

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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## ADOPTED BUDGET

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

Wentworth Estates  
Community Development District  
General Fund - Budget  
Fiscal Year 2021

| Description                                | Fiscal Year 2020<br>Adopted Budget | Actual at<br>01/31/2020 | Anticipated<br>Year End<br>09/30/20 | Fiscal Year 2021<br>Budget | Expenditure<br>Requirements -<br>October 2020 -<br>December, 2020 | Notes   |
|--|------------------------------------|-------------------------|-------------------------------------|----------------------------|---|---|
| <b>Revenues and Other Sources</b>          |                                    |                         |                                     |                            |   |   |
| Carryforward                               | \$ -                               | \$ -                    | \$ -                                | \$ -                       |   |   |
| Interest Income - General Account          | \$ -                               | \$ -                    | \$ -                                | \$ -                       |   |   |
| Special Assessment Revenue                 |                                    |                         |                                     |                            |   |   |
| Special Assessment - On-Roll               | \$ 817,432                         | \$ 662,359              | \$ 817,432                          | \$ 1,096,172               |   | Assessments from Resident Owners  |
| Special Assessment - Off-Roll              | \$ -                               | \$ -                    | \$ -                                | \$ -                       |   | Assessments from Developer - NOT APPLICABLE   |
| <b>Total Revenue &amp; Other Sources</b>   | <b>\$ 817,432</b>                  | <b>\$ 662,359</b>       | <b>\$ 817,432</b>                   | <b>\$ 1,096,172</b>        |   |   |
| <b>Expenditures and Other Uses</b>         |                                    |                         |                                     |                            |   |   |
| <b>Legislative</b>                         |                                    |                         |                                     |                            |   |   |
| Board of Supervisor's Fees                 | \$ 4,000                           | \$ 1,000                | \$ 4,000                            | \$ 4,000                   | \$ -  | Statutory Required Feed   |
| Board of Supervisor's - FICA               | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | FICA Required for Board Fees  |
| <b>Executive</b>                           |                                    |                         |                                     |                            |   |   |
| Professional Management                    | \$ 50,000                          | \$ 16,667               | \$ 50,000                           | \$ 50,000                  | \$ 12,500   | District Manager Contract   |
| <b>Financial and Administrative</b>        |                                    |                         |                                     |                            |   |   |
| Audit Services                             | \$ 4,700                           | \$ 4,700                | \$ 4,700                            | \$ 4,700                   | \$ -  | Statutory Required Audit Fees   |
| Accounting Services                        | \$ 16,000                          | \$ 5,333                | \$ 16,000                           | \$ 16,000                  | \$ 4,000  | Accounting for all Funds - District Manager<br>Statutory required maintenance of owner's par debt outstanding and |
| Assessment Roll Preparation                | \$ 8,000                           | \$ 2,667                | \$ 8,000                            | \$ 8,000                   | \$ 2,000  | yearly work with property appraiser   |
| Assessment Methodology Preparation         | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | Included in Manager Contract  |
| Arbitrage Rebate Fees                      | \$ 500                             | \$ -                    | \$ 500                              | \$ 500                     | \$ -  | IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds                  |
| <b>Other Contractual Services</b>          |                                    |                         |                                     |                            |   |   |
| Recording and Transcription                | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| Legal Advertising                          | \$ 2,900                           | \$ 847                  | \$ 2,900                            | \$ 2,900                   | \$ -  | Statutory Legal Advertising   |
| Trustee Services                           | \$ 8,400                           | \$ -                    | \$ 8,400                            | \$ 8,400                   | \$ -  | Trustee Fees for Bonds  |
| Dissemination Agent Services               | \$ 5,000                           | \$ -                    | \$ 5,000                            | \$ 5,000                   | \$ -  |   |
| Prop. App/Tax Collector Services           | \$ 25,000                          | \$ 23,975               | \$ 23,975                           | \$ 25,000                  | \$ 25,000   | Fees to place assessment on the tax bills   |
| Bank Service Fees                          | \$ 800                             | \$ 79                   | \$ 250                              | \$ 800                     | \$ 200  | Fees required to maintain bank account  |
| Travel and Per Diem                        | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| <b>Communications and Freight Services</b> |                                    |                         |                                     |                            |   |   |
| Telephone                                  | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| Postage, Freight & Messenger               | \$ 600                             | \$ 291                  | \$ 700                              | \$ 600                     | \$ -  | Mailing and postage   |
| <b>Insurance</b>                           |                                    |                         |                                     |                            |   |   |
| Insurance                                  | \$ 60,000                          | \$ 54,895               | \$ 54,895                           | \$ 60,000                  | \$ 60,000   | Liability, D&O and Property Insurance   |
| <b>Printing and Binding</b>                |                                    |                         |                                     |                            |   |   |
| Printing and Binding                       | \$ 500                             | \$ 354                  | \$ 500                              | \$ 500                     | \$ -  | Agenda books and copies   |
| <b>Web Site Maintenance</b>                |                                    |                         |                                     |                            |   |   |
| Web Site Maintenance                       | \$ 1,200                           | \$ 200                  | \$ 1,200                            | \$ 1,200                   | \$ 300  | Statutory Maintenance of District Web Site  |
| <b>Office Supplies</b>                     |                                    |                         |                                     |                            |   |   |
| Office Supplies                            | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| <b>Subscriptions and Memberships</b>       |                                    |                         |                                     |                            |   |   |
| Subscriptions and Memberships              | \$ 175                             | \$ 175                  | \$ 175                              | \$ 175                     | \$ 175  | Statutory fee to Department of Economic Opportunity   |
| <b>Legal Services</b>                      |                                    |                         |                                     |                            |   |   |
| General Counsel                            | \$ 10,000                          | \$ 1,439                | \$ 5,000                            | \$ 10,000                  | \$ 1,000  | District Attorney   |
| Tax Counsel                                | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | Not Required for FY 2021  |
| <b>Other General Government Services</b>   |                                    |                         |                                     |                            |   |   |
| Engineering Services - General             | \$ 6,000                           | \$ 14,525               | \$ 14,525                           | \$ 12,000                  | \$ 3,000  | District Engineer   |
| Engineering Services - Assets              | \$ -                               | \$ -                    | \$ 9,500                            | \$ 9,000                   | \$ 2,250  | District Asset Manager (General Services)   |
| Contingencies                              | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| <b>Sub-Total:</b>                          | <b>\$ 203,775</b>                  | <b>\$ 127,148</b>       | <b>\$ 210,221</b>                   | <b>\$ 218,775</b>          | <b>\$ 110,425</b>   |   |
| <b>Stormwater Management Services</b>      |                                    |                         |                                     |                            |   |   |
| <b>Professional Services</b>               |                                    |                         |                                     |                            |   |   |
| Asset Management                           | \$ 37,000                          | \$ -                    | \$ 27,000                           | \$ 37,000                  | \$ 9,250  | District Asset Manager  |
| Mitigation Monitoring                      | \$ 1,000                           | \$ -                    | \$ 1,000                            | \$ 1,000                   | \$ -  | Required Reporting  |
| NPDES Reporting                            | \$ 2,000                           | \$ -                    | \$ 2,000                            | \$ 2,000                   | \$ -  | Required REporting  |
| <b>Utility Services</b>                    |                                    |                         |                                     |                            |   |   |
| Electric - Aeration System                 | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |

