

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

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 April 30, 2023

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 1,255,503	\$ -	\$ -	\$ -	\$ 1,255,503
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	1	-	-	0.51
Reserve Account	-	-	-	-	-
Revenue	-	1,678,135	-	-	1,678,135
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	53,834	-	-	53,834.12
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	-	-	-	21,254,000	21,254,000
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	45,257,809
Total Assets	\$ 1,255,503	\$ 1,731,970	\$ -	\$ 21,254,000	\$ 45,257,809
				45,257,809	\$ 69,499,282

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending April 30, 2023

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	-
Due to Other Funds					-
General Fund	-			-	-
Debt Service Fund(s)	53,834	-	-	-	53,834
Loan - TB Master Turnover, Inc.	-				-
Due to Bondholders					-
Bonds Payable					-
Current Portion	-	-	-	1,245,000	1,245,000
Long Term	-	-	-	20,009,000	20,009,000
Matured Bonds Payable	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-
Total Liabilities	\$ 53,834	\$ -	\$ -	\$ 21,254,000	\$ -
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	45,257,809
Fund Balance					
Restricted					
Beginning: October 1, 2022 (Unaudited)	-	292,016	10,165	-	1,734,612.78
Results from Current Operations	-	1,439,954	(10,165)	-	(2,642.75)
Unassigned					
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-	527,715.07
Results from Current Operations	673,954	-	-	-	673,953.93
Total Fund Equity and Other Credits	\$ 1,201,669	\$ 1,731,970	\$ 0	\$ -	\$ 45,257,809
Total Liabilities, Fund Equity and Other Credits	\$ 1,255,503	\$ 1,731,970	\$ 0	\$ 21,254,000	\$ 45,257,809

Unaudited

Prepared by:
JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	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	10,405	299,345	672,636	43,429	45,255	17,401	36,537	1,125,008	1,131,165	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue										
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	N/A
Intergovernmental Transfers In										
Intergovernmental Transfers In	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	10,405	299,345	\$672,636	\$43,429	\$45,255	\$17,401	\$36,537	1,125,008	\$ 1,131,165	99%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	800	-	-	2,000	-	2,800	6,000	47%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	N/A
Executive										
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	29,167	50,000	58%
Financial and Administrative										
Audit Services	-	-	-	5,100	-	-	-	5,100	5,100	100%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	667	667	667	667	667	667	667	4,667	8,000	58%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	500	-	-	-	-	-	-	500	500	100%
Other Contractual Services										
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%
Travel and Per Diem										
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										
Telephone	-	-	-	-	-	-	-	-	-	N/A

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	10	9	-	-	304	-	1,274	1,597	500	319%
Insurance	-	53,420	-	-	-	-	-	53,420	53,760	99%
Printing & Binding	-	-	182	274	165	-	1,961	2,582	500	516%
Website Development	-	-	-	-	-	-	-	-	1,200	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
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
Other General Government Services										
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
Sub-Total:	9,463	59,771	7,149	13,944	6,635	10,789	9,402	117,153	190,935	61%
Stormwater Management Services										
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%
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
Preserves/Wetland System										

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Routine Maintenance	-	14,899	8,599	-	-	2,850	8,399	34,747	39,500	88%
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
Capital Outlay										
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
Road and Street Services										
Professional Management										
Asset Management	-	333	333	333	-	667	-	1,667	4,000	42%
Bridge Inspections	-	-	-	-	-	-	-	-	-	N/A
Utility Services										
Electric										
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%
Repairs and Maintenance										
Sidewalk Repairs	-	-	-	-	-	-	-	-	-	N/A
Curb & Gutter	-	-	-	-	-	-	-	-	-	N/A
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	1,650	5,706	9,000	63%
Contingencies	-	-	-	-	-	-	-	-	3,930	0%
Capital Outlay										
Entrance Lights (Trevisio Bay Boulevard)	-	-	-	-	-	-	-	-	88,500	0%

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Sub-Total:	7,534	40,796	22,645	11,340	175	95,731	10,049	188,270	546,430	34%
Landscaping Services										
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	44	1,125	1,500	75%
Repairs & Maintenance										
Public Area Landscaping										
Treviso Bay Blvd - Entrance	-	9,093	-	-	16,355	5,452	5,452	36,351	83,000	44%
Southwest Boulevard	-	1,918	1,918	1,918	-	3,836	1,918	11,508	24,500	47%
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	8,393	28,105	40,000	70%
Tree Trimming	-	-	-	-	-	-	-	-	7,800	0%
Fountains	-	805	1,075	-	-	3,276	1,000	6,156	16,500	37%
Other Current Charges	-	-	-	-	-	400	-	400	-	N/A
Operating Supplies										
Mulch	-	-	8,320	-	-	-	-	8,320	8,400	99%
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
Sub-Total:	26,186	19,747	17,109	4,912	29,849	31,022	16,807	145,631	308,800	47%
Reserves										
Operations	-	-	-	-	-	-	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	-	-	-	-	85,000	0%
Sub-Total:	-	-	-	-	-	-	-	-	85,000	0%
Total Expenditures and Other Uses:	\$ 43,183	\$ 120,314	\$ 46,904	\$ 30,196	\$ 36,659	\$ 137,542	\$ 36,258	\$ 451,054	\$ 1,131,165	40%

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	8,596	(120,141)	279	673,954	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	1,312,935	1,321,531	1,201,390	527,715	27,882	
Fund Balance - Ending	\$ 494,937	\$ 673,968	\$ 1,299,701	\$ 1,312,935	\$ 1,321,531	\$ 1,201,390	\$ 1,201,669	1,201,669	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward										-
Interest Income										
Revenue Account	2	2	1	1	26	358	503	892	-	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	15,330	441,058	991,070	63,989	66,679	25,639	53,834	1,657,599	1,666,901	99%
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:	\$ 15,332	\$ 441,060	\$ 991,071	\$ 63,990	\$ 66,705	\$ 25,997	\$ 54,337	\$ 1,658,492	\$ 1,666,901	N/A
Expenditures and Other Uses										
Property Appraiser/Tax Collector Fees									-	N/A
Debt Service										
Principal Debt Service - Mandatory										
Series 2021 Bonds	-	-	-	-	-	-	-	-	1,245,000	0%
Principal Debt Service - Prepayments										
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2021 Bonds	-	214,433	-	-	-	-	-	214,433	428,865	50%
Foreclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	4,106	-	-	-	-	-	-	4,106	-	N/A
Pymt to Refunded Bonds Escrow Agent										
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 4,106	\$ 214,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,538	\$ 1,673,865	N/A
Net Increase/ (Decrease) in Fund Balance	11,226	226,628	991,071	63,990	66,705	25,997	54,337	1,439,954	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	1,520,941	1,584,931	1,651,636	1,677,633	292,016	-	
Fund Balance - Ending	\$ 303,243	\$ 529,870	\$ 1,520,941	\$ 1,584,931	\$ 1,651,636	\$ 1,677,633	\$ 1,731,970	\$ 1,731,970	\$ (6,964)	

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