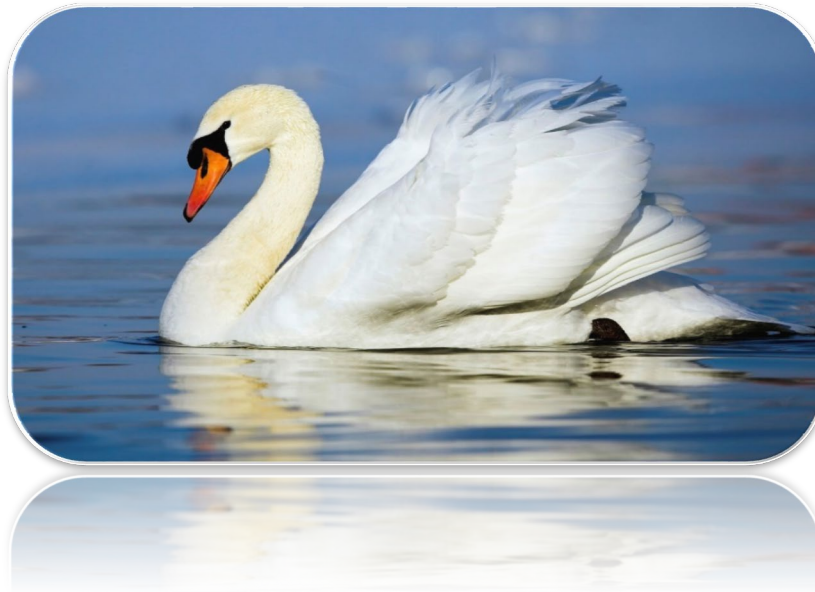


# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY 2024

FISCAL YEAR 2024

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PREPARED BY:

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

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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 July 31, 2024**

	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	\$ 1,087,211	\$ -	\$ -	\$ -	\$ 1,087,211
General Fund - Hancock Bank					-
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
<b>Debt Service Fund</b>					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	347,368	-	-	347,368
Prepayment Account	-	8,631	-	-	8,631
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	-	-	355,999	-	355,999
Amount to be Provided by Debt Service Funds	-	-	18,393,001	-	18,393,001
Investment in General Fixed Assets (net of depreciation)	-	-	-	32,980,946	32,980,946
<b>Total Assets</b>	<b>\$ 1,087,211</b>	<b>\$ 355,999</b>	<b>\$ 18,749,000</b>	<b>\$ 32,980,946</b>	<b>\$ 53,173,156</b>
<b>Liabilities</b>					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Loan - TB Master Turnover, Inc.</b>					
Due to Bondholders	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion (Due within 12 months)	-	-	1,278,000	-	1,278,000
Long Term	-	-	17,471,000	-	17,471,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,749,000</b>	<b>\$ -</b>	<b>\$ 18,749,000</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	32,980,946	32,980,946
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2023 (Unaudited)	-	302,943	-	-	1,735,375
Results from Current Operations	-	53,056	-	-	(1,379,376)
<b>Unassigned</b>					
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-	679,463
Results from Current Operations	407,748	-	-	-	407,748
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,087,211</b>	<b>\$ 355,999</b>	<b>\$ -</b>	<b>\$ 32,980,946</b>	<b>\$ 34,424,156</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,087,211</b>	<b>\$ 355,999</b>	<b>\$ 18,749,000</b>	<b>\$ 32,980,946</b>	<b>\$ 53,173,156</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Interest</b>													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	17,083	438,680	711,783	45,513	61,242	26,759	32,448	11,322	13,703	72	1,358,604	1,400,266	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>													
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intergovernmental Transfers In</b>													
Intergovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,083</b>	<b>\$ 438,680</b>	<b>\$ 711,783</b>	<b>\$ 45,513</b>	<b>\$ 61,242</b>	<b>\$ 26,759</b>	<b>\$ 32,448</b>	<b>\$ 11,322</b>	<b>\$ 13,703</b>	<b>\$ 72</b>	<b>\$ 1,358,604</b>	<b>\$ 1,400,266</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's - Fees	-	-	-	-	600	-	800	-	1,000	-	2,400	6,000	40%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Executive</b>													
Professional Management	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	43,750	52,500	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	2,000	3,300	-	-	-	-	-	-	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	18,000	83%
