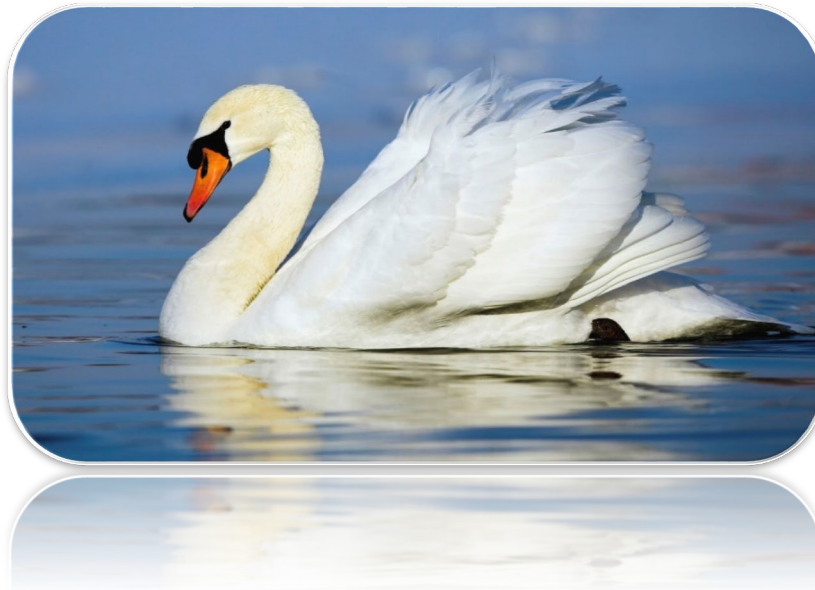


WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

PREPARED BY:

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

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

Wentworth Estates Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Wentworth Estates Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

| | Governmental Funds | | | | Totals (Memorandum Only) |
|---|--------------------|----------------------------------|---------------------------|--------------------------------|--------------------------------|
| | General Fund | Debt Service Fund Series 2018 | General Long Term Debt | Account Groups Fixed Assets | |
| Assets | | | | | |
| Cash and Investments | | | | --- | |
| General Fund - Invested Cash | \$ - | \$ - | \$ - | | \$ - |
| General Fund - Hancock Bank | \$ 815,932 | | | | \$ 815,932 |
| Construction Account | - | - | - | | - |
| Debt Service Fund | | | | | |
| Interest Account | - | - | - | | - |
| Sinking Account | - | - | - | | - |
| Reserve Account | - | 579,988 | - | | 579,988.13 |
| Revenue | - | 2,313,401 | - | | 2,313,401.18 |
| Prepayment Account | - | - | - | | - |
| Deferred Cost Account | - | - | - | | - |
| Capital Project Fund - Series 2018 | | | | | |
| Due from Other Funds | | | | | |
| General Fund | - | 21,768 | - | | 21,768.31 |
| Debt Service Fund(s) | | - | - | | - |
| Market Valuation Adjustments | - | - | - | | - |
| Accrued Interest Receivable | - | - | - | | - |
| Assessments Receivable | - | - | - | | - |
| Prepaid Expenses | - | - | - | | - |
| Amount Available in Debt Service Funds | - | - | 2,915,158 | | 2,915,157.62 |
| Amount to be Provided by Debt Service Funds | - | - | 20,209,842 | | 20,209,842.38 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | 45,257,809 | 45,257,809.00 |
| Total Assets | \$ 815,932 | \$ 2,915,158 | \$ 23,125,000 | \$ 45,257,809 | \$ 72,113,899 |

