

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## ADOPTED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

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**Wentworth Estates  
Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget	Actual at 02/28/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash from prior year to fund operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Special Assessment Revenue</b>					
Special Assessment - On-Roll	\$ 1,089,797	\$ 1,071,070	\$ 1,089,797	\$ 1,400,266	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	Not Applicable
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,089,797</b>	<b>\$ 1,071,070</b>	<b>\$ 1,089,797</b>	<b>\$ 1,400,266</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 6,000	\$ 800	\$ 6,000	\$ 6,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA for Board Fees
<b>Executive</b>					
Professional Management	\$ 50,000	\$ 20,833	\$ 50,000	\$ 52,500	District Manager Contract
<b>Financial and Administrative</b>					
Audit Services	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,300	Statutory Required Audit Fees
Accounting Services	\$ 16,000	\$ 6,667	\$ 16,000	\$ 18,000	Accounting for all Funds - District Manager
Assessment Roll Preparation	\$ 8,000	\$ 3,333	\$ 8,000	\$ 10,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Assessment Methodology Preparation	\$ -	\$ -	\$ -	\$ -	Included in District Manager
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 2,900	\$ -	\$ 2,900	\$ 2,900	Statutory Legal Advertising
Trustee Services	\$ 8,400	\$ -	\$ 8,400	\$ 8,400	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ -	\$ -	No Additional SEC Disclosure Required
Prop. App/Tax Collector Services	\$ 2,500	\$ 3,010	\$ 3,010	\$ 3,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ 400	Fees required to maintain bank account
<b>Travel and Per Diem</b>					
\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 500	\$ 323	\$ 600	\$ 200	Mailing and postage
<b>Insurance</b>	\$ 53,760	\$ 53,420	\$ 53,420	\$ 55,000	Liability, D&O and Property Insurance
<b>Printing and Binding</b>	\$ 500	\$ 621	\$ 850	\$ 250	Agenda books and copies
<b>Web Site Maintenance</b>	\$ 1,200	\$ -	\$ 1,200	\$ 1,750	Statutory Maintenance of District Web Site
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
<b>Legal Services</b>					
General Counsel	\$ 20,000	\$ -	\$ 7,500	\$ 10,000	District Attorney
Tax Counsel	\$ -	\$ -	\$ -	\$ -	Not Required for FY 2021
<b>Other General Government Services</b>					
Engineering Services - General	\$ 10,000	\$ 1,988	\$ 5,000	\$ 7,500	District Engineer
Engineering Services - Assets	\$ -	\$ -	\$ -	\$ -	Long Range Capial Asset Valuations/Reserve Analysis
Engineering Services - Reserves	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 190,935</b>	<b>\$ 96,769</b>	<b>\$ 169,055</b>	<b>\$ 181,875</b>	
<b>Stormwater Management Services</b>					
<b>Professional Services</b>					
Asset Management	\$ 43,900	\$ 12,125	\$ 43,900	\$ 38,100	District Asset Manager
Mitigation Monitoring	\$ 4,800	\$ -	\$ 4,800	\$ 4,800	SFWMD Permit Requirement - Panther Habitat Hendry County
NPDES Reporting	\$ 2,000	\$ -	\$ 2,400	\$ 2,400	Required Reporting
<b>Utility Services</b>					
Electric - Aeration System	\$ -	\$ -	\$ -	\$ -	
<b>Repairs &amp; Maintenance</b>					
Lake & Wetland System	\$ -	\$ -	\$ -	\$ -	