**Wentworth Estates  
Community Development District  
General Fund - Budget  
Fiscal Year 2021**

| Description   | Fiscal Year 2020<br>Adopted Budget | Actual at<br>01/31/2020 | Anticipated<br>Year End<br>09/30/20 | Fiscal Year 2021<br>Budget | Expenditure<br>Requirements -<br>October 2020 -<br>December, 2020 | Notes  |
|---|------------------------------------|-------------------------|-------------------------------------|----------------------------|---|--|
| <b>Repairs &amp; Maintenance</b>  |                                    |                         |                                     |                            |   |  |
| Lake & Wetland System   |                                    |                         |                                     |                            |   |  |
| Aquatic Weed Control  | \$ 86,800                          | \$ 2,940                | \$ 64,800                           | \$ 64,800                  | \$ 16,200   | Periodic Spraying of Water Management System   |
| Lake Bank Maintenance   | \$ 3,000                           | \$ -                    | \$ 3,000                            | \$ 3,000                   | \$ -  | Minor Repairs to Lake Banks  |
| Water Quality Testing   | \$ 14,000                          | \$ 6,000                | \$ 14,000                           | \$ 14,000                  | \$ -  | Required Water Quality Testing   |
| Water Control Structures  | \$ 46,000                          | \$ -                    | \$ 46,000                           | \$ 26,000                  | \$ 6,500  | Periodic Maintenance   |
| Wetland System  |                                    |                         |                                     |                            |   |  |
| Routine Maintenance   | \$ 17,650                          | \$ 1,960                | \$ 22,000                           | \$ 34,800                  | \$ 8,700  | Permit Required Maintenance  |
| Water Quality Testing   |                                    |                         |                                     | \$ -                       |   |  |
| Capital Outlay  |                                    |                         |                                     |                            |   |  |
| Aeration System   | \$ 20,000                          | \$ -                    | \$ 20,000                           | \$ -                       | \$ -  | See CIP Program  |
| Fountain Replacement (in Lakes)   | \$ 28,500                          | \$ -                    | \$ 28,500                           | \$ 10,000                  | \$ -  | See CIP Program  |
| Lake Bank Restorations  | \$ 232,000                         | \$ 2,730                | \$ 232,000                          | \$ 252,450                 | \$ -  | See CIP Program  |
| Erosion Restoration   | \$ -                               | \$ -                    | \$ -                                | \$ 12,000                  | \$ -  | See CIP Program  |
| Contingencies   | \$ -                               | \$ -                    | \$ -                                | \$ 15,000                  | \$ -  |  |
| <b>Sub-Total:</b>   | <b>\$ 487,950</b>                  | <b>\$ 13,630</b>        | <b>\$ 460,300</b>                   | <b>\$ 472,050</b>          | <b>\$ 40,650</b>  |  |
| <b>Road and Street Services</b>   |                                    |                         |                                     |                            |   |  |
| Repairs and Maintenance   |                                    |                         |                                     |                            |   |  |
| Bridge - Entrance   |                                    |                         |                                     |                            |   |  |
| Bridge Inspection Report  | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |  |
| Maintenance Services  |                                    |                         |                                     |                            |   |  |
| Clean/Painting - Bridge   | \$ 31,000                          | \$ -                    | \$ 31,000                           | \$ -                       | \$ -  |  |
| Clean/Painting - Entry Monuments  | \$ 19,000                          | \$ -                    | \$ 19,000                           | \$ -                       | \$ -  |  |
| Clean/Painting - Entry Wall   | \$ 15,000                          | \$ -                    | \$ 15,000                           | \$ -                       | \$ -  |  |
| Clean/Painting - Street Lights/Directional  | \$ 5,000                           | \$ -                    | \$ 5,000                            | \$ -                       | \$ -  |  |
