

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

JPWard and Associates, LLC

Community Development District Advisors

Wentworth Estates Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-6</i>
<i>Debt Service Fund</i> <i>Series 2021</i>	<i>7</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending August 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	\$ 819,718	\$ -	\$ -	\$ -	\$ 819,718
General Fund - Hancock Bank					\$ -
Construction Account	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account	-	-	-	-	-
Revenue	-	279,389	-	-	279,389
Prepayment Account	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-
Capital Project Fund - Series 2018					
Due from Other Funds					
General Fund	-	22,285	-	-	22,284.81
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)	-	-	-	-	45,257,809.00
Total Assets	\$ 819,718	\$ 301,673	\$ -	\$ 21,254,000	\$ 45,257,809
	\$ 819,718	\$ 301,673	\$ -	\$ 21,254,000	\$ 45,257,809
	\$ 819,718	\$ 301,673	\$ -	\$ 21,254,000	\$ 67,633,200

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending August 31, 2023

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Account Groups				
		Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Fixed Assets	
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due to Other Funds						-
General Fund	-				-	-
Debt Service Fund(s)	22,285	-	-	-		22,285
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	\$ 22,285	\$ -	\$ -	\$ 21,254,000	\$ -	\$ 21,276,285
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	45,257,809	45,257,809.00
Fund Balance						
Restricted						
Beginning: October 1, 2022 (Unaudited)	-	292,016	10,165	-		1,734,612.78
Results from Current Operations	-	9,657	(10,165)	-		(1,432,939.30)
Unassigned						
Beginning: October 1, 2022 (Unaudited)	527,715	-	-	-		527,715.07
Results from Current Operations	269,718	-	-	-		269,718.06
Total Fund Equity and Other Credits	\$ 797,433	\$ 301,673	\$ 0	\$ -	\$ 45,257,809	\$ 46,356,916
Total Liabilities, Fund Equity and Other Credits	\$ 819,718	\$ 301,673	\$ 0	\$ 21,254,000	\$ 45,257,809	\$ 67,633,200