**Wentworth Estates  
Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget	Actual at 02/28/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Aquatic Weed Control	\$ 76,000	\$ 11,185	\$ 76,000	\$ 71,000	Periodic Spraying of Water Management System
Lake Bank Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,300	Minor Repairs to Lake Banks
Water Quality Testing	\$ 14,200	\$ -	\$ 14,200	\$ 14,500	Required Water Quality Testing
Water Control Structures	\$ 26,000	\$ -	\$ 26,000	\$ 27,000	Periodic Maintenance
Cane Toad Removal	\$ -	\$ 3,075	\$ 3,075	\$ -	
<b>Preserves/Wetland System</b>					
Routine Maintenance	\$ 39,500	\$ 23,498	\$ 39,500	\$ 40,000	Permit Required Maintenance
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Preserve Trail, Boardwalk and Lookout Maint.	\$ -	\$ -	\$ -	\$ 18,000	Bi-Weekly Maint. (Spray, Blowoff, Pickup Palm Branches, Trim)
Pressure Clean Boardwalk and Lookout	\$ -	\$ -	\$ -	\$ 22,000	Pressure Clean and Waterproof Staining
Perseve Trail Material	\$ -	\$ -	\$ -	\$ 4,000	Freshen Up Pathway Aggregate as Needed
Contingencies	\$ -	\$ -	\$ -	\$ 14,910	7.50% of Repairs and Maintenance
<b>Capital Outlay</b>					
Aeration System	\$ -	\$ -	\$ -	\$ -	See CIP Program
Fountain Replacement (in Lakes)	\$ 6,000	\$ 875	\$ 6,000	\$ 40,000	See CIP Program
Lake Bank Restorations	\$ 164,200	\$ 600	\$ 214,200	\$ 144,880	See CIP Program
Littoral Shelf Planting	\$ 8,000	\$ -	\$ -	\$ 4,000	See CIP Program
Stormwater Drainage Pipes	\$ -	\$ 650	\$ 650	\$ 30,000	See CIP Program
Contingencies/Inspection Services	\$ -	\$ -	\$ -	\$ -	Included in CIP Program Budget
<b>Sub-Total:</b>	<b>\$ 386,600</b>	<b>\$ 52,008</b>	<b>\$ 432,725</b>	<b>\$ 477,890</b>	
<b>Road and Street Services</b>					
Professional Management					
Asset Management	\$ 4,000	\$ 1,000	\$ 4,000	\$ 9,900	District Asset Manager
Utility Services					
Water Services	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Electric					
Str Lts Entrance/Fountains	\$ 9,800	\$ 2,206	\$ 9,800	\$ 12,000	Treviso Bay Blvd Ent. St. Lts. - to Guardhouse - Fountain Elec.
Pump Station	\$ -	\$ -	\$ -	\$ -	HOA Responsibility
SW Blvd Street Lights	\$ 1,200	\$ 147	\$ 1,200	\$ 1,800	Street Lights - SW Boulevard
Bridge Lighting	\$ -	\$ 341	\$ -	\$ -	Treviso Bay Blvd - Bridge Lighting
Repairs and Maintenance					
Bridge - Entrance					
Bridge Inspection Report	\$ -	\$ -	\$ -	\$ -	Inspection Scheduled in 2027
Maintenance Services					
Bridge	\$ 4,000	\$ 9,464	\$ 6,400	\$ 8,000	Pressure Washing
Entry Monuments	\$ 3,000	\$ -	\$ 3,000	\$ 6,000	Pressure Washing/Painting
Entry Wall	\$ 3,400	\$ -	\$ 3,400	\$ 5,000	Pressure Washing/Painting
Street Lights/Directional Signs	\$ 5,000	\$ -	\$ 5,000	\$ 7,000	Misc Repairs and Bulb Replacements
Brick Paver Repairs	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Repairs as Needed
Annual Holiday Decorations	\$ 20,000	\$ 15,000	\$ 15,000	\$ 20,000	Holiday Decorations
Miscellaneous Repairs	\$ 9,000	\$ 2,325	\$ 9,000	\$ 8,000	Periodic Maintenance
Contingencies	\$ 3,930	\$ -	\$ -	\$ 4,650	7.50% of Maintenance Services
Capital Outlay					
Treviso Bay Boulevard	\$ 88,500	\$ -	\$ -	\$ -	N/A for FY 2024
<b>Sub-Total:</b>	<b>\$ 159,830</b>	<b>\$ 30,483</b>	<b>\$ 64,800</b>	<b>\$ 90,350</b>	
<b>Landscaping Services</b>					
Professional Management					
Asset Management	\$ 6,500	\$ 1,625	\$ 6,500	\$ 12,000	District Asset Manager
Water Quality Monitoring	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	Regulatory Permit Monitoring for Water Withdrawal
Utility Services					
Electric - Landscape Lighting	\$ 4,500	\$ -	\$ -	\$ -	N/A for FY 2024
Irrigation Water - Landscaping	\$ -	\$ -	\$ -	\$ -	Water for Landscaping from the Master Irrigation System
Potable Water - Meter (Entry Fountain)	\$ -	\$ -	\$ -	\$ -	Installation of Water Meter for Fountain
Potable Water - Fountain	\$ 1,500	\$ 1,055	\$ 6,000	\$ 6,000	Monthly County Water Charges
Repairs & Maintenance					
Public Area Landscaping					
Treviso Bay Blvd - Entrance	\$ 83,000	\$ 25,448	\$ 83,000	\$ 90,000	Treviso Bay Boulevard