| Miscellaneous Repairs   | \$ 14,000                          | \$ -                    | \$ 14,000                           | \$ 9,000                   | \$ 2,250  | Minor Repairs as needed  |
| <b>Sub-Total:</b>   | <b>\$ 84,000</b>                   | <b>\$ -</b>             | <b>\$ 84,000</b>                    | <b>\$ 9,000</b>            | <b>\$ 2,250</b>   |  |
| <i>The Landscaping and Irrigation Pump Station Services for FY 2021 are the final phases of NEW service for the District for FY 2021 - these services have been maintained by the HOA and as part of the planned transition of operations for the District's Assets - these service will now be assumed by the CDD.</i> |                                    |                         |                                     |                            |   |  |
| <b>Landscaping Services</b>   |                                    |                         |                                     |                            |   |  |
| Professional Management   |                                    |                         |                                     |                            |   |  |
| Asset Management  | \$ -                               | \$ -                    | \$ -                                | \$ 6,500                   | \$ 1,625  | District Asset Manager   |
| Water Quality Monitoring  | \$ -                               | \$ -                    | \$ -                                | \$ 10,000                  | \$ 2,500  | Regulatory Permit Monitoring for Water Withdrawal  |
| Utility Services  |                                    |                         |                                     |                            |   |  |
| Electric - Landscape Lighting   | \$ -                               | \$ -                    | \$ -                                | \$ 4,500                   | \$ 1,125  | Entrance Lighting and Street Lighting Entrance   |
| Irrigation Water - Landscaping  | \$ -                               | \$ -                    | \$ -                                | \$ 7,000                   | \$ 1,750  | Monthly County Water Charges   |
| Potable Water - Meter Install (Entry Fountain)  | \$ -                               | \$ -                    | \$ 16,000                           | \$ -                       | \$ -  | New Meter Installation Required for Fountain - Paid 2020 - (County Rates Increase 03/2020 install completed to take advantage of savines - New Rate \$20k) |
| Potable Water - Foundain  | \$ -                               | \$ -                    | \$ -                                | \$ 4,000                   | \$ 1,000  | Monthly County Water Charges   |
| Repairs & Maintenance   |                                    |                         |                                     |                            |   |  |
| Public Area Landscaping   |                                    |                         |                                     |                            |   |  |
| Treviso Bay Blvd - Entrance   | \$ -                               | \$ -                    | \$ -                                | \$ 71,000                  | \$ 17,750   | Treviso Bay Boulevard  |
| Southwest Boulevard   | \$ -                               | \$ -                    | \$ -                                | \$ 32,000                  | \$ 8,000  | Development Order Requirement for Maintenance  |
| Irrigation System   | \$ -                               | \$ -                    | \$ -                                | \$ 3,000                   | \$ 750  | Landscaping Irrigaion - Treviso Bay Blvd.  |
| Well System   | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |  |
| Plant Replacement   | \$ -                               | \$ -                    | \$ -                                | \$ 12,000                  | \$ 3,000  | Annual Plantings/Replacement - Yearly  |
| Fountains   | \$ -                               | \$ -                    | \$ -                                | \$ 15,000                  | \$ 3,750  | Fountain Motor Repair or Replacement as needed   |
| Other Current Charges   | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |  |
| Operating Supplies  |                                    |                         |                                     |                            |   |  |
| Mulch   | \$ -                               | \$ -                    | \$ -                                | \$ 5,000                   | \$ 1,250  |  |
| Contingencies   | \$ -                               | \$ -                    | \$ -                                | \$ 7,500                   | \$ 1,875  | Contingencies  |
| Capital Outlay  | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |  |
| <b>Sub-Total:</b>   | <b>\$ -</b>                        | <b>\$ -</b>             | <b>\$ 16,000</b>                    | <b>\$ 177,500</b>          | <b>\$ 44,375</b>  |  |

