# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



# MEETING AGENDA

JUNE 13, 2024

# PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

June 6, 2024

**Board of Supervisors** 

Wentworth Estates Community Development District

**Dear Board Members:** 

The regular meeting of the Board of Supervisors of the Wentworth Estates Community Development District will be held on Thursday, June 13, 2024, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

The following Webex link and telephone number are provided to join/watch the meeting: <a href="https://districts.webex.com/districts/j.php?MTID=mfab8904e39d71153fd556fa560000d3e">https://districts.webex.com/districts/j.php?MTID=mfab8904e39d71153fd556fa560000d3e</a>
Access Code: 2330 433 0330, Event password: Jpward

Phone: **408-418-9388** and enter the access code **2330 433 0330**, password **Jpward** (**579274** from phones) to join the meeting.

Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

# Agenda

- 1. Call to Order & Roll Call.
- 2. Notice of Advertisement of Public Hearings.
- 3. Consideration of Minutes:
  - I. April 11, 2024 Regular Meeting
- 4. PUBLIC HEARINGS
  - a. FISCAL YEAR 2025 BUDGET
    - I. Public Comment and Testimony
    - II. Board Comment
    - III. Consideration of **Resolution 2024-4**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2025.

- b. FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONSAND MAINTENANCE CAP FOR NOTICE PURPOSES.
  - I. Public Comment and Testimony.
  - II. Board Comment.
  - III. Consideration of **Resolution 2024-5**, a Resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
- 5. Consideration of **Resolution 2024-6**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisors for Fiscal Year 2025.
- 6. Consideration of **Resolution 2024-7**, a Resolution of the Board of Supervisors, Ratifying, Confirming and Approving the acceptance of certain conveyances from Treviso Bay Property Owners Master Association, Inc., relating to Property within the District; providing for severability, providing for conflicts; and providing for an effective date.
- 7. Overview of Commercial Parcel Development Plans and Timeline for Development.
- 8. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
    - a) Operations Report June 1, 2024.
  - IV. District Manager.
    - a) Supervisor of Elections Qualified Elector Report dated April 15, 2024.
    - b) Financial Statements for period ending April 30, 2024 (unaudited)
    - c) Financial Statements for period ending May 31, 2024 (unaudited).
- 9. Public Comments: Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
- 10. Supervisor's Requests.
- 11. Adjournment.

# Staff Review

The first order of business is to call the meeting to order and conduct the roll call.

The second order of business is the Notice of Advertisement of the Public Hearing.

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The third order of business is the consideration of the April 11, 2024, Regular Meeting minutes.

The fourth order of business deals with the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2025 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2025 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2018 Refunding Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2024-4** which adopts the Fiscal Year 2025 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2025 Budget. **Resolution 2024-5** does essentially three (3) things (i) first, it imposes the special assessments for the general fund and the debt service fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Collier County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2024-5**; and (iii) finally, it approves the General Fund Special Assessment Methodology.

\_\_\_\_\_

The fifth item is consideration of **Resolution 2024-6**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2025. To the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the second **Thursday** of the month at **8:30 A.M.,** and which have been held at the **Treviso Bay Clubhouse**, **9800 Treviso Bay Boulevard**, **Naples**, **Florida 34113**.

# The Fiscal Year 2025 schedule is as follows:

October 10, 2024	November 14, 2024
December 12, 2024	January 9, 2025
February 13, 2025	March 13, 2025
April 10, 2025	May 8, 2025
June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

\_\_\_\_\_

The sixth order of business is the consideration of **Resolution 2024-7**, a Resolution of the Board of Supervisors, Ratifying, Confirming and Approving the acceptance of certain conveyances from Treviso Bay Property Owners Master Association, Inc., relating to Property within the District; providing for severability, providing for conflicts; and providing for an effective date.

\_\_\_\_\_

The seventh order of business is a short outline of the development plans for the Commercial Parcel within the District. Representative(s) of the Developer will join by video/audio to the meeting.

### 4 | Page

# **Wentworth Estates Community Development District**

The eighth order of business are Staff Reports by the District Attorney, District Engineer, and the District Manager. The District Manager shall report on the Financial Statements (unaudited) for the periods ending April 30, 2024, and May 31, 2024.

The remainder of the agenda is standard in nature. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

**Wentworth Estates Community Development District** 

James P. Ward **District Manager** 

omes P Word

# The Fiscal Year 2024 schedule is as follows:

June 13, 2024 July 11, 2024 August 8, 2024 September 12, 2024

PO Box 631244 Cincinnati, OH 45263-1244

# **AFFIDAVIT OF PUBLICATION**

Wentworth Estates Ccd James Ward Wentworth Estates Ccd 2301 NE 37Th ST Ft Lauderdale FL 33308-6242

# STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

05/19/2024, 05/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/26/2024

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# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL; THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Wentworth Estates Community Development District will hold two public hearings and a regular meeting on Thursday, June 13, 2024 at 8:30 a.m. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34212. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at <a href="https://www.wentworthestatescod.org">www.wentworthestatescod.org</a>.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Phone (954) 658-4900, during normal business hours seven (7) days in advance of the meeting. In addition, you may obtain a copy of the proposed budget immediately on the District's website: <a href="https://www.Wentworthestatescod.org">www.Wentworthestatescod.org</a>

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2025. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025.