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending March 31, 2021

| | Governmental Funds | | | | Totals (Memorandum Only) |
|---|--------------------|----------------------------------|---------------------------|----------------------|--------------------------------|
| | General Fund | Debt Service Fund Series 2018 | Account Groups | | |
| | | | General Long Term Debt | Fixed Assets | |
| Liabilities | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | | - |
| Due to Other Funds | | | | | - |
| General Fund | - | | | | - |
| Debt Service Fund(s) | 21,768 | | | | 21,768 |
| Loan - TB Master Turnover, Inc. | - | | | | - |
| Due to Bondholders | | | | | - |
| Bonds Payable | | | | | - |
| Current Portion | - | - | 1,065,000 | | 1,065,000 |
| Long Term | - | - | 22,060,000 | | 22,060,000 |
| Matured Bonds Payable | - | - | - | | - |
| Matured Interest Payable | - | - | - | | - |
| Total Liabilities | \$ 21,768 | \$ - | \$ 23,125,000 | \$ - | \$ 23,146,768 |
| Fund Equity and Other Credits | | | | | |
| Investment in General Fixed Assets | - | - | - | 45,257,809 | 45,257,809.00 |
| Fund Balance | | | | | |
| Restricted | | | | | |
| Beginning: October 1, 2020 (Audited) | - | 1,432,432 | - | | 1,432,431.85 |
| Results from Current Operations | - | 1,482,726 | - | | 1,482,725.77 |
| Unassigned | | | | | - |
| Beginning: October 1, 2020 (Audited) | 141,322 | - | - | | 141,322.00 |
| Results from Current Operations | 652,842 | - | - | | 652,842.18 |
| Total Fund Equity and Other Credits | \$ 794,164 | \$ 2,915,158 | \$ - | \$ 45,257,809 | \$ 48,967,131 |
| Total Liabilities, Fund Equity and Other Credits | \$ 815,932 | \$ 2,915,158 | \$ 23,125,000 | \$ 45,257,809 | \$ 72,113,899 |

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|---|--------------|----------------|------------------|-----------------|-----------------|-----------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | |
| Carryforward | - | - | - | - | - | - | - | 0 | |
| Interest | | | | | | | | | |
| Interest - General Checking | - | - | - | - | - | - | - | 0 | N/A |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 5,580 | 449,362 | 469,902 | 65,756 | 30,072 | 11,603 | 1,032,276 | 1,052,325 | 98% |
| Special Assessments - Off-Roll | - | - | - | - | - | - | - | 0 | N/A |
| Miscellaneous Revenue | | | | | | | | | |
| | - | - | - | - | - | - | - | 0 | N/A |
| Intergovernmental Transfers In | | | | | | | | | |
| | - | - | - | - | - | - | - | - | |
| Total Revenue and Other Sources: | 5,580 | 449,362 | \$469,902 | \$65,756 | \$30,072 | \$11,603 | 1,032,276 | \$ 1,052,325 | 98% |
| Expenditures and Other Uses | | | | | | | | | |
| Legislative | | | | | | | | | |
| Board of Supervisor's - Fees | - | 1,000 | - | - | - | - | 1,000 | 4,000 | 25% |
| Board of Supervisor's - Taxes | - | - | - | - | - | - | - | - | N/A |
| Executive | | | | | | | | | |
| Professional Management | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 25,000 | 50,000 | 50% |
| Financial and Administrative | | | | | | | | | |
| Audit Services | - | - | 3,000 | - | - | 1,800 | 4,800 | 4,700 | 102% |
| Accounting Services | 1,333 | 1,333 | 1,333 | 1,333 | 1,333 | 1,333 | 8,000 | 16,000 | 50% |
| Assessment Roll Services | 667 | 667 | 667 | 667 | 667 | 667 | 4,000 | 8,000 | 50% |
| Assessment Methodology Services | - | - | - | - | - | - | - | - | N/A |
| Arbitrage Rebate Services | - | - | - | - | - | - | - | 500 | 0% |
| Other Contractual Services | | | | | | | | | |
| Recording and Transcription | - | - | - | - | - | - | - | - | N/A |
| Legal Advertising | 322 | - | - | - | - | - | 322 | 2,900 | 11% |
| Trustee Services | - | - | - | - | - | - | - | 8,400 | 0% |
| Dissemination | - | - | - | - | - | - | - | 5,000 | 0% |
| Property Appraiser/Tax Collector Fees | 19,909 | - | - | - | - | (12,986) | 6,922 | 25,000 | 28% |

Prepared by:

JPWARD and Associates, LLC

Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|--|---------------|--------------|---------------|--------------|--------------|----------------|----------------|---------------------|-------------|
| Bank Service Charges | 30 | 39 | - | - | - | - | 69 | 800 | 9% |
| Travel and Per Diem | - | - | - | - | - | - | - | - | N/A |
| Communications & Freight Services | | | | | | | | | |
| Telephone | - | - | - | - | - | - | - | - | N/A |
| Postage, Freight & Messenger | 16 | - | 58 | 258 | - | 51 | 382 | 600 | 64% |
| Insurance | - | - | 47,241 | - | - | - | 47,241 | 60,000 | 79% |
| Printing & Binding | - | 107 | - | - | - | 159 | 266 | 500 | 53% |
| Website Development | 50 | 50 | 50 | 50 | 50 | 50 | 300 | 1,200 | 25% |
| Subscription & Memberships | 175 | - | - | - | - | - | 175 | 175 | 100% |
| Legal Services | | | | | | | | | |
| Legal - General Counsel | 263 | - | 670 | 1,295 | - | 490 | 2,718 | 10,000 | 27% |
| Legal - Foreclosure Counsel | - | - | - | - | - | - | - | - | N/A |
| Legal - Tax Counsel | - | - | - | - | - | - | - | - | N/A |
| Legal - Bond/Disclosure Counsel | - | - | - | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | | | | |
| Engineering Services - General | - | - | - | - | 888 | - | 888 | 12,000 | 7% |
| Engineering Services - Assets | - | - | - | - | - | - | - | 9,000 | 0% |
| Appraisal Services | - | - | - | - | - | 1,500 | 1,500 | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | N/A |
| Sub-Total: | 26,931 | 7,363 | 57,186 | 7,769 | 7,104 | (2,770) | 103,583 | 218,775 | 47% |
| Stormwater Management Services | | | | | | | | | |
| Professional Services | | | | | | | | | |
| Asset Management | 4,273 | - | 4,375 | - | 4,375 | - | 13,023 | 37,000 | 35% |
| NPDES Reporting | 3,425 | 4,375 | - | 4,375 | - | - | 12,175 | 2,000 | 609% |
| Utility Services | | | | | | | | | |
| Electric - Aeration System | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | | | | | | | | | |
| Lake & Wetland System | | | | | | | | | |
| Aquatic Weed Control | 8,118 | 5,500 | - | 11,000 | 5,500 | - | 30,118 | 64,800 | 46% |

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JPWARD and Associates, LLC

Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|--|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------------|-------------|
| Lake Bank Maintenance | - | - | - | - | - | 1,950 | 1,950 | 3,000 | 65% |
| Water Quality Testing | - | - | - | - | - | - | - | 14,000 | 0% |
| Water Control Structures | - | - | 4,330 | 13,200 | - | - | 17,530 | 26,000 | 67% |
| Wetland System | | | | | | | | | |
| Routine Maintenance | 1,765 | 2,899 | - | 5,798 | 2,899 | - | 13,361 | 34,800 | 38% |
| Water Quality Testing | - | - | - | - | - | - | - | - | N/A |
| Capital Outlay | | | | | | | | | |
| Aeration System | - | - | - | 7,240 | - | - | 7,240 | - | N/A |
| Littoral Shelf Replanting | 4,550 | - | - | - | - | - | 4,550 | - | N/A |
| Fountain Replacement (in Lakes) | - | - | - | - | - | - | - | 10,000 | 0% |
| Lake Bank Restoration | - | 1,450 | 4,681 | 2,485 | 14,794 | 32,341 | 55,752 | 252,450 | 22% |
| Erosion Restoration | - | - | - | - | 6,375 | - | 6,375 | 12,000 | 53% |
| Contingencies | - | 10,500 | - | - | - | - | 10,500 | 15,000 | 70% |
| Road and Street Services | | | | | | | | | |
| Repairs and Maintenance | - | - | - | - | - | - | - | - | N/A |
| Bridge - Entrance | | | | | | | | | |
| Bridge Inspection Report | - | - | - | - | - | - | - | - | N/A |
| Utility Service | | | | | | | | | |
| Street Lights - Electric Services | 130 | - | - | - | - | - | 130 | - | N/A |
| Traffic I - Electric Services | 1,135 | 521 | 1,087 | (1,071) | 653 | 474 | 2,798 | - | N/A |
| Bridge - Electric Services | 112 | 50 | - | (48) | 105 | 8,287 | 8,505 | - | N/A |
| Maintenance Services | | | | | | | | | |
| Clean/Painting - Bridge | - | - | - | - | - | - | - | - | N/A |
| Clean/Painting - Entry Monuments | - | - | - | - | - | - | - | - | N/A |
| Clean/Painting - Entry Wall | - | 3,496 | - | - | - | - | 3,496 | - | N/A |
| Clean/Painting - Street Lights/Directional | - | 47 | - | 57 | - | - | 104 | - | N/A |
| Miscellaneous Repairs | - | - | - | 3,200 | - | 373 | 3,573 | 9,000 | 40% |
| Sub-Total: | 23,508 | 28,838 | 14,473 | 46,236 | 34,701 | 43,425 | 191,181 | 480,050 | 40% |