Wentworth Estates  
Community Development District  
General Fund - Budget  
Fiscal Year 2021

| Description  | Fiscal Year 2020<br>Adopted Budget | Actual at<br>01/31/2020 | Anticipated<br>Year End<br>09/30/20 | Fiscal Year 2021<br>Budget | Expenditure<br>Requirements -<br>October 2020 -<br>December, 2020 | Notes   |
|--|------------------------------------|-------------------------|-------------------------------------|----------------------------|---|---|
| <b>Pump Station - Community Wide Irrigation System</b>       |                                    |                         |                                     |                            |   |   |
| Professional Management                                      | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| Asset Management   | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| Utility Services   | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| Electric - Pump Station                                      | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | Electric turns the pumps on/off as the community irrigation system runs |
| <b>Repairs &amp; Maintenance</b>                             |                                    |                         |                                     |                            |   |   |
| Pumps and Associated Facilities                              | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | - Two Pumps - Monthly Maintenance                                       |
| Wells  | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | - Chemicals/Diver for Wells   |
| Building   | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  | - None Required for FY 21   |
| Reserve for Pump Replacement                                 | \$ -                               | \$ -                    | \$ -                                | \$ -                       | \$ -  |   |
| <b>Sub-Total:</b>  | <b>\$ -</b>                        | <b>\$ -</b>             | <b>\$ -</b>                         | <b>\$ -</b>                | <b>\$ -</b>   |   |
| <b>Reserves</b>  |                                    |                         |                                     |                            |   |   |
| Operations   | \$ 9,010                           | \$ -                    | \$ -                                | \$ 175,000                 | \$ -  | To Fund 1st three monts of operations                                   |
| <b>Sub-total:</b>  | <b>\$ 9,010</b>                    | <b>\$ -</b>             | <b>\$ -</b>                         | <b>\$ 175,000</b>          | <b>\$ -</b>   |   |
| <b>Other Fees and Charges</b>                                |                                    |                         |                                     |                            |   |   |
| Discount for Early Payment                                   | \$ 32,697                          | \$ -                    | \$ 32,697                           | \$ 43,847                  | \$ -  |   |
| <b>Sub-Total:</b>  | <b>\$ 32,697</b>                   | <b>\$ -</b>             | <b>\$ 32,697</b>                    | <b>\$ 43,847</b>           | <b>\$ -</b>   |   |
| <b>Total Expenditures and Other Uses</b>                     | <b>\$ 817,432</b>                  | <b>\$ 140,778</b>       | <b>\$ 803,218</b>                   | <b>\$ 1,096,172</b>        | <b>\$ 157,050</b>   |   |
| <b>Net Increase/(Decrease) in Fund Balance</b>               | <b>\$ -</b>                        | <b>\$ 521,581</b>       | <b>\$ 14,214</b>                    | <b>\$ 175,000</b>          |   |   |
| <b>Fund Balance - Beginning</b>                              | <b>\$ (12,578)</b>                 | <b>\$ (12,578)</b>      | <b>\$ (12,578)</b>                  | <b>\$ 1,636</b>            |   |   |
| <b>Fund Balance - Ending</b>                                 | <b>\$ (12,578)</b>                 | <b>\$ 509,003</b>       | <b>\$ 1,636</b>                     | <b>\$ 176,636</b>          |   |   |
| <b>Fund Balance - Reserved for Future Operations</b>         |                                    |                         | <b>\$ -</b>                         | <b>\$ 175,000</b>          |   |   |
| <b>Fund Balance - Available for Operations (Beg of Year)</b> |                                    |                         | <b>\$ 1,636</b>                     | <b>\$ 1,636</b>            |   |   |
| <b>Totals:</b>   |                                    |                         | <b>\$ 1,636</b>                     | <b>\$ 176,636</b>          |   |   |