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**Wentworth Estates  
Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget	Actual at 02/28/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Southwest Boulevard	\$ 24,500	\$ 5,754	\$ 24,000	\$ 26,000	Development Order Requirement for Maintenance
Irrigation System	\$ 3,800	\$ 1,744	\$ 3,800	\$ 5,200	Landscaping Irrigation - Treviso Bay Blvd.
Well System	\$ -	\$ -	\$ -	\$ -	N/A
Plant Replacement and Annuals	\$ 40,000	\$ 17,457	\$ 44,000	\$ 55,000	Plantings Replacement
Tree Trimming	\$ 7,800	\$ -	\$ 7,800	\$ 10,000	Annual Thinning of Trees
Fountains	\$ 16,500	\$ 1,880	\$ 16,500	\$ 18,000	Weekly Service & Repairs
Other Current Charges	\$ -	\$ -	\$ -	\$ -	<b>NO ACCOUNT N</b>
Operating Supplies					
Mulch	\$ 8,400	\$ 8,320	\$ 8,400	\$ 27,000	Entrance Mulch - twice a year and once/year Touchup
Contingencies	\$ 13,800	\$ 885	\$ -	\$ 17,340	7.5% of Repairs and Maintenance
Capital Outlay					
Fountain Pump House Const. & Landscaping	\$ -	\$ -	\$ -	\$ 77,600	See CIP for Detail
Landscaping Renewal & Replacement	\$ -	\$ -	\$ -	\$ 40,000	See CIP for Detail
Engineering - Fountain Mechanical	\$ -	\$ 10,528	\$ 10,528	\$ -	Completed
Lighting - Fixtures/Installation	\$ -	\$ 23,108	\$ 23,108	\$ -	Completed
<b>Sub-Total:</b>	<b>\$ 220,300</b>	<b>\$ 97,802</b>	<b>\$ 243,636</b>	<b>\$ 394,140</b>	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 200,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Storm Events/Unforeseen Capital /Reserves	\$ 85,000	\$ -	\$ -	\$ -	Line Item Removed for FY 2024
<b>Sub-total:</b>	<b>\$ 85,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 47,132	\$ -	\$ 47,132	\$ 56,011	
<b>Sub-Total:</b>	<b>\$ 47,132</b>	<b>\$ -</b>	<b>\$ 47,132</b>	<b>\$ 56,011</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,089,797</b>	<b>\$ 277,062</b>	<b>\$ 957,347</b>	<b>\$ 1,400,266</b>	

**Fund Balances:**

**Change from Current Year Operations**      \$ -      \$ 794,008      \$ 132,450      N/A      Cash Over (Short) at Fiscal Year End

**Fund Balance - Beginning**

Extraordinary Capital/Operations      \$ 255,266      \$ 387,715      \$ 510,098      Long Term Capital Planning - Balance of Funds  
 1st Three (3) Months of Operations      \$ 272,449      \$ 272,449      \$ 350,066      Required to meet Cash Needs until Assessment Received  
**Total Fund Balance**      \$ 527,715      \$ 660,165      \$ 860,165