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	8,044	68	1,502	1,140,133	1,131,165	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intergovernmental Transfers In														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	10,405	299,345	\$672,636	\$43,429	\$45,255	\$17,401	\$36,537	\$5,510	\$8,044	\$68	\$1,502	1,140,133	\$ 1,131,165	101%
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	4,167	4,167	4,167	45,833	50,000	92%
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	1,333	1,333	1,333	14,667	16,000	92%
Assessment Roll Services	667	667	667	667	667	667	667	667	667	667	667	7,333	8,000	92%
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	35	52	64	162	400	41%
Travel and Per Diem														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	10	9	-	-	304	-	1,274	140	10	-	-	1,747	500	349%
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	-	-	4,738	-	1,724	7,249	20,000	36%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services - General	-	-	-	1,988	-	2,028	-	-	488	443	-	4,945	10,000	49%
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	11,437	6,661	7,955	152,836	190,935	80%
Stormwater Management Services														
Professional Services														
Asset Management	-	4,808	3,658	3,658	-	7,317	-	7,954	3,658	3,658	3,658	38,371	43,900	87%
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	2,030	-	8,300	40,628	76,000	53%
Lake Bank Maintenance	-	-	-	-	-	3,300	-	-	-	-	2,945	6,245	2,000	312%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	14,200	0%
Water Control Structures	-	-	-	-	-	6,000	-	-	5,400	-	9,130	20,530	26,000	79%
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	-	-	8,399	51,546	39,500	130%
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	-	-	-	-	-	-	-	-	-	-	4,400	4,400	8,000	55%
Lake Bank Restoration	-	-	600	-	-	55,656	-	79,337	24,418	18,652	-	178,662	164,200	109%
Stormwater Drainage Pipes	-	-	-	650	-	-	-	-	-	-	-	650	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	-	-	-	175	750	-	3,535	3,510	1,750	17,500	27,220	6,000	454%
Contingencies/Inspection Services	-	-	300	400	-	-	-	-	-	-	-	700	-	N/A
Road and Street Services														
Professional Management														
Asset Management	-	333	333	333	-	667	-	667	333	333	333	3,333	4,000	83%
Bridge Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Utility Services														
Electric														
Southwest Blvd Street Lights	34	-	70	43	-	72	-	98	56	-	109	482	9,800	5%
Entrance/Fountain Landscape/Street Lights	-	446	490	1,270	-	460	-	1,195	802	-	1,286	5,948	-	N/A
Entrance Bridge - Lights	-	62	70	209	-	130	-	148	505	-	136	1,260	1,200	105%
Repairs and Maintenance														
Sidewalk Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Curb & Gutter	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Striping & Pavement Marking	-	-	-	-	-	-	-	-	-	-	3,266	3,266	-	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	1,430	-	-	1,740	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	42,141	24,394	59,463	425,092	546,430	78%
Landscaping Services														
Professional Management														
Asset Management	-	542	542	542	-	1,083	-	1,083	542	542	542	5,417	6,500	83%
Water Quality Monitoring	-	-	-	-	-	-	-	4,450	-	4,450	-	8,900	10,000	89%
Utility Services														
Electric - Landscape Lighting	-	-	-	-	-	448	-	-	-	-	-	448	4,500	10%
Irrigation Water - Landscaping	-	-	-	-	-	-	-	-	-	1,097	98	1,195	-	N/A
Potable Water - Meter (Entry Fountain)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Potable Water - Fountain	-	142	226	477	209	26	44	298	-	200	200	1,823	1,500	122%
Repairs & Maintenance														
Public Area Landscaping														
Trevisio Bay Blvd - Entrance	-	9,093	-	-	16,355	5,452	5,452	16,355	-	5,960	5,728	64,394	83,000	78%
Southwest Boulevard	-	1,918	1,918	1,918	-	3,836	1,918	3,836	-	1,918	1,918	19,180	24,500	78%
Irrigation System	-	747	296	701	-	5,468	-	-	-	2,187	-	9,400	3,800	247%
Well System	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	4,733	324	12,400	2,255	8,393	36,608	24,421	-	3,108	92,241	40,000	231%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	7,800	0%
Fountains	-	805	1,075	-	-	3,276	1,000	-	500	500	2,566	9,722	16,500	59%
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	-	-	-	9,700	14,835	43,840	88,500	50%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Landscape Renewal & Replacement										625		625		
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	25,463	27,179	28,995	292,487	308,800	95%
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	\$ 79,041	\$ 58,235	\$ 96,412	\$ 870,415	\$ 1,131,165	77%
Net Increase/ (Decrease) in Fund Balance	(32,778)	179,031	625,733	13,234	8,596	(120,141)	279	(180,162)	(70,997)	(58,167)	(94,910)	269,718	-	
Fund Balance - Beginning	527,715	494,937	673,968	1,299,701	1,312,935	1,321,531	1,201,390	1,201,669	1,021,507	950,510	892,343	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	\$ 950,510	\$ 892,343	\$ 797,433	797,433	\$ 27,882	

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

Description	October	November	December	January	February	March	April	May	June	July	August	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	820	867	962	7,744	-	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	11,853	100	2,213	1,679,884	1,666,901	101%
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)														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 15,332	\$ 441,060	\$ 991,071	\$ 63,990	\$ 66,705	\$ 25,997	\$ 54,337	\$ 12,322	\$ 12,673	\$ 967	\$ 3,175	\$ 1,687,628	\$ 1,666,901	N/A
Expenditures and Other Uses														
Property Appraiser/Tax Collector Fees														-
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
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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)	12,673	967	3,175	9,657	(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	284,859	297,532	298,499	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	\$ 297,532	\$ 298,499	\$ 301,673	\$ 301,673	\$ (6,964)	

Prepared by:
JPWARD and Associates, LLC