| Assessment Comparison             |                 |                      |                      |
|-----------------------------------|-----------------|----------------------|----------------------|
| Description                       | Number of Units | FY 2020<br>Rate/Unit | FY 2021<br>Rate/Unit |
| Resident/Commerical/Unit          | 1524            | \$ 536.37            | \$ 719.27            |
| <b>CAP Rate Adopted (FY 2020)</b> |                 | <b>\$ 600.74</b>     | <b>\$ 805.59</b>     |

**Adjustment for Commercial Parcel:**

|   |              |
|---|--------------|
| Percent Allocation for Capital (Methodology 2012) | 2.10050%     |
| Total Budgeted Expenditures:                      | \$ 1,096,172 |
| Commercial Allocation of Total                    | \$ 23,025.09 |

**Note: FY 2021 rate for Residential \$719.27 remains the same**

Wentworth Estates Community Development District

General Fund - Budget

Fiscal Year 2020

Capital Improvement Plan - Fiscal Year 2021 through FY 2025

| Description of Capital Items                | 2021              | 2022              | 2023              | 2024              | 2025 (and beyond) |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Lake System</b>                          |                   |                   |                   |                   |                   |
| Fountain Replacements                       | \$ 10,000         | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Improvements for Water Quality</b>       |                   |                   |                   |                   |                   |
| Littoral Shelf Plantings                    | \$ 12,000         | \$ 12,000         | \$ 22,000         | \$ 8,000          | \$ 18,000         |
| <b>Sub-Total</b>                            | <b>\$ 22,000</b>  | <b>\$ 12,000</b>  | <b>\$ 22,000</b>  | <b>\$ 8,000</b>   | <b>\$ 18,000</b>  |
| <b>Erosion Restoration</b>                  |                   |                   |                   |                   |                   |
| Giaveno                                     | \$ -              | \$ -              | \$ -              | \$ -              | \$ 59,000         |
| Venezia                                     | \$ -              | \$ -              | \$ -              | \$ -              | \$ 17,400         |
| Ponziane                                    | \$ -              | \$ -              | \$ -              | \$ -              | \$ 32,000         |
| Acqua                                       | \$ -              | \$ -              | \$ -              | \$ 63,200         | \$ 25,500         |
| Lipari                                      | \$ -              | \$ 137,000        | \$ -              | \$ -              | \$ -              |
| Bella Firenze                               | \$ 193,000        | \$ 42,000         | \$ -              | \$ -              | \$ -              |
| Vercelli                                    | \$ -              | \$ -              | \$ -              | \$ 140,000        | \$ -              |
| Dinapoli                                    | \$ -              | \$ -              | \$ 95,000         | \$ -              | \$ 35,000         |
| Via Veneto                                  | \$ -              | \$ 45,000         | \$ -              | \$ -              | \$ -              |
| Piacere                                     | \$ -              | \$ 14,000         | \$ -              | \$ -              | \$ -              |
| italiz                                      | \$ -              | \$ -              | \$ 132,000        | \$ -              | \$ -              |
| Ponte Rialto                                | \$ -              | \$ -              | \$ -              | \$ -              | \$ 78,000         |
| Avellino                                    | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Casoria                                     | \$ -              | \$ -              | \$ -              | \$ -              | \$ 93,000         |
| Trevi                                       | \$ -              | \$ -              | \$ -              | \$ 35,000         | \$ 25,000         |
| Siracusa                                    | \$ -              | \$ -              | \$ -              | \$ -              | \$ 13,000         |
| Pavia                                       | \$ 34,500         | \$ -              | \$ -              | \$ -              | \$ -              |
| Contingencies/CEI Services                  | \$ 24,950         | \$ 25,000         | \$ 24,900         | \$ 24,620         | \$ 39,590         |
| <b>Sub-Total:</b>                           | <b>\$ 252,450</b> | <b>\$ 263,000</b> | <b>\$ 251,900</b> | <b>\$ 262,820</b> | <b>\$ 417,490</b> |
| <b>Total: Stormwater Management System</b>  | <b>\$ 274,450</b> | <b>\$ 275,000</b> | <b>\$ 273,900</b> | <b>\$ 270,820</b> | <b>\$ 435,490</b> |
| <b>Total Capital Improvements:</b>          | <b>\$ 274,450</b> | <b>\$ 275,000</b> | <b>\$ 273,900</b> | <b>\$ 270,820</b> | <b>\$ 435,490</b> |
| <b>Estimated Cost Per Residential Unit:</b> | <b>\$ 192.69</b>  | <b>\$ 193.08</b>  | <b>\$ 192.31</b>  | <b>\$ 190.14</b>  | <b>\$ 305.76</b>  |