Assessment Comparison					
Description	Number of Units	FY 2023		FY 2024	
		Rate/Unit		Rate/Unit	
Residential	1432	\$ 805.55		\$ 957.30	Three 75' lots were combined to create 2 lots, 60581265346 and 60581265304, and are assessed as 1.5 units each.
Commercial	N/A	\$ 24,750.13		\$ 29,412.58	
<b>CAP Rate Adopted (Residential)</b>		\$ 805.59		\$ 1,148.76	New Cap Rate (Residential)
<b>CAP Rate Adopted (Commercial)</b>				\$ 35,295.10	New Cap Rate (Commercial)

**Wentworth Estates Community Development District**

**General Fund - Budget**

**Fiscal Year 2024**

**Capital Improvement Plan - Fiscal Year 2024 through FY 2028**

Description of Capital Items	2023	2024	2025	2026	2027
<b>Water Management System</b>					
<b>Fountains for System</b>					
Lake 12 Avellino		\$ 20,000			
Lake 15 Trevi		\$ 20,000			
Lake 20 Bella Firenze			\$ 20,000		
Lake 7 Napoli			\$ 20,000		
Lake 24 Aqua				\$ 20,000	
Lake 27 Club House					\$ 20,000
Lake 42 (2) Peninsula					
Lake 21 Cavia				\$ 20,000	
<b>Improvements for Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
<b>Sub-Total</b>	<b>\$ 4,000</b>	<b>\$ 44,000</b>	<b>\$ 44,000</b>	<b>\$ 44,000</b>	<b>\$ 24,000</b>
<b>Preserves - Boardwalk and Lookout</b>					
<i>Evaluation of Boardwalk and Lookout will be completed in Fiscal Year 2024 for a long term needs determination to be included into future years budgets.</i>					
<b>Stormwater Drainage Pipes</b>					
Televise System/Repairs for damage	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 25,000
<b>Sub-total</b>	<b>\$ -</b>	<b>\$ 34,000</b>	<b>\$ 36,000</b>	<b>\$ 42,000</b>	<b>\$ 36,000</b>
<b>Lakes Banks Erosion Restoration</b>					
Giaveno	\$ -	\$ -	\$ -	\$ 49,000	\$ -
Venezia	\$ -	\$ -	\$ 17,400	\$ -	\$ -
Ponziane	\$ 32,000	\$ -	\$ -	\$ -	\$ -
Acqua	\$ 48,000	\$ -	\$ -	\$ -	\$ -
Lipari	\$ 68,000	\$ -	\$ -	\$ -	\$ -
Bella Firenze	\$ -	\$ -	\$ -	\$ -	\$ -
Vercelli	\$ -	\$ -	\$ -	\$ -	\$ -
Dinapoli	\$ -	\$ 39,000	\$ -	\$ -	\$ -
Via Veneto	\$ -	\$ -	\$ -	\$ -	\$ -
Piacere	\$ -	\$ -	\$ -	\$ -	\$ -
italiz	\$ -	\$ 82,000	\$ -	\$ -	\$ -
Ponte Rialto	\$ -	\$ -	\$ 38,000	\$ -	\$ -
Avellino	\$ -	\$ -	\$ -	\$ -	\$ -
Casoria	\$ -	\$ -	\$ 83,000	\$ -	\$ -
Trevi	\$ -	\$ -	\$ -	\$ 54,000	\$ -
Siracusa	\$ -	\$ -	\$ 13,000	\$ -	\$ -
Pavia	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ 28,000	\$ -
Overall Project Lake Bank Restoration	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Contingencies/CEI Services	\$ 18,240	\$ 23,880	\$ 27,768	\$ 22,680	\$ 7,200
<b>Sub-Total:</b>	<b>\$ 166,240</b>	<b>\$ 144,880</b>	<b>\$ 179,168</b>	<b>\$ 153,680</b>	<b>\$ 47,200</b>
<b>Total: Stormwater Management System</b>	<b>\$ 170,240</b>	<b>\$ 222,880</b>	<b>\$ 259,168</b>	<b>\$ 239,680</b>	<b>\$ 107,200</b>