Landscaping Services

Professional Management

Prepared by:

JPWARD and Associates, LLC

Unaudited

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|--|---------|--------------|---------------|---------------|--------------|---------------|---------------|---------------------|-------------|
| Asset Management | - | - | - | - | - | - | - | 6,500 | 0% |
| Water Quality Monitoring | - | - | - | - | - | 700 | 700 | 10,000 | 7% |
| Utility Services | | | | | | | | | |
| Electric - Landscape Lighting | - | - | - | - | - | - | - | 4,500 | 0% |
| Irrigation Water - Landscaping | - | - | - | - | - | - | - | 7,000 | 0% |
| Potable Water - Meter Install (Entry Fountain) | - | - | - | 12,180 | - | 8,250 | 20,430 | - | N/A |
| Potable Water - Fountain | - | - | - | 24 | 31 | 27 | 82 | 4,000 | 2% |
| Water Service - Entry Fountain | - | - | 48 | - | - | - | 48 | - | N/A |
| Repairs & Maintenance | | | | | | | | | |
| Public Area Landscaping | | | | | | | | | |
| Treviso Bay Blvd - Entrance | - | - | 8,842 | 12,105 | 6,230 | 5,787 | 32,964 | 71,000 | 46% |
| Southwest Boulevard | - | - | 3,836 | - | 1,918 | 3,836 | 9,590 | 32,000 | 30% |
| Irrigation System | - | - | - | - | 647 | 431 | 1,078 | 3,000 | 36% |
| Well System | - | - | - | - | - | - | - | - | N/A |
| Plant Replacement | - | 2,209 | 7,987 | - | 713 | - | 10,909 | 12,000 | 91% |
| Fountains | - | - | - | 685 | 415 | 1,333 | 2,433 | 15,000 | 16% |
| Other Current Charges | - | - | - | - | - | - | - | - | N/A |
| Operating Supplies | | | | | | | | | |
| Mulch | - | 5,000 | - | - | - | - | 5,000 | 5,000 | 100% |
| Contingencies | - | - | - | 1,437 | - | - | 1,437 | 7,500 | 19% |
| Capital Outlay | - | - | - | - | - | - | - | - | N/A |
| Sub-Total: | - | 7,209 | 20,712 | 26,431 | 9,953 | 20,364 | 84,670 | 177,500 | 48% |
| Pump Station - Community Wide Irrigation System | | | | | | | | | |
| Professional Management | | | | | | | | | |
| Asset Management | - | - | - | - | - | - | - | - | N/A |
| Utility Services | | | | | | | | | |
| Electric - Pump Station | - | - | - | - | - | - | - | - | N/A |
| Repairs & Maintenance | | | | | | | | | |
| Pumps and Associated Facilities | - | - | - | - | - | - | - | - | N/A |
| Wells | - | - | - | - | - | - | - | - | N/A |