Prepared by:  
JPWard Associates, LLC

**Wentworth Estates  
Community Development District  
Debt Service Fund - Series 2018 Refunding Bonds  
Fiscal Year 2021**

| Description                                       | Fiscal Year<br>2020 Adopted<br>Budget | Actual at<br>01/31/2020 | Anticipated<br>Year End<br>09/30/20 | Fiscal Year 2021<br>Budget |
|---|---------------------------------------|-------------------------|-------------------------------------|----------------------------|
| <b>Revenues and Other Sources</b>                 |                                       |                         |                                     |                            |
| <b>Carryforward</b>                               | \$ -                                  | \$ -                    | \$ -                                | \$ -                       |
| <b>Special Assessment Revenue</b>                 |                                       |                         |                                     |                            |
| Special Assessment - On-Roll                      | \$ 2,112,361                          | \$ 1,666,611            | \$ 2,112,361                        | 2,112,361                  |
| Special Assessment - Off-Roll                     | \$ -                                  |                         |                                     |                            |
| Special Assessment - Prepayment                   | \$ -                                  | \$ -                    | \$ -                                | \$ -                       |
| <b>Interest Income</b>                            |                                       |                         |                                     |                            |
| Sinking Fund                                      | \$ 100                                |                         | \$ -                                | \$ -                       |
| Interest Account-Series A                         | \$ 850                                | \$ 110                  | \$ 439                              | \$ 450                     |
| Reserve Account-Series A                          | \$ 1,600                              | \$ 157                  | \$ 629                              | \$ 630                     |
| Prepayment Account                                | \$ -                                  | \$ -                    | \$ -                                |                            |
| Revenue Account                                   | \$ 2,500                              | \$ 252                  | \$ 1,006                            | \$ 1,000                   |
| <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>\$ 2,117,411</b>                   | <b>\$ 1,667,129</b>     | <b>\$ 2,114,435</b>                 | <b>\$ 2,114,441</b>        |
| <b>Expenditures and Other Uses</b>                |                                       |                         |                                     |                            |
| <b>Debt Service</b>                               |                                       |                         |                                     |                            |
| <b>Principal Debt Service - Mandatory</b>         |                                       |                         |                                     |                            |
| Series A Bonds                                    | \$ 1,035,000                          | \$ -                    | \$ 1,035,000                        | \$ 1,065,000               |
| <b>Principal Debt Service - Early Redemptions</b> |                                       |                         |                                     |                            |
| Series A Bonds                                    | \$ -                                  |                         | \$ 40,000                           | \$ -                       |
| <b>Interest Expense</b>                           |                                       |                         |                                     |                            |
| Series A Bonds                                    | \$ 911,606                            | \$ 455,803              | \$ 911,606                          | \$ 881,850                 |
| <b>Other Fees and Charges</b>                     |                                       |                         |                                     |                            |
| Discounts/Fees and Charges                        | \$ 138,192                            | \$ -                    | \$ 138,192                          | \$ 138,192                 |
| <b>Operating Transfers Out</b>                    |                                       |                         |                                     |                            |
| <b>Total Expenditures and Other Uses</b>          | <b>\$ 2,084,798</b>                   | <b>\$ 455,803</b>       | <b>\$ 2,124,798</b>                 | <b>\$ 2,085,042</b>        |
| <b>Net Increase/(Decrease) in Fund Balance</b>    | \$ 32,613                             | \$ 1,211,326            | \$ (10,363)                         | \$ 29,399                  |
| <b>Fund Balance - Beginning</b>                   | \$ 1,441,806                          | \$ 1,441,806            | \$ 1,441,806                        | \$ 1,431,444               |
| <b>Fund Balance - Ending</b>                      | <b>\$ 1,474,419</b>                   | <b>\$ 2,653,133</b>     | <b>\$ 1,431,444</b>                 | <b>\$ 1,460,843</b>        |