**Wentworth Estates Community Development District**

**General Fund - Budget**

**Fiscal Year 2024**

**Capital Improvement Plan - Fiscal Year 2024 through FY 2028**

<b>Description of Capital Items</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Treviso Bay Boulevard - Entrance Fountain, Roadway, Lighting, Signage</b>					
<b>Entrance Fountain</b>					
Brick Paver Replacement	\$ -	\$ -	\$ -	\$ -	\$ 128,000
Bridge, Fountain and Wall Painting	\$ -	\$ -	\$ -	\$ 48,000	\$ -
Fountain Pump House Construction	\$ -	\$ 65,000	\$ -	\$ -	\$ -
Landscaping Enhancements	\$ -	\$ 40,000	\$ 35,000	\$ 35,000	\$ 35,000
Contingencies/CEI Services	\$ -	\$ 12,600	\$ 4,200	\$ 9,960	\$ 19,560
<b>Total: Treviso Bay Boulevard Entrance</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ 35,000</b>	<b>\$ 83,000</b>	<b>\$ 163,000</b>
<b>Total Capital Improvements:</b>	<b>\$ 170,240</b>	<b>\$ 327,880</b>	<b>\$ 294,168</b>	<b>\$ 322,680</b>	<b>\$ 270,200</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 127.20</b>	<b>\$ 244.99</b>	<b>\$ 219.80</b>	<b>\$ 241.11</b>	<b>\$ 201.90</b>

**Wentworth Estates  
Community Development District  
Debt Service Fund - Series 2021 Refunding Bonds (Amended Budget)  
Fiscal Year 2024**

Description	Fiscal Year 2023 Adopted Budget	Actual at 02/28/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 1,783,584	\$ 1,447,458	\$ 1,783,584	1,783,584
Special Assessment - Off-Roll	\$ -			
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Sinking Fund	\$ -		\$ -	\$ -
Interest Account-Series A	\$ -	\$ -	\$ -	\$ -
Reserve Account-Series A	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ -	\$ 4	\$ 5	\$ -
<b>Intragovernmental Transfers In</b>				
Debt Service Fund - Series 2006 Bonds	-	\$ -	-	\$ -
<b>Debt Proceeds</b>				
Series 2017 Refunding Bonds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,783,584</b>	<b>\$ 1,447,463</b>	<b>\$ 1,783,589</b>	<b>\$ 1,783,584</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 1,245,000	\$ -	\$ 1,245,000	\$ 1,260,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -		\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 428,865	\$ 214,433	\$ 428,865	\$ 414,859
<b>Other Fees and Charges</b>				
Discounts/Fees and Charges	\$ 116,683	\$ 4,106	\$ 116,683	\$ 116,683
<b>Operating Transfers Out</b>				
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,790,548</b>	<b>\$ 218,538</b>	<b>\$ 1,790,548</b>	<b>\$ 1,791,542</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ 1,228,924	\$ (6,959)	\$ (7,957)
<b>Fund Balance - Beginning</b>	\$ 174,794	\$ 174,794	\$ 174,794	\$ 167,835
<b>Fund Balance - Ending</b>	<b>\$ 174,794</b>	<b>\$ 1,403,718</b>	<b>\$ 167,835</b>	<b>\$ 159,877</b>

<b>Restricted Fund Balance:</b>	
Reserve Account Requirement	NONE
Restricted for November 1, 2024 Interest Payment	\$ 198,767
<b>Total - Restricted Fund Balance:</b>	<b>\$ 198,767</b>