Assessment Roll Services	833	833	833	833	833	833	833	833	833	833	8,333	10,000	83%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	3,077	-	3,077	2,900	106%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	-	100	100	-	N/A
Property Appraiser/Tax Collector Fees	11,466	-	243	-	-	-	20	-	-	(6,348)	5,381	3,000	179%
Bank Service Charges	-	-	-	-	-	-	-	-	-	-	-	400	0%
<b>Travel and Per Diem</b>													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	-	152	-	83	-	350	77	697	200	348%
Insurance	70,519	-	-	-	-	-	-	-	-	-	70,519	55,000	128%
Printing & Binding	-	-	-	-	232	-	471	-	247	-	950	250	380%
Website Development	-	-	-	-	-	300	-	-	-	-	300	1,750	17%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	1,838	525	-	565	2,267	-	501	1,281	1,675	8,651	10,000	87%
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	-	-	375	-	-	4,595	1,383	-	-	3,118	9,470	7,500	126%
Engineering Services - Assets	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	300	-	300	-	N/A
<b>Sub-Total:</b>	<b>88,693</b>	<b>8,742</b>	<b>9,865</b>	<b>10,008</b>	<b>8,258</b>	<b>13,870</b>	<b>9,464</b>	<b>7,209</b>	<b>12,964</b>	<b>5,331</b>	<b>174,404</b>	<b>181,875</b>	<b>96%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>													
Consumptive Use Permit Monitoring	-	-	-	-	-	-	3,200	-	-	-	3,200	-	N/A
<b>Stormwater Management Services</b>													
Professional Services													
Asset Management	-	4,650	3,175	3,535	4,240	3,175	3,175	3,690	4,723	3,175	33,538	38,100	88%
Mitigation Monitoring	-	-	200	-	-	-	3,900	-	-	-	4,100	4,800	85%
NPDES Reporting	-	-	-	-	-	-	-	-	-	-	-	2,400	0%
Utility Services													
Electric - Aeration System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Lake & Wetland System													
Aquatic Weed Control	6,932	24,840	6,932	7,620	6,932	5,000	5,688	5,000	-	5,000	73,945	71,000	104%
Lake Bank Maintenance	-	-	-	-	-	1,932	1,932	1,932	-	1,932	7,729	2,300	336%
Water Quality Testing	-	-	-	-	-	-	4,450	-	-	-	4,450	14,500	31%
Water Control Structures	-	-	-	6,180	-	15,450	-	-	-	-	21,630	27,000	80%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	270	600	-	-	600	-	-	-	1,470	-	N/A
Littoral Shelf Barrier/Replant	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake & Wetland System - Other	-	-	3,021	-	-	-	-	-	-	-	3,021	-	N/A
Preserves/Wetland System													
Routine Maintenance	-	5,400	-	10,375	-	-	12,475	-	-	-	28,250	40,000	71%
Water Quality Testing	-	-	-	-	-	-	-	-	-	5,500	5,500	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	3,420	1,710	1,710	-	-	6,840	18,000	38%
Pressure Clean Boardwalk & Lookout	-	-	-	-	-	-	1,500	-	13,800	-	15,300	22,000	70%
Preserve Trail Material	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	14,910	0%
Capital Outlay													
Aeration System	-	-	-	-	-	-	-	-	-	200	200	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Lake Bank Restoration	-	750	-	500	2,750	25,305	900	800	300	40,765	72,070	144,880	50%
Stormwater Drainage Pipes	-	-	-	200	-	475	-	-	-	-	675	30,000	2%
Erosion Restoration	-	-	-	-	55,745	-	-	-	-	-	55,745	-	N/A
Fountain Replacement (in Lakes)	-	1,600	1,500	1,500	-	-	200	9,716	1,200	9,780	25,496	40,000	64%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>													
Professional Management													
Asset Management	-	825	825	825	825	825	825	825	825	825	7,425	9,900	75%