### Proposed Schedule of Assessments

DESCRIPTION	FY 2025
Operations and Maintenance Rate:	- I HOLD
Residential (Per unit)	\$1,148.65
Commercial (Total)	\$35,291,85

The tax collector will collect the assessments pursuant to the uniform method, the District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

# Wentworth Estates Community Development District James P. Ward, District Manager



1 2 3	CC	MINUTES OF MEETING WENTWORTH ESTATES MMUNITY DEVELOPMENT DISTRICT										
4												
5 6 7		Supervisors of Wentworth Estates Community Development District was :30 a.m., at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard,										
8 9	Ducasut and constitutions and											
	Present and constituting a qu											
10 11	Robert Cody Steve Barger	Vice Chairperson Assistant Secretary										
12	Suzanne Sadowski	Assistant Secretary Assistant Secretary										
13	Andrew Gasworth											
13 14	Andrew Gasworth	Assistant Secretary										
15	Absent:											
16	Joe Newcomb	Chairnerson										
17	Joe Newcomb	Chairperson										
18	Also procent ware.											
19	Also present were: James P. Ward	District Manager										
20		District Manager										
	Bruce Bernard	Assets Manager										
21 22	Richard Freeman	Assets Manager										
23	Audianas											
	Audience:											
24	Phil Loenbrau											
25	Nancy											
26	Bob Adams											
27												
28		t included with the minutes. If a resident did not identify themselves or										
29	the audio file did not pick up	the name, the name was not recorded in these minutes.										
30	DODTIONS OF THIS MEETING W	WEDE TRANSCOURED VERDATINA ALL VERDATINA DORTIONS INFERE										
31	PORTIONS OF THIS MEETING V	VERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE										
32		TRANSCRIBED IN ITALICS.										
33	FIRST ORDER OF BUSINESS	Call to Code / Dall Call										
34	FIRST ORDER OF BUSINESS	Call to Order/Roll Call										
35	Bisheist Massacra Issues B Mand selle	d the constitue to ender the constitue to the CO 20 and the constitue to the										
36	-	ed the meeting to order at approximately 8:30 a.m. He conducted roll										
37		e present, with the exception of Supervisor Newcomb, constituting a										
38	quorum.											
39												
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41	SECOND ORDER OF BUSINESS	Consideration of Minutes										
42												
43	February 8, 2024 – Regular Meeting a	and Public Hearings										
44												
45	Mr. Ward asked if there were any add	litions, deletions, or corrections for the Regular Meeting Minutes.										
46												
47	A name and a typo correction were m	ade.										
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On MOTION made by Robert Cody, seconded by Steve Barger, and with all in favor, the February 8, 2024, Public Hearings and Regular Meeting Minutes were approved as corrected.

# THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-3** 

Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors of the Wentworth Estates Community Development District Approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on Thursday, June 13, 2024, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113

Mr. Ward reviewed audience comment protocols.

Mr. Ward indicated this began the budget process for Fiscal Year 2025 starting October 1, 2024 ending September 30, 2025. He noted the public hearing was scheduled for Thursday June 13, at 8:30 a.m. at the Treviso Bay Clubhouse. He explained approval of the budget today did not bind the Board to anything in the budget. He indicated the budget was relatively similar to last year's budget. He stated the assessment rate this year (FY 2024) was \$957.30 and would go up to \$1,145.65; the increase would not go above the cap rate, so mailed notice would not be required. He stated the capital program included the fountains, lakes, and lake bank restoration.

Mr. Gasworth asked about the irrigation system and what the HOA managed.

Mr. Ward explained the HOA asked the CDD to take over monitoring this year.

Mr. Barger: When the HOA asks us to take over something how do we evaluate that?

Mr. Ward: All this one is doing is putting the reporting for the irrigation into the CDD. We are actually not doing the maintenance at this point. That's not in this years' budget. All this is doing, it will be the monitoring for the irrigation system which is required by the South Florida Water Management District permit, and then we are going to have to go through a process to move that permit from Lennar's name over to a joint permit between the CDD and the HOA. He noted it would take about six months to transfer the permit. He stated the HOA wanted to maintain the irrigation system; the HOA had not asked the CDD to do this yet.

Mr. Gasworth asked about the increase in buffer landscaping from \$0 dollars to \$182,000 dollars.

Mr. Ward: In the capital program we have not had any capital allocated for landscaping at your front entrance for many years. We have done a minimal amount of work for as long as I can remember, so in 2025 we put together some numbers for capital improvements for landscaping at the entrance way. That's covered in Richard's report in terms of what it is. One thing it does do is, there is one item I want to bring to your attention, the four oak trees in the center median are in bad shape and need to be replaced. There is a cost in there to replace them with another plant material. I don't have any strong opinion of what you use, but I do know those plants are not going to last much longer. The rest of it is improvements to the landscaping along the corridor for 41 and then through your entrance there are a lot of open beds that need plant materials. There's a lot of sod that's not in good shape and needs to be replaced. There are improvements to the irrigation system that need to be done, additional lighting that needs to go in. That whole entrance has a lot of work to do. The next year the \$180,000 goes down to \$75,000.

Mr. Gasworth: The reserves. Did they go down to keep us under the cap rate?

Mr. Ward: Yes. Basically, if you look at the 2026 capital program it goes back down again, so my thought was we would get to the cap rate this year, next year as the operating costs go down, we will put the money back in the reserve and try to level out the assessment rate.