Description	Number of Units	Assessment Rates	
		FY 2023	FY 2024
50' Lot	111	\$ 1,653.89	\$ 1,653.89
50' Lot partial	1	\$ 1,200.10	\$ 1,200.10
60' Lot	75	\$ 1,754.52	\$ 1,754.52
60' Lot partial	1	\$ 1,327.19	\$ 1,327.19
75' Lot	205	\$ 2,112.87	\$ 2,112.87
100' Lot	17	\$ 3,006.43	\$ 3,006.43
100' Lot partial	10	\$ 2,552.90	\$ 2,552.90
150' Lot	10	\$ 3,606.25	\$ 3,606.25
150' Lot partial	1	\$ 3,152.72	\$ 3,152.72
Coach Homes	194	\$ 1,103.11	\$ 1,103.11
2 Story Condominiums	203	\$ 942.54	\$ 942.54
4 Story Condominiums	600	\$ 789.60	\$ 789.60
Commercial	1	\$ 37,782.00	\$ 37,782.00
Golf Course	0		
<b>Total:</b>	<b>1429</b>		

**Wentworth Estates**  
**Community Development District**  
**Debt Service Fund - Series 2021 Amortization Schedule**  
**Fiscal Year 2024**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued		\$ 22,485,000	Varies			
11/1/2021				\$ 74,885.02	\$ 74,885.02	\$ 22,485,000
5/1/2022	\$ 1,231,000		1.0625%	\$ 220,972.19		
11/1/2022				\$ 214,432.50	\$ 1,666,404.69	\$ 21,254,000
5/1/2023	\$ 1,245,000		1.1250%	\$ 214,432.50		
11/1/2023				\$ 207,429.38	\$ 1,666,861.88	\$ 20,009,000
5/1/2024	\$ 1,260,000		1.3750%	\$ 207,429.38		
11/1/2024				\$ 198,766.88	\$ 1,666,196.26	\$ 18,749,000
5/1/2025	\$ 1,278,000		1.5000%	\$ 198,766.88		
11/1/2025				\$ 189,181.88	\$ 1,665,948.76	\$ 17,471,000
5/1/2026	\$ 1,299,000		1.6250%	\$ 189,181.88		
11/1/2026				\$ 178,627.50	\$ 1,666,809.38	\$ 16,172,000
5/1/2027	\$ 1,321,000		1.7500%	\$ 178,627.50		
11/1/2027				\$ 167,068.75	\$ 1,666,696.25	\$ 14,851,000
5/1/2028	\$ 1,345,000		1.8750%	\$ 167,068.75		
11/1/2028				\$ 154,459.38	\$ 1,666,528.13	\$ 13,506,000
5/1/2029	\$ 1,371,000		2.0000%	\$ 154,459.38		
11/1/2029				\$ 140,749.38	\$ 1,666,208.76	\$ 12,135,000
5/1/2030	\$ 1,400,000		2.1250%	\$ 140,749.38		
11/1/2030				\$ 125,874.38	\$ 1,666,623.76	\$ 10,735,000
5/1/2031	\$ 1,430,000		2.1250%	\$ 125,874.38		
11/1/2031				\$ 110,680.63	\$ 1,666,555.01	\$ 9,305,000
5/1/2032	\$ 1,462,000		2.2500%	\$ 110,680.63		
11/1/2032				\$ 94,233.13	\$ 1,666,913.76	\$ 7,843,000
5/1/2033	\$ 1,495,000		2.2500%	\$ 94,233.13		
11/1/2033				\$ 77,414.38	\$ 1,666,647.51	\$ 6,348,000
5/1/2034	\$ 1,530,000		2.3750%	\$ 77,414.38		
11/1/2034				\$ 59,245.63	\$ 1,666,660.01	\$ 4,818,000
5/1/2035	\$ 1,567,000		2.3750%	\$ 59,245.63		
11/1/2035				\$ 40,637.50	\$ 1,666,883.13	\$ 3,251,000
5/1/2036	\$ 1,605,000		2.5000%	\$ 40,637.50		
11/1/2036				\$ 20,575.00	\$ 1,666,212.50	\$ 1,646,000
5/1/2037	\$ 1,646,000		2.5000%	\$ 20,575.00		
11/1/2037					\$ 1,666,575.00	