset Management	-	3,500	3,500	3,500	3,500	3,500	17,500	42,000	42%
Mitigation Monitoring	-	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	-	2,400	0%
Utility Services									
Electric - Aeration System	117	-	-	-	-	477	595	-	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	-	-	-	-	-	6,000	6,000	27,000	22%
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%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Road and Street Services</b>									
Professional Management									
Asset Management	-	958	958	958	958	958	4,792	11,500	42%
Utility Services									
Electric									
Southwest Blvd Street Lights	33	-	69	37	-	73	212	650	33%
Entrance/Fountain Landscape/Street Lights	480	-	616	1,410	-	1,390	3,895	8,300	47%
Entrance Bridge - Lights	63	-	69	686	-	669	1,489	1,000	149%
Repairs and Maintenance								-	
Sidewalk Repairs	-	-	-	-	-	305	305	1,000	30%
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%
<b>Sub-Total:</b>	<b>3,234</b>	<b>23,082</b>	<b>41,535</b>	<b>48,224</b>	<b>49,823</b>	<b>17,823</b>	<b>183,720</b>	<b>585,293</b>	<b>31%</b>



**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>									
Professional Management									
Asset Management	-	1,167	1,167	1,167	1,167	1,167	5,833	14,000	42%
Water Quality Monitoring	-	-	-	-	-	-	-	-	0%
Utility Services									
Electric - Landscape Lighting	-	-	28	28	28	55	139	-	0%
Electric - Irrigation System	-	-	82	180	-	155	417	-	0%
Potable Water - Fountain	-	81	136	153	684	1,728	2,782	4,500	62%
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	-	-	-	890	4,049	5,200	78%
Plant Replacement and Annuals	-	-	14,172	1,742	1,482	4,005	21,401	30,000	71%
Tree Trimming	-	2,500	-	-	12,940	5,180	20,620	25,000	82%
Fountains	-	1,000	4,520	2,740	1,100	1,233	10,593	18,000	59%
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	7,631	194,760	182,000	107%
Treviso Bay Blvd/US 41 Buffer - Lighting	-	-	65,793	8,525	-	-	74,318	50,000	149%
Fountain and Perimeter Wall - Painting	-	-	-	-	46,130	5,800	51,930	48,000	108%
Contingencies/CEI Services	-	-	-	-	800	-	800	21,300	4%
<b>Sub-Total:</b>	<b>19,500</b>	<b>39,607</b>	<b>187,349</b>	<b>91,248</b>	<b>126,048</b>	<b>27,843</b>	<b>491,596</b>	<b>652,840</b>	<b>75%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>									
Operations	-	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	-	158,000	0%
<b>Sub-Total:</b>	-	-	-	-	-	-	-	<b>158,000</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 103,464</b>	<b>\$ 78,486</b>	<b>\$ 266,143</b>	<b>\$ 160,499</b>	<b>\$ 186,093</b>	<b>\$ 58,134</b>	<b>852,818</b>	<b>\$ 1,612,958</b>	<b>53%</b>
Net Increase/ (Decrease) in Fund Balance	(82,293)	282,235	761,888	(96,610)	(128,660)	(34,915)	701,645	67,206	
Fund Balance - Beginning	815,006	732,712	1,014,948	1,776,835	1,680,226	1,551,566	815,006	815,006	
<b>Fund Balance - Ending</b>	<b>\$ 732,712</b>	<b>\$ 1,014,948</b>	<b>\$ 1,776,835</b>	<b>\$ 1,680,226</b>	<b>\$ 1,551,566</b>	<b>\$ 1,516,651</b>	<b>1,516,651</b>	<b>\$ 882,212</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Interest Income</b>									
Revenue Account	1,443	1,409	760	3,657	5,738	5,594	18,600	35,000	53%
Reserve Account	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	21,877	372,750	1,062,313	66,020	59,348	23,993	1,606,300	1,783,584	90%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts/Fees and Charges	-	-	-	-	-	-	-	(116,683)	0%
<b>Proceeds from Refunding Bonds</b>									
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,320</b>	<b>\$ 374,159</b>	<b>\$ 1,063,072</b>	<b>\$ 69,677</b>	<b>\$ 65,086</b>	<b>\$ 29,587</b>	<b>\$ 1,624,900</b>	<b>\$ 1,701,901</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>									
Property Appraiser/Tax Collector Fees	-	6,647	-	-	-	-	6,647	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2021 Bonds	-	-	-	-	-	-	-	1,278,000	0%
<b>Principal Debt Service - Prepayments</b>									
Series 2021 Bonds	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>									
Series 2021 Bonds	-	198,661	-	-	-	-	198,661	397,534	50%
<b>Foreclosure Counsel</b>									
	-	-	-	-	-	-	-	-	0%
<b>Property Appraiser &amp; Tax Collector</b>									
	-	-	-	-	-	-	-	-	0%
<b>Pymt to Refunded Bonds Escrow Agent</b>									
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfers Out</b>									
	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 205,308</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 205,308</b>	<b>\$ 1,675,534</b>	<b>12%</b>
Net Increase/ (Decrease) in Fund Balance	23,320	168,851	1,063,072	69,677	65,086	29,587	1,419,593	26,367	
Fund Balance - Beginning	349,040	372,360	541,211	1,604,283	1,673,960	1,739,046	349,040	349,040	
<b>Fund Balance - Ending</b>	<b>\$ 372,360</b>	<b>\$ 541,211</b>	<b>\$ 1,604,283</b>	<b>\$ 1,673,960</b>	<b>\$ 1,739,046</b>	<b>\$ 1,768,633</b>	<b>\$ 1,768,633</b>	<b>\$ 375,407</b>	