Mr. Barger: The assessment rate has gone up 20 percent. Our district manager's contract is up 8.5 percent. That's what we pay you, and then the accounting is up 11 percent.

107 Mr. Ward: Correct.

109 Mr. Barger: Agenda books. We are spending \$2,600 dollars this year and we are going to spend \$250 dollars 110 next year.

Mr. Ward: Usually, my boards just take the agenda books by pdf which obviously substantively reduces the cost. I didn't realize we were still printing your books and mailing them out, but I am not going to worry about the difference between \$2,600 dollars and \$250 dollars. I will iron that out internally.

116 Mr. Barger: A lot of the costs related to what Jim's group does are going up. What everybody does is going up. I noticed that we expect to spend \$13,000 dollars pressure cleaning and waterproofing the boardwalk, and nothing next year. And Bruce is up 16 percent, his cost.

120 Mr. Bruce Bernard: I'm done next month.

Discussion ensued regarding Mr. Bernard's retirement; the Board did not want Mr. Bernard to retire.

124 Mr. Barger asked Mr. Ward to discuss the capital plan.

Mr. Ward discussed the capital plan. He noted in 2024 there was a plan for Trevi Lake improvements and the front lake.

Mr. Bernard agreed noting the lake at the front entrance would be getting aerators, and Trevi Lake would be getting a fountain this year. He stated next year lake 4 would get aerators, and lake 22 would get a fountain. He discussed the method used to determine which lakes would get which improvements at which time. He noted two lakes would be done this year, two more next year, and then two more every year following for four or five years. He stated lake bank restorations were getting caught up, and a lake bank maintenance program would begin; this would prevent the need for major restoration in the future.

Discussion ensued regarding golf course improvements.

Mr. Ward indicated cleaning of the stormwater system pipes was done annually and a number of his Districts were increasing the budget for this; however, he did not increase the budget for stormwater system pipe cleaning in the Wentworth Estates budget to keep the rate down. He noted next year Wentworth Estates should consider increasing the pipe cleaning as the storms which came through did a lot of damage to the drainage systems and it was important to make sure these were cleaned out a little bit more.

Mr. Bernard noted Wentworth had been cleaning its stormwater system pipes for five years regularly and the pipes were in pretty good shape and costs for cleaning the stormwater system pipes were going down a little. He stated the pipes were being videoed and very minimal damage was being found. He said most of the CDD's system was in good condition.

Discussion ensued regarding the stormwater system pipes and the maintenance program; paver replacement on the bridge; and why the pavers were damaged significantly more on the bridge as opposed to the roadway.

Mr. Bernard explained the pavers on the whole bridge would be replaced over the next two years' budgets.

Mr. Barger asked if the pavers should be replaced with another material which was better suited for a bridge.

Mr. Bernard noted the material could be changed, but then you would have a road with pavers on either side of a concrete bridge. He stated the pavers lasted 20 years, so if the pavers were replaced, they should last another 20 years. He explained the pavers needed to be replaced completely because it was difficult to match new pavers with the old pavers.

Discussion ensued regarding repairs to the bridge pavers for the last couple of years; the bridge painting; wall painting; and Greenscapes being responsible for picking up trash while doing the landscaping.

Ms. Nancy \_\_\_\_\_ suggested purchasing extra pavers for future use on the bridge when it was repaved.

Ms. Bernard responded this would be done but pavers faded over time.

On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

# **FOURTH ORDER OF BUSINESS**

**Staff Reports** 

# I. District Attorney

# a) New performance reporting requirements for CDDs

Mr. Ward noted Mr. Urbancic was not present. He stated Mr. Urbancic was working on the legal documents with respect to transferring the water use permit out of Lennar's name into the CDD's name or to the CDD and HOA as co-permittees. He explained South Florida Water Management District required the permit holder to have some kind of fee title ownership over the land where the irrigation system was. He stated in Treviso, although the builder built the pump station, the underlying fee title to the land was the Master HOA's. He stated the District had easements through the roadways, but these easements were for access only and did not include the irrigation system. He explained the existing easements with the Master HOA were being amended to give the CDD some kind of rights underneath the pump station and provide the additional use easement needed across all the road system. He discussed the roadway owned by Rookery Bay for which it would be complicated for the CDD to obtain the proper easement. He noted he would keep the Board updated.

Discussion ensued regarding the Rookery Bay preserves which abutted the District's property; the portion of the roadway which was owned by Rookery Bay; and where this road was located.

Mr. Bob Adams, Landscape Manager with the Master Association, stated it was brought to his attention about 3 years ago that the water permit was in Lennar's name, and the process was begun to switch this permit to the Master Association, until someone at South Florida Water Management District realized the lakes were owned by the CDD. The Master Association wanted to be able to maintain and repair the irrigation system. What we are talking about is the water management and monitoring. It's never that

we are going to dump off the responsibility of irrigation or the pump house or anything like that, but the water monitoring.

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Mr. Ward: The draft of the legislation I included in your agenda package has not been signed by the governor yet, although it's passed the house and the senate. There is a provision in the bill which requires CDDs to establish performance goals, objectives and measures for our programs on a yearly basis and then to write a report regarding how you did in meeting those standards. The statute is extremely broad. There is no definition of what you're supposed to do. It just says you got to do this. The first report is not required to be done until October of 2025, so sometime next year we will have to go through some process to establish the goals and objectives. This does not have to be a long drawn out report. It can be pretty simple as we go through this process, but this is the only new standard which has come down from the recent legislation. We do anticipate the governor will sign it because it passed both the house and senate. The legislation affects a lot of other types of special districts some of which are hot button issues for the legislature, for example commercial districts which do not have any residential land. He discussed how the new legislation affected other special districts.

