

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

FISCAL YEAR 2024

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 December 31, 2023

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	General Long Term Debt	Account Groups Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,580,145	\$ -	\$ -	\$ -	---	\$ 1,580,145
General Fund - Hancock Bank						\$ -
Construction Account	-	-	-	-	-	-
Costs of Issuance Account	-	-	-	-	-	-
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	-	-	-	-	-
Revenue	-	1,521,014	-	-	-	1,521,014
Prepayment Account	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-
Capital Project Fund - Series 2018	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	25,665	-	-	-	25,665.29
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	-	-	-	20,009,000	-	20,009,000
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 1,580,145	\$ 1,546,679	\$ -	\$ 20,009,000	\$ 45,257,809	\$ 68,393,633
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	-	-
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	25,665	-	-	-	-	25,665
Loan - TB Master Turnover, Inc.	-	-	-	-	-	-
Due to Bondholders	-	-	-	-	-	-
Bonds Payable						
Current Portion	-	-	-	-	-	-
Long Term	-	-	-	20,009,000	-	20,009,000
Matured Bonds Payable	-	-	-	-	-	-
Matured Interest Payable	-	-	-	-	-	-
Total Liabilities	\$ 25,665	\$ -	\$ -	\$ 20,009,000	\$ -	\$ 20,034,665
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	45,257,809	45,257,809.00
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	302,943	10,165	-	-	1,745,539.22
Results from Current Operations	-	1,243,736	(10,165)	-	-	(198,860.09)
Unassigned						
Beginning: October 1, 2023 (Unaudited)	679,463	-	-	-	-	679,463.13
Results from Current Operations	875,016	-	-	-	-	875,016.37
Total Fund Equity and Other Credits	\$ 1,554,480	\$ 1,546,679	\$ 0	\$ -	\$ 45,257,809	\$ 48,358,968
Total Liabilities, Fund Equity and Other Credits	\$ 1,580,145	\$ 1,546,679	\$ 0	\$ 20,009,000	\$ 45,257,809	\$ 68,393,633

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

Description	October	November	December	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	17,083	438,680	711,783	1,167,546	1,400,266	83%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Miscellaneous Revenue						
	-	-	-	-	-	N/A
Intergovernmental Transfers In						
	-	-	-	-	-	
Total Revenue and Other Sources:	17,083	438,680	\$711,783	1,167,546	\$ 1,400,266	83%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's - Fees	-	-	-	-	6,000	0%
Board of Supervisor's - Taxes	-	-	-	-	-	N/A
Executive						
Professional Management	4,375	4,375	4,375	13,125	525,000	3%
Financial and Administrative						
Audit Services	-	-	2,000	2,000	5,300	38%
Accounting Services	1,500	1,500	1,500	4,500	18,000	25%
Assessment Roll Services	833	833	833	2,500	10,000	25%
Assessment Methodology Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	2,900	0%
Trustee Services	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	11,466	-	243	11,709	3,000	390%
Bank Service Charges	-	-	-	-	400	0%
Travel and Per Diem						
	-	-	-	-	-	N/A
Communications & Freight Services						
Telephone	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	35	200	17%
Insurance						
	70,519	-	-	70,519	55,000	128%
Printing & Binding						
	-	-	-	-	250	0%
Website Development						
	-	-	-	-	1,750	0%
Subscription & Memberships						
	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	1,838	525	2,363	10,000	24%
Legal - Foreclosure Counsel	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General	-	-	375	375	7,500	5%

Prepared by:

JPWARD and Associates, LLC

Unaudited

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Engineering Services - Assets	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Sub-Total:	88,693	8,742	9,865	107,301	654,375	16%
Stormwater Management Services						
Professional Services						
Asset Management	-	4,650	3,175	7,825	38,100	21%
Mitigation Monitoring	-	-	200	200	4,800	4%
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	38,704	71,000	55%
Lake Bank Maintenance	-	-	-	-	2,300	0%
Water Quality Testing	-	-	-	-	14,500	0%
Water Control Structures	-	-	-	-	27,000	0%
Grass Carp Installation	-	-	-	-	-	N/A
Aeration System	-	-	270	270	-	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	-	5,400	40,000	14%
Water Quality Testing	-	-	-	-	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	18,000	0%
Pressure Clean Boardwalk & Lookout	-	-	-	-	22,000	0%
Preserve Trail Material	-	-	-	-	4,000	0%
Contingencies	-	-	-	-	14,910	0%
Capital Outlay						
Aeration System	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	-	-	4,000	0%
Lake Bank Restoration	-	750	-	750	144,880	1%
Stormwater Drainage Pipes	-	-	-	-	30,000	0%
Erosion Restoration	-	-	-	-	-	N/A
Fountain Replacement (in Lakes)	-	1,600	1,500	3,100	40,000	8%
Contingencies/Inspection Services	-	-	-	-	-	N/A
Road and Street Services						
Professional Management						
Asset Management	-	825	825	1,650	9,900	17%
Bridge Inspections	-	-	-	-	-	N/A
Utility Services						
Electric						
Southwest Blvd Street Lights	51	50	43	144	12,000	1%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	1,925	-	N/A
Entrance Bridge - Lights	56	83	107	246	1,800	14%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Repairs and Maintenance					-	N/A
Sidewalk Repairs	-	-	-	-	-	N/A
Curb & Gutter	-	-	-	-	-	N/A
Striping & Pavement Marking	-	-	-	-	-	N/A
Bridge Repairs	-	-	-	-	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	-	-	-	-	8,000	0%
Contingencies	-	-	-	-	4,650	0%
Capital Outlay						
Entrance Lights (Treviso Bay Boulevard)	-	-	2,678	2,678	-	N/A
Sub-Total:	17,036	56,086	23,176	96,299	568,240	17%
Landscaping Services						
Professional Management						
Asset Management	-	1,000	1,000	2,000	12,000	17%
Water Quality Monitoring	-	-	-	-	10,000	0%
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	701	6,000	12%
Repairs & Maintenance						
Public Area Landscaping						
Treviso Bay Blvd - Entrance	-	8,061	-	8,061	90,000	9%
Southwest Boulevard	10,394	2,333	-	12,727	26,000	49%
Irrigation System	-	679	-	679	5,200	13%
Well System	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	-	-	55,000	0%
Tree Trimming	-	-	11,760	11,760	10,000	118%
Fountains	-	500	1,000	1,500	18,000	8%
Other Current Charges	-	-	-	-	-	N/A
Operating Supplies						
Mulch	-	8,922	-	8,922	27,000	33%
Contingencies	-	-	-	-	17,340	0%
Capital Outlay						
Fountain Pump House Construction & Landscaping	-	39,626	2,466	42,092	77,600	54%
Landscape Renewal & Replacement	-	-	487	487	4,000	12%
Engineering - Fountain Mechanical	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	N/A
Sub-Total:	10,398	61,397	17,135	88,930	358,140	25%
Reserves						
Operations	-	-	-	-	-	N/A
Storm Events/Unforeseen Capital/Reserves	-	-	-	-	200,000	0%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Sub-Total:	-	-	-	-	200,000	0%
Total Expenditures and Other Uses:	\$ 116,128	\$ 126,226	\$ 50,176	\$ 292,529	\$ 1,780,755	16%
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	875,016	(380,489)	
Fund Balance - Beginning	679,463	580,418	892,873	679,463	27,882	
Fund Balance - Ending	\$ 580,418	\$ 892,873	\$ 1,554,480	1,554,480	\$ (352,607)	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward					-	
Interest Income						
Revenue Account	1,296	1,382	563	3,242	-	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	21,185	544,026	882,713	1,447,924	1,783,584	81%
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:	\$ 22,482	\$ 545,408	\$ 883,276	\$ 1,451,166	\$ 1,783,584	N/A
Expenditures and Other Uses						
Property Appraiser/Tax Collector Fees					-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2021 Bonds	-	-	-	-	1,260,000	0%
Principal Debt Service - Prepayments						
Series 2021 Bonds	-	-	-	-	-	N/A
Interest Expense						
Series 2021 Bonds	-	207,429	-	207,429	414,859	50%
Foreclosure Counsel	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	-	-	-	-	-	N/A
Pymt to Refunded Bonds Escrow Agent						
2021 Refinance (2018 Bonds)	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 207,429	\$ -	\$ 207,429	\$ 1,674,859	N/A
Net Increase/ (Decrease) in Fund Balance	22,482	337,979	883,276	1,243,736	108,725	
Fund Balance - Beginning	302,943	325,425	663,403	302,943	-	
Fund Balance - Ending	\$ 325,425	\$ 663,403	\$ 1,546,679	\$ 1,546,679	\$ 108,725	