

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 31, 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	\$ 1,029,626	\$ -	\$ -	\$ -	\$ 1,029,626
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	276,740	-	-	276,740
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	8,119	-	-	8,119.08
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	\$ 1,029,626	\$ 284,859	\$ -	\$ 21,254,000	\$ 45,257,809
	\$ 1,029,626	\$ 284,859	\$ -	\$ 21,254,000	\$ 45,257,809
	\$ 1,029,626	\$ 284,859	\$ -	\$ 21,254,000	\$ 67,826,294

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending May 31, 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)	8,119	-	-	-	8,119
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	\$ 8,119	\$ -	\$ -	\$ 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	-	(7,157)	(10,165)	-	(1,449,753.51)
Unassigned					
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-	527,715.07
Results from Current Operations	493,792	-	-	-	493,792.03
Total Fund Equity and Other Credits	\$ 1,021,507	\$ 284,859	\$ 0	\$ -	\$ 45,257,809
Total Liabilities, Fund Equity and Other Credits	\$ 1,029,626	\$ 284,859	\$ 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 May 31, 2023

Description	October	November	December	January	February	March	April	May	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	5,510	1,130,519	1,131,165	100%
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	\$5,510	1,130,519	\$ 1,131,165	100%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	-	-	800	-	-	2,000	-	1,000	3,800	6,000	63%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	N/A
Executive											
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	33,333	50,000	67%
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	1,333	10,667	16,000	67%
Assessment Roll Services	667	667	667	667	667	667	667	667	5,333	8,000	67%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	500	-	-	-	-	-	-	-	500	500	100%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	1,512	1,512	2,900	52%
Trustee Services	-	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	2,787	-	-	223	-	-	-	801	3,811	2,500	152%
Bank Service Charges	-	-	-	-	-	-	-	11	11	400	3%
Travel and Per Diem											
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Telephone	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	10	9	-	-	304	-	1,274	140	1,737	500	347%
Insurance											
Insurance	-	53,420	-	-	-	-	-	-	53,420	53,760	99%
Printing & Binding											
Printing & Binding	-	-	182	274	165	-	1,961	-	2,582	500	516%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
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	9,630	126,783	190,935	66%
Stormwater Management Services											
Professional Services											
Asset Management	-	4,808	3,658	3,658	-	7,317	-	7,954	27,396	43,900	62%
Mitigation Monitoring	-	-	-	-	-	-	-	3,900	3,900	4,800	81%
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	-	2,500	30,298	76,000	40%
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											
Routine Maintenance	-	14,899	8,599	-	-	2,850	8,399	8,399	43,146	39,500	109%
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

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Capital Outlay											
Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	8,000	0%
Lake Bank Restoration	-	-	600	-	-	55,656	-	79,337	135,592	164,200	83%
Stormwater Drainage Pipes	-	-	-	650	-	-	-	-	650	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	175	750	-	3,535	4,460	6,000	74%
Contingencies/Inspection Services	-	-	300	400	-	-	-	-	700	-	N/A
Road and Street Services											
Professional Management											
Asset Management	-	333	333	333	-	667	-	667	2,333	4,000	58%
Bridge Inspections	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services											
Electric											
Southwest Blvd Street Lights	34	-	70	43	-	72	-	98	318	9,800	3%
Entrance/Fountain Landscape/Street Lights	-	446	490	1,270	-	460	-	1,195	3,861	-	N/A
Entrance Bridge - Lights	-	62	70	209	-	130	-	148	619	1,200	52%
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)	-	-	-	-	-	-	-	2,781	2,781	3,000	93%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	-	3,400	0%
Street Lights (Trevisio Bay Blvd)	-	-	-	-	-	-	-	310	310	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%
Sub-Total:	7,534	40,796	22,645	11,340	175	95,731	10,049	110,823	299,094	546,430	55%
Landscaping Services											
Professional Management											
Asset Management	-	542	542	542	-	1,083	-	1,083	3,792	6,500	58%
Water Quality Monitoring	-	-	-	-	-	-	-	4,450	4,450	10,000	45%
Utility Services											
Electric - Landscape Lighting	-	-	-	-	-	448	-	-	448	4,500	10%
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Fountain	-	142	226	477	209	26	44	298	1,423	1,500	95%
Repairs & Maintenance											
Public Area Landscaping											
Treviso Bay Blvd - Entrance	-	9,093	-	-	16,355	5,452	5,452	16,355	52,705	83,000	64%
Southwest Boulevard	-	1,918	1,918	1,918	-	3,836	1,918	3,836	15,344	24,500	63%
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	36,608	64,712	40,000	162%
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	-	-	-	2,590	25,698	-	N/A
Sub-Total:	26,186	19,747	17,109	4,912	29,849	31,022	16,807	65,219	210,850	308,800	68%
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	\$ 185,672	\$ 636,727	\$ 1,131,165	56%
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	8,596	(120,141)	279	(180,162)	493,792	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	1,312,935	1,321,531	1,201,390	1,201,669	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	\$ 1,021,507	1,021,507	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2021 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward											-
Interest Income											
Revenue Account	2	2	1	1	26	358	503	4,203	5,095	-	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	8,119	1,665,718	1,666,901	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Discounts on Bonds											
Proceeds from Refunding Bonds											
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)											
Total Revenue and Other Sources:	\$ 15,332	\$ 441,060	\$ 991,071	\$ 63,990	\$ 66,705	\$ 25,997	\$ 54,337	\$ 12,322	\$ 1,670,814	\$ 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	1,245,000	1,245,000	100%
Principal Debt Service - Prepayments											
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2021 Bonds	-	214,433	-	-	-	-	-	214,433	428,865	428,865	100%
Foreclosure Counsel											
Property Appraiser & Tax Collector	4,106	-	-	-	-	-	-	-	4,106	-	N/A
Pynt to Refunded Bonds Escrow Agent											
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out											
Total Expenditures and Other Uses:	\$ 4,106	\$ 214,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,459,433	\$ 1,677,971	\$ 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	(1,447,111)	(7,157)	(6,964)	
Fund Balance - Beginning	292,016	303,243	529,870	1,520,941	1,584,931	1,651,636	1,677,633	1,731,970	292,016	-	
Fund Balance - Ending	\$ 303,243	\$ 529,870	\$ 1,520,941	\$ 1,584,931	\$ 1,651,636	\$ 1,677,633	\$ 1,731,970	\$ 284,859	\$ 284,859	\$ (6,964)	