Bridge Inspections	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services													
Electric													
Southwest Blvd Street Lights	51	50	43	42	39	38	34	-	89	514	900	12,000	8%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	786	752	588	-	3,216	718	8,905	-	N/A
Entrance Bridge - Lights	56	83	107	85	69	75	73	-	136	68	752	1,800	42%
Repairs and Maintenance													
Sidewalk Repairs	-	-	-	-	950	-	-	-	-	-	950	-	N/A
Curb & Gutter	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Striping & Pavement Marking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bridge Repairs	-	-	-	-	-	-	-	-	-	2,795	2,795	8,000	N/A
Entry Monument (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	-	-	-	6,000	0%
Entry Wall (Trevisio Bay Blvd)	-	1,888	-	-	-	-	-	-	-	-	1,888	5,000	38%
Street Lights (Trevisio Bay Blvd)	-	6,198	-	-	-	-	-	-	-	-	6,198	7,000	N/A
Brick Paver Repairs	-	-	3,400	-	-	-	-	-	-	-	3,400	8,000	43%
Annual Holiday Decorations	9,450	9,450	-	-	-	-	-	-	-	-	18,900	20,000	N/A
Miscellaneous Repairs	-	-	-	-	398	-	-	-	-	-	398	8,000	5%
Contingencies	-	-	-	-	-	14,189	2,616	-	-	-	16,805	4,650	361%
Capital Outlay													
Entrance Lights (Trevisio Bay Boulevard)	-	-	2,678	-	2,320	-	12,686	-	-	1,251	18,935	-	N/A
<b>Sub-Total:</b>	<b>17,036</b>	<b>56,086</b>	<b>23,176</b>	<b>32,380</b>	<b>75,054</b>	<b>70,637</b>	<b>56,554</b>	<b>23,673</b>	<b>24,289</b>	<b>72,523</b>	<b>451,409</b>	<b>568,240</b>	<b>79%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>													
Professional Management													
Asset Management	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,000	12,000	75%
Water Quality Monitoring	-	-	-	4,450	-	4,800	-	-	-	-	9,250	10,000	93%
Utility Services													
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Fountain	4	276	422	444	947	947	2,117	-	1,679	46	6,882	6,000	115%
Repairs & Maintenance													
Public Area Landscaping													
Treviso Bay Blvd - Entrance	-	8,061	-	14,710	14,710	22,800	11,000	11,000	12,550	11,710	106,541	90,000	118%
Southwest Boulevard	10,394	2,333	-	-	2,263	4,000	2,000	2,000	3,000	3,000	28,990	26,000	112%
Irrigation System	-	679	-	-	176	296	304	264	1,851	-	3,570	5,200	69%
Well System	-	-	-	-	-	-	-	-	-	282	282	-	N/A
Plant Replacement and Annuals	-	-	-	-	7,132	-	6,357	-	-	-	13,489	55,000	25%
Tree Trimming	-	-	11,760	9,240	4,820	-	-	-	4,620	-	30,440	10,000	304%
Fountains	-	500	1,000	35,806	-	-	3,000	1,000	1,310	-	42,616	18,000	237%
Other Current Charges	-	-	-	-	-	290	-	-	-	1,000	1,290	-	N/A
Operating Supplies													
Mulch	-	8,922	-	-	-	-	-	-	8,922	-	17,845	27,000	66%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	17,340	0%
Capital Outlay													
Fountain Pump House Construction & Landscaping	-	39,626	2,466	-	-	-	-	-	10,870	-	52,962	77,600	68%
Landscape Renewal & Replacement	-	-	487	1,400	-	-	-	-	-	-	1,887	40,000	5%
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,398</b>	<b>61,397</b>	<b>17,135</b>	<b>67,050</b>	<b>31,048</b>	<b>34,133</b>	<b>25,778</b>	<b>15,264</b>	<b>45,802</b>	<b>17,039</b>	<b>325,044</b>	<b>394,140</b>	<b>82%</b>
<b>Reserves</b>													
Operations	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	200,000	0%