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# II. District Engineer

No report.

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# III. District Asset Manager

- a) Operations Reports March 1, 2024
- b) Operations Report April 1, 2024 No report.

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# IV. District Manager

- a) Florida Law changes to Form 1 Filings
- b) Important Board Meeting Dates for Balance of Fiscal Year 2024
  - i. Candidate Qualifying period: June 10 through June 14, 2024 (Seats 3, 4 & 5)
  - ii. Proposed Public Hearings Approval of Budget Fiscal Year 2025, June 13, 2024)
- c) Financial Statements for period ending February 29, 2023 (unaudited)
- d) Financial Statements for period ending March 31, 2023 (unaudited)

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Mr. Ward reminded the Board of the ethics training requirement. He indicated he would resend the email with the links for free ethics training classes. He discussed the free classes. He noted the ethics training was required for next year's Form 1.

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Discussion ensued regarding the free ethics training classes versus ethics training classes for purchase which might be less difficult to endure.

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Mr. Ward explained the ethics training was a self-reporting process; there was no record of completion of the ethics training with the free classes; the classes for purchase provided a certificate of completion, but this was not required. He noted he and Mr. Urbancic also kept the Board apprised of the ethics laws, Sunshine laws, and records reporting.

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# **FIFTH ORDER OF BUSINESS**

# **Supervisor's Requests and Audience Comments**

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Mr. Ward asked if there were any Supervisor's requests or questions from the Board; there were none. He asked if there were any questions or comments from the audience.

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248	Ms40:25 indicated her property abutted Rookery Bay's property. She stated Rookery Bay's property
249	was not being maintained properly. She asked if the CDD had any suggestions regarding how she could get
250	this problem addressed.
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252	Mr. Bernard noted some of the land belonged to Rookery Bay and some belonged to the CDD in that area.
253	He stated preserve permits did not allow work to be done within the preserves.
254	
255	Ms42:31 asked if there was a way to speak with Rookery Bay and ask Rookery Bay to consider
256	cleaning up the preserve area which abuts her property. She stated the area was all dead and was a fire
257	hazard.
258	
259	Mr. Ward stated talking to Rookery Bay was difficult. It would not be in the District's purview to do something
260	of that nature. You're welcome to contact them, but you're probably not going to get very far.
261	of that hatarer roure wereame to contact them, but you're probably not going to get very fun
262	Mr. Barger: Do you know what caused the plants to die?
263	Will Burger. Bo you know what caused the plants to die.
264	Ms: No. I do know we heard that some of the landscaping that was done was thrown into there. And
265	there is a whole sign, it's trash. When we bought the property, it was a beautiful green view, and I'm sure
266	none of you would like this to be your view. I understand what you're saying, but I'm hoping there is some
267	kind of advocacy rather than we go and try to talk to somebody in some government.
268	kind of davocacy rather than we go and try to talk to somebody in some government.
269	Mr. Ward: The District would not be in a position to do something like that on your behalf. It's Rookery Bay.
270	We have no relationship with Rookery Bay. We can go out and look at the trash and pick that up. That's an
271	easy one, but if you want to cut something in Rookery Bay, or take it out because it's dead, they are going to
272	tell you no because that's what they do and it's a preserve.
273	ten you no because that's what they do and it's a preserve.
273	Mr. Barger: I don't think the HOA, or the golf course have a relationship with Rookery Bay either.
275	Wil. Burger. Full tetrilik the FIOA, of the golf course have a relationship with Rookery Bay either.
276	Mr. Bernard: I'll go back there and take a look and see if there is anything we can pick up back there, but if it
277	is dead grass or weeds, we can't do anything about that.
278	is dead grass or weeds, we can't do drything about that.
279	Ms: It's not just dead grass, it's dead big bushes.
280	ivis It's not just dead grass, it's dead big basiles.
281	Mr. Bernard: If it's big bushes, I cannot cut the bushes. If there are branches or something I can probably pick
282	those up and move those, but if it's a bush that's dead I can't do anything. I don't know why it died on you.
283	Maybe someone sprayed it. I know we don't spray. We have someone who maintains our preserves and they
284	are allowed to spray the invasive pepper trees and such. But we are not allowed to remove them. We spray
285	
	them and then have to leave them in place. We can take down a dead tree that's a safety hazard and might
286	fall on a building, but even then, we cut it and let it fall in place.
287	May 1 M/hat about the fact that this pould enugge a brush fire?
288 289	Ms: What about the fact that this could cause a brush fire?
290	Mr. Dargary Mayba bring out the fire department and have them look at it
290	Mr. Barger: Maybe bring out the fire department and have them look at it.
292	Mr. Pernardy Throughout all of the processes it's the same thing. Once the rainy season comes we'll get
	Mr. Bernard: Throughout all of the preserves it's the same thing. Once the rainy season comes, we'll get
293 294	some water, and it will green up again. You can tell when the lakes are down the preserve area water is down.
294	uown.
295	Ms: We have more water in the area now than ever, so I don't think it's the water.
297	. We have more water in the area now than ever, so I don't think it's the water.
<b>2</b> 31	