**Restricted Fund Balance:**

|  |                     |
|--|---------------------|
| Reserve Account Requirement                      | \$ 579,988          |
| Restricted for November 1, 2021 Interest Payment | \$ 424,950          |
| <b>Total - Restricted Fund Balance:</b>          | <b>\$ 1,004,938</b> |

| Description          | Number of Units | Assessment Rates |              |          |              |
|----------------------|-----------------|------------------|--------------|----------|--------------|
|                      |                 | Off-Roll         | On-Roll      | Off-Roll | On-Roll      |
| 50' Lot              | 111             |                  | \$ 1,959.78  |          | \$ 1,959.78  |
| 50' Lot partial      | 1               |                  | \$ 1,423.56  |          | \$ 1,423.56  |
| 60' Lot              | 75              |                  | \$ 2,079.01  |          | \$ 2,079.01  |
| 60' Lot partial      | 1               |                  | \$ 1,573.78  |          | \$ 1,573.78  |
| 75' Lot              | 205             |                  | \$ 2,503.65  |          | \$ 2,503.65  |
| 100' Lot             | 17              |                  | \$ 3,562.47  |          | \$ 3,562.47  |
| 100' Lot partial     | 10              |                  | \$ 3,026.25  |          | \$ 3,026.25  |
| 150' Lot             | 10              |                  | \$ 4,273.22  |          | \$ 4,273.22  |
| 150' Lot partial     | 1               |                  | \$ 3,737.01  |          | \$ 3,737.01  |
| Coach Homes          | 194             |                  | \$ 1,307.13  |          | \$ 1,307.13  |
| 2 Story Condominiums | 203             |                  | \$ 1,111.39  |          | \$ 1,111.39  |
| 4 Story Condominiums | 600             |                  | \$ 935.66    |          | \$ 935.66    |
| Commercial           | 1               |                  | \$ 44,769.74 |          | \$ 44,769.74 |
| Golf Course          | 0               |                  | N/A          |          |              |
| <b>Total:</b>        | <b>1429</b>     |                  |              |          |              |

**Wentworth Estates  
Community Development District  
Debt Service Fund - Series 2018 Amortization Schedule  
Fiscal Year 2021**