<b>Other Fees and Charges</b>													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	56,011	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>256,011</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 116,128</b>	<b>\$ 126,226</b>	<b>\$ 50,176</b>	<b>\$ 109,438</b>	<b>\$ 114,360</b>	<b>\$ 118,640</b>	<b>\$ 91,796</b>	<b>\$ 46,147</b>	<b>\$ 83,054</b>	<b>\$ 94,892</b>	<b>\$ 950,857</b>	<b>\$ 1,400,266</b>	<b>68%</b>
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	(53,118)	(91,880)	(59,348)	(34,825)	(69,352)	(94,821)	407,748	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	1,437,436	1,345,556	1,286,208	1,251,383	1,182,032	679,463	27,882	
<b>Fund Balance - Ending</b>	<b>\$ 580,418</b>	<b>\$ 892,873</b>	<b>\$ 1,554,480</b>	<b>\$ 1,490,554</b>	<b>\$ 1,437,436</b>	<b>\$ 1,345,556</b>	<b>\$ 1,286,208</b>	<b>\$ 1,251,383</b>	<b>\$ 1,182,032</b>	<b>\$ 1,087,211</b>	<b>\$ 1,087,211</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 July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Interest Income</b>													
Revenue Account	1,296	1,382	563	5,522	6,996	6,819	7,638	7,611	1,466	1,474	40,768	-	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	21,185	544,026	882,713	56,443	75,949	33,186	40,240	14,041	16,993	89	1,684,864	1,783,584	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	8,631	-	-	8,631	-	N/A
<b>Discounts on Bonds</b>													
<b>Proceeds from Refunding Bonds</b>													
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>													
<b>Total Revenue and Other Sources:</b>	<b>\$ 22,482</b>	<b>\$ 545,408</b>	<b>\$ 883,276</b>	<b>\$ 61,964</b>	<b>\$ 82,946</b>	<b>\$ 40,004</b>	<b>\$ 47,878</b>	<b>\$ 30,283</b>	<b>\$ 18,459</b>	<b>\$ 1,563</b>	<b>\$ 1,734,263</b>	<b>\$ 1,783,584</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>													
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2021 Bonds	-	-	-	-	-	-	-	1,260,000	-	-	1,260,000	1,260,000	100%
<b>Principal Debt Service - Prepayments</b>													
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2021 Bonds	-	207,429	-	-	-	-	-	207,429	-	-	414,859	414,859	100%
<b>Foreclosure Counsel</b>													
Property Appraiser & Tax Collector	-	-	-	-	-	-	-	-	-	6,348	6,348	-	N/A
<b>Pymt to Refunded Bonds Escrow Agent</b>													
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>													
Discounts/Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	116,683	0%
<b>Intragovernmental Transfers Out</b>													
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 207,429</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,467,429</b>	<b>\$ -</b>	<b>\$ 6,348</b>	<b>\$ 1,681,206</b>	<b>\$ 1,791,542</b>	<b>94%</b>
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	61,964	82,946	40,004	47,878	(1,437,146)	18,459	(4,785)	53,056	(7,958)	
Fund Balance - Beginning	302,943	325,425	663,403	1,546,679	1,608,643	1,691,589	1,731,593	1,779,471	342,325	360,784	302,943	-	
<b>Fund Balance - Ending</b>	<b>\$ 325,425</b>	<b>\$ 663,403</b>	<b>\$ 1,546,679</b>	<b>\$ 1,608,643</b>	<b>\$ 1,691,589</b>	<b>\$ 1,731,593</b>	<b>\$ 1,779,471</b>	<b>\$ 342,325</b>	<b>\$ 360,784</b>	<b>\$ 355,999</b>	<b>\$ 355,999</b>	<b>\$ (7,958)</b>	