298	Mr. Gasworth: It was a very dry rainy	season.
299		
300	Mr. Bernard indicated he would have l	his crew walk the area and remove anything which could be removed.
301	NAC MARKET AND A STATE OF THE S	
302	Mr. Ward asked if there were any add	itional audience questions or comments; there were none.
303 304	Mr 40,20 thanked Mr Bornard	for his years of carving
304 305	Mr49:39 thanked Mr. Bernard	for his years of service.
306	SIXTH ORDER OF BUSINESS	Next Meeting Date
307	SIXTH ONDER OF BOSINESS	Next Weeting Date
308	Announcement of Next Meeting – June	e 13, 2024 – Public Hearing and Regular Meeting
309		
310	SEVENTH ORDER OF BUSINESS	Adjournment
311		
312	Mr. Ward adjourned the meeting at ag	oproximately 9:22 a.m.
313		
314	On MOTION made b	y Robert Cody, seconded by Andrew Gasworth, and
315	with all in favor, the	meeting was adjourned.
316		
317		Wentworth Estates Community Development District
318		
319		
320		
321		
322	James P. Ward, Secretary	Joe Newcomb, Chairman

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2025 BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

### **RECITALS**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Wentworth Estates Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set June 13, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

### SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A", as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2025 BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as "The Budget for Wentworth Estates Community Development District for the Fiscal Year Ending September 30, 2025, as adopted by the Board of Supervisors on June 13, 2024.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the Wentworth Estates Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$3,498,748.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ 1,680,164.00

DEBT SERVICE FUND – SERIES 2021 \$ 1,818,584.00

TOTAL ALL FUNDS \$ 3,498,748.00

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2025 BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wentworth Estates Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Wentworth Estates Community Development District, Collier County, Florida, this 13th day of June 2024.

ATTEST:	WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT	NT
James P. Ward, Secretary	Joe Newcomb, Chairperson	

**Exhibit A:** Fiscal Year 2025 Proposed Budget

# Exhibit A

Fiscal Year 2025 Proposed Budget

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

.....



# PROPOSED BUDGET

FISCAL YEAR 2025

# PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

	Ado	cal Year 2024 opted Budget	0	Actual at 3/13/2024		Year End 9/30/2024	Fis	cal Year 2025 Budget	Notes
Revenues and Other Sources									
Carryforward	\$	-	\$	-	\$	-	\$	-	Cash from prior year to fund operations
Miscellaneous Revenue	\$	-	\$	-	\$	-	\$	-	
Interest Income - General Account	\$	-	\$	-	\$	-	\$	-	
Special Assessment Revenue									
Special Assessment - On-Roll	\$	1,400,266	\$	1,301,060	\$	1,400,266	\$	1,680,164	Assessments from Resident Owners
Special Assessment - Off-Roll	\$	-	\$	-	\$	-	\$	-	Not Applicable
Miscellaneous Revenue	\$	_	Ś	_	\$	_	\$	_	
Total Revenue & Other Sources	s \$	1,400,266	\$	1,301,060	\$	1,400,266	\$	1,680,164	-
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	\$	6,000	\$	600	\$	6,000	\$	6,000	, ,
Board of Supervisor's - FICA	\$	-	\$	-	\$	-	\$	-	FICA for Board Fees
Executive									
Professional Management	\$	52,500	\$	26,250	\$	52,500	\$	57,000	District Manager Contract
Financial and Administrative									
Audit Services	\$	5,300	\$	5,300	\$	5,300	\$	5,500	, ,
Accounting Services	\$	18,000	\$	9,000	\$	18,000	\$	20,000	
Assessment Roll Preparation	\$	10,000	\$	5,000	\$	10,000	\$	12,500	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	Ś	500	\$		\$	500	\$		IRS Required Calculation to insure interest on bond funds does not exceed
Other Contractual Services	ڔ	300	٦	_	۲	300	۲	300	ins nequired calculation to insure interest on bond rainds does not exceed
Recording and Transcription	\$	_	Ś	_	Ś	_	Ś	_	
Legal Advertising	ς	2,900	\$	_	\$	2,900	\$	2 900	Statutory Legal Advertising
Trustee Services	ς	8,400	\$	_	\$	8,400	Ś		Trustee Fees for Bonds
Dissemination Agent Services	ς	-	\$	_	\$	-	Ś		No Additional SEC Disclosure Required
Prop. App/Tax Collector Services	ς	3,000	Ś	11,709	Ś	11,709	Ś	11 800	Fees to place assessment on the tax bills
Bank Service Fees	ς	400	Ś	-	Ś	250	Ś	250	·
Travel and Per Diem	ς	-	Ś	_	Ś	-	Ś	-	rees required to maintain bank account
Communications and Freight Services	7		7		Υ		Υ		
Telephone	Ś	_	\$	_	\$	_	\$	_	
Postage, Freight & Messenger	Ś	200	\$	419	\$	3,000	\$	300	Mailing and postage
Insurance	Ś	55,000	\$	70,519	\$	70,519	Ś		Liability, D&O and Property Insurance
Printing and Binding	Ś	250	\$		\$	2,600	\$	250	ti t
Web Site Maintenance	Ś	1,750	\$	-	\$	1,750	\$	1,750	
Office Supplies	Ś	-,,50	Ś	_	Ś	-,.50	Ś	-,,50	The state of the s
Subscriptions and Memberships	Ś	175	\$	175	\$	175	\$	175	Statutory fee to Department of Economic Oportunity
Legal Services	7		7	3	7		7	•	,
General Counsel	\$	10,000	\$	2,966	\$	6,000	\$	10,000	District Attorney
Tax Counsel	\$	-,	\$	-	\$	-	\$	-,	Not Required for FY 2021
Other General Government Services	•		·		•		•		•
Engineering Services - General	\$	7,500	\$	4,970	\$	7,500	\$	7,500	District Engineer
	\$		\$		\$		\$		Long Range Capial Asset Valuations/Reserve Analysis