| Description       | Prepayments | Principal     | Coupon Rate | Interest      | Fiscal Year Annual Debt Service | Par Debt Outstanding |
|-------------------|-------------|---------------|-------------|---------------|---------------------------------|----------------------|
| Par Amount Issued |             | \$ 26,825,000 | Varies      |               |                                 |                      |
| 5/1/2018          | \$ 40,000   | \$ 595,000    | 2.500%      | \$ 209,320.92 |                                 |                      |
| 11/1/2018         |             |               |             | \$ 469,496.25 | \$ 1,273,817.17                 | \$ 26,190,000        |
| 5/1/2019          |             | \$ 1,005,000  | 2.725%      | \$ 469,496.25 |                                 |                      |
| 11/1/2019         |             |               |             | \$ 455,803.13 | \$ 1,930,299.38                 | \$ 25,185,000        |
| 5/1/2020          |             | \$ 1,035,000  | 2.875%      | \$ 455,803.13 |                                 |                      |
| 11/1/2020         |             |               |             | \$ 440,925.00 | \$ 1,931,728.13                 | \$ 24,150,000        |
| 5/1/2021          |             | \$ 1,065,000  | 3.000%      | \$ 440,925.00 |                                 |                      |
| 11/1/2021         |             |               |             | \$ 424,950.00 | \$ 1,930,875.00                 | \$ 23,085,000        |
| 5/1/2022          |             | \$ 1,095,000  | 3.000%      | \$ 424,950.00 |                                 |                      |
| 11/1/2022         |             |               |             | \$ 408,525.00 | \$ 1,928,475.00                 | \$ 21,990,000        |
| 5/1/2023          |             | \$ 1,130,000  | 3.125%      | \$ 408,525.00 |                                 |                      |
| 11/1/2023         |             |               |             | \$ 390,686.75 | \$ 1,929,211.75                 | \$ 20,860,000        |
| 5/1/2024          |             | \$ 1,170,000  | 3.250%      | \$ 390,868.75 |                                 |                      |
| 11/1/2024         |             |               |             | \$ 371,856.25 | \$ 1,932,725.00                 | \$ 19,690,000        |
| 5/1/2025          |             | \$ 1,210,000  | 3.375%      | \$ 371,856.25 |                                 |                      |
| 11/1/2025         |             |               |             | \$ 351,437.50 | \$ 1,933,293.75                 | \$ 18,480,000        |
| 5/1/2026          |             | \$ 1,250,000  | 3.375%      | \$ 351,437.50 |                                 |                      |
| 11/1/2026         |             |               |             | \$ 330,343.75 | \$ 1,931,781.25                 | \$ 17,230,000        |
| 5/1/2027          |             | \$ 1,295,000  | 3.500%      | \$ 330,343.75 |                                 |                      |
| 11/1/2027         |             |               |             | \$ 307,681.25 | \$ 1,933,025.00                 | \$ 15,935,000        |
| 5/1/2028          |             | \$ 1,340,000  | 3.625%      | \$ 307,681.25 |                                 |                      |
| 11/1/2028         |             |               |             | \$ 283,393.75 | \$ 1,931,075.00                 | \$ 14,595,000        |
| 5/1/2029          |             | \$ 1,390,000  | 3.625%      | \$ 283,393.75 |                                 |                      |
| 11/1/2029         |             |               |             | \$ 258,200.00 | \$ 1,931,593.75                 | \$ 13,205,000        |
| 5/1/2030          |             | \$ 1,440,000  | 3.750%      | \$ 258,200.00 |                                 |                      |
| 11/1/2030         |             |               |             | \$ 231,200.00 | \$ 1,929,400.00                 | \$ 11,765,000        |
| 5/1/2031          |             | \$ 1,495,000  | 3.750%      | \$ 231,200.00 |                                 |                      |
| 11/1/2031         |             |               |             | \$ 203,168.75 | \$ 1,929,368.75                 | \$ 10,270,000        |
| 5/1/2032          |             | \$ 1,555,000  | 3.875%      | \$ 203,168.75 |                                 |                      |
| 11/1/2032         |             |               |             | \$ 173,040.63 | \$ 1,931,209.38                 | \$ 8,715,000         |
| 5/1/2033          |             | \$ 1,615,000  | 3.875%      | \$ 173,040.63 |                                 |                      |
| 11/1/2033         |             |               |             | \$ 141,750.00 | \$ 1,929,790.63                 | \$ 7,100,000         |
| 5/1/2034          |             | \$ 1,680,000  | 3.875%      | \$ 141,750.00 |                                 |                      |
| 11/1/2034         |             |               |             | \$ 109,200.00 | \$ 1,930,950.00                 | \$ 5,420,000         |
| 5/1/2035          |             | \$ 1,745,000  | 4.000%      | \$ 109,200.00 |                                 |                      |
| 11/1/2035         |             |               |             | \$ 74,300.00  | \$ 1,928,500.00                 | \$ 3,675,000         |
| 5/1/2036          |             | \$ 1,820,000  | 4.000%      | \$ 74,300.00  |                                 |                      |
| 11/1/2036         |             |               |             | \$ 37,900.00  | \$ 1,932,200.00                 | \$ 1,855,000         |
| 5/1/2037          |             | \$ 1,895,000  | 4.000%      | \$ 37,900.00  |                                 |                      |
| 11/1/2037         |             |               |             |               | \$ 1,932,900.00                 |                      |