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|-------------|
| Building | - | - | - | - | - | - | - | - | N/A |
| Reserve for Pump Replacement | - | - | - | - | - | - | - | - | N/A |
| Sub-Total: | - | - | - | - | - | - | - | - | N/A |
| Reserves | | | | | | | | | |
| Operations | - | - | - | - | - | - | - | 175,000 | 0% |
| Sub-Total: | - | - | - | - | - | - | - | 175,000 | 0% |
| Total Expenditures and Other Uses: | \$ 50,439 | \$ 43,410 | \$ 92,371 | \$ 80,436 | \$ 51,759 | \$ 61,019 | # \$ 379,433 | \$ 1,051,325 | 36% |
| Net Increase/ (Decrease) in Fund Balance | (44,859) | 405,953 | 377,531 | (14,680) | (21,687) | (49,415) | 652,842 | 1,000 | |
| Fund Balance - Beginning | 141,322 | 96,463 | 502,416 | 879,947 | 865,267 | 843,580 | 141,322 | 27,882 | |
| Fund Balance - Ending | \$ 96,463 | \$ 502,416 | \$ 879,947 | \$ 865,267 | \$ 843,580 | \$ 794,164 | 794,164 | \$ 28,882 | |

Wentworth Estates Community Development District
Debt Service Fund - Series 2018 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

| Description | October | November | December | January | February | March | Year to Date | Total Annual Budget | % of Budget |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | | | |
| Carryforward | | | | | | | | - | |
| Interest Income | | | | | | | | | |
| Revenue Account | 4 | 4 | 2 | 3 | 9 | 8 | 30 | 1,000 | 3% |
| Reserve Account | 2 | 2 | 2 | 2 | 2 | 2 | 14 | 630 | 2% |
| Prepayment Account | - | - | - | - | - | - | - | - | N/A |
| Interest Account | - | 0 | 0 | - | - | - | 0 | 450 | 0% |
| Sinking Fund Account | - | - | - | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | | | | |
| Special Assessments - On-Roll | 10,469 | 843,023 | 881,557 | 123,361 | 56,416 | 21,768 | 1,936,593 | 1,974,169 | 98% |
| 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: | \$ 10,475 | \$ 843,029 | \$ 881,561 | \$ 123,367 | \$ 56,427 | \$ 21,779 | 1,936,637 | \$ 1,976,249 | N/A |
| Expenditures and Other Uses | | | | | | | | | |
| Property Appraiser/Tax Collector Fees | | | | | | | | \$ - | N/A |
| Debt Service | | | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | | | |
| Series 2018 Bonds | - | - | - | - | - | - | - | \$ 1,065,000 | 0% |
| Principal Debt Service - Prepayments | | | | | | | | | |
| Series 2018 Bonds | - | - | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | | | |
| Series 2018 Bonds | - | 440,925 | - | - | - | - | 440,925 | 881,850 | 50% |
| Foreclosure Counsel | | | | | | | | | |
| | - | - | - | - | - | - | - | - | N/A |
| Property Appraiser & Tax Collector | | | | | | | | | |
| | - | - | - | - | - | 12,986 | 12,986 | - | N/A |
| Pymt to Refunded Bonds Escrow Agent | | | | | | | | | |
| 2018 Refinance (2006 Bonds) | - | - | - | - | - | - | - | - | N/A |
| Intragovernmental Transfers Out | | | | | | | | | |
| | - | - | - | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 440,925 | \$ - | \$ - | \$ 0.00 | \$ 12,986.37 | 453,911 | \$ 1,946,850 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 10,475 | 402,104 | 881,561 | 123,367 | 56,427 | 8,792 | 1,482,726 | 29,399 | |
| Fund Balance - Beginning | 1,432,432 | 1,442,906 | 1,845,010 | 2,726,571 | 2,849,938 | 2,906,365 | 1,432,432 | - | |
| Fund Balance - Ending | \$ 1,442,906 | \$ 1,845,010 | \$ 2,726,571 | \$ 2,849,938 | \$ 2,906,365 | \$ 2,915,158 | 2,915,158 | \$ 29,399 | |