Description			l Year 2024 Ited Budget		Actual at /13/2024	Υ	nticipated 'ear End /30/2024	Fisc	al Year 2025 Budget	Notes
Engineering Services - Reserves		\$	-	\$	-	\$	-	\$	-	-
Stormwater Management Services	b-Total:	\$	181,875	\$	136,908	\$	207,103	\$	216,825	
Professional Services		\$	38,100	\$	18,775	\$	38,100	\$	42,000	District Asset Manager
Asset Management Mitigation Monitoring		\$ \$	4,800	\$ \$	200	\$ \$	4,800	۶ \$	4,800	· · · · · · · · · · · · · · · · · · ·
NPDES Reporting		۶ \$	2,400	\$	200	\$	2,400	\$	2,400	. , ,
Utility Services		Ş	2,400	Ą	-	Ş	2,400	Ą	2,400	Required Reporting
Electric - Aeration System		Ś		\$	_	\$	_	\$	_	
Repairs & Maintenance		Ş	-	Ą	-	Ş	-	Ş	_	
·										
Lake & Wetland System		<u>,</u>	74 000		47.003	\$	-	4	05.000	David die Constitute of Webser Management Contain
Aquatic Weed Control		\$	71,000	\$	47,882	\$	89,882	\$	95,000	1 , 0 ,
Lake Bank Maintenance		\$	2,300	\$	1,932	\$	2,300	\$	2,000	•
Water Quality Testing		\$	14,500	\$	-	\$	14,500	\$	14,500	, , ,
Water Control Structures		\$	27,000	\$	21,630	\$	27,000	\$	27,000	
Aeration System		\$	-	\$	870	\$	870	\$	1,000	Added to FY 2025 worksheet
Cane Toad Removal		\$	-	\$	-	\$	3,100	\$	3,100	
Preserves/Wetland System										
Routine Maintenance		\$	40,000	\$	26,150	\$	46,900	\$	48,000	Permit Required Maintenance
Water Quality Testing		\$	-					\$	-	·
Preserve Trail, Boardwalk and Lookout N	√laint.	\$	18,000	\$	6,840	\$	9,000	\$	9,000	Bi-Weekly Maint. (Spray, Blowoff, Pickup Palm Branchs, Trim)
Pressure Clean Boardwalk and Lookout		\$	22,000	\$	-	\$	13,000	\$		Pressure Clean and Waterproof Staining
Perserve Trail Material		\$	4,000	\$	-	\$	4,000	\$	4,000	Freshen Up Pathway Aggregate as Needed
Contingencies		\$	14,910	\$	3,021	\$	6,000	\$	15,270	7.50% of Repairs and Maintenance
Capital Outlay			•				•		-	·
Aeration System		\$	-	\$	-	\$	-	\$	-	See CIP Program
Fountain/Aerators		\$	40,000	\$	4,600	\$	45,000	\$	35,000	See CIP Program
Lake Bank Restorations		\$	144,880	\$	61,545	\$	125,000	\$	59,360	See CIP Program
Littoral Shelf Planting		\$	4,000	\$	-	\$	4,000	\$	8,000	See CIP Program
Stormwater Drainage Pipes		\$	30,000	\$	675	\$	25,000	\$	30,000	See CIP Program
Erosion Restoration		Ś	· -	\$	_	Ś	· -	\$	· -	
Contingencies/Inspection Services		¢	_	\$	_	\$	_	\$	_	Included in CIP Progam Budget
	b-Total:	\$	477,890	\$	194,119	\$	460,852	\$	400,430	_ modece m cm 110gam buuget
Community Wide Irrigation System			•	-	•	,	•	•	,	
Professional Services										
Consumptive Use Permit Monitoring		\$	-	\$	-	\$	38,000	\$	38,000	SFWMD Permit compliance Requirements
	b-Total:	\$	-	\$	-	\$	38,000	\$	38,000	
Road and Street Services Professional Management										
Asset Management		\$	9,900	\$	4,125	\$	9,900	\$	11,500	District Asset Manager
Utility Services			,		, -	•	,	•	,	Ÿ
Water Services		\$	-	\$	-	\$	-	\$	-	N/A for FY 2024
Electric		•		•						•
Bridge Lighting		Ś	_	\$	400	\$	959	\$	1.000	Treviso Bay Blvd - Bridge Lighting
Str Lts Entrance/Fountains		\$	12,000	\$	3,140	\$	7,536	\$		Treviso Bay Blvd Ent. St. Lts to Guardhouse - Fountain Elec.
Pump Station		Ś	,3	\$	-,0	\$	.,0	\$		HOA Responsibility

Description			Year 2024 ed Budget		Actual at 1/13/2024	١	nticipated /ear End i/30/2024	Fis	cal Year 20 Budget	Notes Notes
SW Blvd Street Lights		\$	1,800	\$	225	\$	600	\$	65	Street Lights - SW Boulevard
Repairs and Maintenance										
Bridge - Treviso Bay Blvd										
Bridge Inspection Report		\$	-	\$	-	\$	-	\$		- Inspection Scheduled in 2027
Maintenance Services										
Sidewalk Repairs	:	\$	-	\$	950	\$	2,000	\$	1,00	0 Misc Repairs
Bridge		\$	8,000	\$	-	\$	8,000	\$	8,00	O Pressure Washing
Striping & Pavement Marking		\$	-	\$	-	\$	3,500	\$	3,50	O Added to FY 2025 worksheet
Entry Monuments		\$	6,000	\$	-	\$	6,000	\$	5,00	O Pressure Washing/Painting
Entry Wall	9	\$	5,000	\$	1,888	\$	5,000	\$	5,00	O Pressure Washing/Painting
Street Lights/Directional Signs		\$	7,000	\$	6,198	\$	13,000	\$	7,00	0 Misc Repairs and Bulb Replacements
Brick Paver Repairs		\$	8,000	\$	3,400	\$	8,000	\$	8,00	0 Misc Repairs as Needed
Annual Holiday Decorations	9	\$	20,000	\$	18,900	\$	18,900	\$	20,00	0 Holiday Decorations
Miscellaneous Repairs		Ş	8,000		\$ 888		\$ 8,000		\$ 8,00	O As Needed Maintenance
Contingencies	9	\$	4,650	\$	14,189	\$	14,189	\$	4,91	3 7.50% of Maintenance Services
Capital Outlay										
Roadway and Bridge		\$	-	\$	4,998	\$	4,998	\$	75,00	O See CIP for Detail
Southwest Boulevard										
Maintenance Services										
Street Light Repairs	9	\$	_	\$	-	\$	-	\$		- As needed (Specialty Poles/Lights)
	ub-Total:	\$	90,350	\$	59,300	\$	110,582	\$	166,86	
Landscaping Services										
Professional Management										
Asset Management	9	\$	12,000	\$	5,000	\$	12,000	\$	14,00	0 District Asset Manager
Water Quality Monitoring	9	\$	10,000	\$	4,450	\$	10,000	\$		- Regulatory Permit Monitoring for Water Withdrawl )Moved to CUP)
Utility Services										
Electric - Landscape Lighting	9	\$	-	\$	-	\$	-	\$		- N/A for FY 2024
Irrigation Water - Landscaping	9	\$	-	\$	-	\$	-	\$		- Water for Landscaping from the Master Irrigation System
Potable Water - Meter (Entry Fountain)	9	\$	-			\$	-	\$		- Installation of Water Meter for Fountain
Potable Water - Fountain	9	\$	6,000	\$	2,092	\$	4,185	\$	4,50	0 Monthly County Water Charges
Repairs & Maintenance					•					
Public Area Landscaping										
Treviso Bay Blvd - Entrance		\$	90,000	\$	60,921	\$	126,921	\$	165,00	O Treviso Bay Boulevard
Southwest Boulevard		\$	26,000	\$	14,930	\$	26,000	\$	26,00	Development Order Requirement for Maintenance
Irrigation System	9	\$	5,200	\$	1,152	\$	3,800	\$	5,20	O Landscaping Irrigation - Treviso Bay Blvd.
Well System		\$		\$	-	\$	-	\$	,	- N/A
Plant Replacement and Annuals	9	, \$	55,000	\$	7,132	\$	25,000	\$	30,00	O Plantings Replacement
Tree Trimming	9	, \$	10,000	\$	25,820	\$	25,820	\$		0 Annual Thinning of Trees
Fountains	9	\$	18,000	\$	37,306	\$	46,306	\$		0 Weekly Service & Repairs
Other Current Charges		\$	-	\$	-	\$	-	\$	-,	- NO ACCOUNT
Operating Supplies				•						
Mulch	9	\$	27,000	\$	8,922	\$	27,000	\$	22.00	0 Entrance Mulch - twice a year and once/year Touchup
Contingencies		\$	17,340	\$	-,	\$	,	\$		0 7.5% of Repairs and Maintenance
Capital Outlay	•		,55	7		Ψ.		Ψ.	,0	
Fountain Pump House Const. & Landson	aning '	\$	77,600	\$	42,092	Ś	42,092	\$		- N/A FY 2025
Treviso Bay Blvd/US 41 Buffer - Landsca		, \$	, , , , , , ,	\$	72,032	\$	72,032	\$		0 See CIP for Detail

escription		cal Year 2024 opted Budget		Actual at 3/13/2024	,	nticipated Year End 9/30/2024	Fisc	al Year 2025 Budget	Notes
Treviso Bay Blvd/US 41 Buffer - Lighting	\$	-	\$	-	\$	-	\$	50,000	See CIP for Detail
Fountain and Perimiter Wall - Painting	\$	-	\$	-	\$	-	\$	48,000	See CIP for Detail
Contingencies/CEI Services	\$	-	\$	-	\$	-	\$	21,300	See CIP for Detail
Landscaping Renewal & Replacement	\$	40,000	\$	1,887	\$	2,000	\$		_Item removed in FY 2025
Sub-Tot	al: \$	394,140	\$	211,704	\$	351,124	\$	632,840	
Reserves									
									Long Term Capital Planning Tool - create a stable/equitable funding plan to
Extrordinary Capital/Operations	\$	200,000	Ś		Ś		\$	159 000	offset deterioration resulting in sufficient funds for major common area
Extrordinary Capital/Operations	۶	200,000	Ą	-	Ą	-	Ş	138,000	expenditures and to create a stable fund for Hurricane Cleanup/Restoration
									expenditures and to create a stable fund for numbrane cleanup/kestoration
Storm Events/Unforseen Capital /Reserves	\$	-	\$	-	\$	-	\$	-	Line Item Removed for FY 2024
Sub-tot	al: \$	200,000	\$	-	\$	-	\$	158,000	
Other Fees and Charges									
Discount for Early Payment	\$	56,011	\$	-	\$	56,011	\$	67,207	_
Sub-Tot	al: <u>\$</u>	56,011	\$	-	\$	56,011	\$	67,207	-
Total Expenditures and Other Use	s \$	1,400,266	\$	602,032	\$	1,223,671	\$	1,680,164	- -
Fund Balances: Change from Current Year Operations	\$		\$	699,029	\$	176,595		N/A	- Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning									
Extraordinary Capital/Operations	Ś	409,403			Ś	564,310	Ś	722,310	Long Term Capital Planning - Balance of Funds
1st Three (3) Months of Operations	\$	270,060			\$	270,060	\$		Required to meet Cash Needs until Assessment Received
Total Fund Balance	\$	679,463			\$	856,058	\$	1,014,058	
	Asses	sment Compai	ison						1
		FY 2024						FY 2025	
Description Number of Units		Rate/Unit					ı	Rate/Unit	
Residental 1432	\$	957.30					\$	1,148.65	Three 75' lots were combined to create 2 lots, 60581265346 and 60581265304, and are assessed as 1.5 units each.
Commercial N/A	\$	35,295.10					\$	35,291.85	
CAP Rate (Residential)	\$	1,148.76					\$	1,378.38	- Cap Rate (Residential)
								,	

# General Fund - Budget Fiscal Year 2025

# Capital Improvement Plan - Fiscal Year 2025 through FY 2030

Pescription of Capital Items		2025	2026	2027	2028		2029	2030
Water Management System								
Fountain/Aerator/Bubbler Program for	Lake System							
Lake 12 Avellino	\$	-	\$ -	\$ 25,000	\$ -	F	ountain	Aerator
Lake 15 Trevi	\$	-	\$ -	\$ -	\$ -		Progr	am is
Lake 22 Aqua/Liparri	\$	10,000	\$ -	\$ -	\$ -		Antici	
Lake 20 Bella Firenze	\$	-	\$ 25,000	\$ -	\$ -	,	Complete	
Lake 4 Via Vento	\$	25,000				,	202	
Lake 7 Napoli	\$	-	\$ -	\$ -	\$ -		202	20
Lake 24 Aqua	\$	-	\$ -	\$ -	\$ -			
Lake 18	\$	-	\$ -	\$ 15,000	\$ -			
Lake 42 (2) Peninsula	\$	-	\$ -	\$ -	\$ 40,000			
Lake 21 Cavia	\$	-	\$ 15,000	\$ -	\$ -			
Improvements for Water Quality	\$	-	\$ -	\$ -	\$ -			
Littoral Shelf Plantings	\$	8,000	\$ 8,000	\$ 8,000	\$ 8,000			
_	Sub-Total \$	43,000	\$ 48,000	\$ 48,000	\$ 48,000	\$	-	\$

# **Preserves - Boardwalk and Lookout**

Evaluation of Boardwalk and Lookout will be completed in Fiscal Year 2024 for a long term needs determination to be incorporated into future years budgets.

Stormwater I	Orainage Pipes
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Televise System/Repairs for damage	<u>\$</u>	30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
	Sub-total \$	30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Lakes Banks Erosion Restoration							
Giaveno	\$	-	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Venezia	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ponziane	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Acqua	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Lipari	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Bella Firenze	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Vercelli	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Dinapoli	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Via Veneto	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Piacere	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
italiz	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ponte Rialto	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Avellino	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Casoria	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Trevi	\$	-	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Siracusa	\$	13,000	\$ -	\$ -	\$ -	\$ -	\$ -
Pavia	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$	-	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Overall Project Lake Bank Restoration	\$	-	\$ 30,000	\$ 40,000	\$ 15,000	\$ 40,000	\$ 40,000
Contingencies/CEI Services	\$	6,360	\$ 7,200	\$ 4,800	\$ 6,600	\$ 4,800	\$ 4,800
	Sub-Total: \$	59,360	\$ 67,200	\$ 44,800	\$ 61,600	\$ 44,800	\$ 44,800

Prepared by:

132,360 \$ 145,200 \$ 122,800 \$ 139,600 \$

Total: Stormwater Management System \$

74,800

74,800

# General Fund - Budget Fiscal Year 2025

# Capital Improvement Plan - Fiscal Year 2025 through FY 2030

escription of Capital Items		2025		2026	2027	2028	2029	2030
Treviso Bay Boulevard - Entrance Fountain, Roadway	/, Li	ghting, Sigi	nag	e				
Roadway and Bridge								
Brick Paver Replacement - Bridge	\$	65,000	\$	65,000	\$ -	\$ -	\$ -	\$ -
Brick Paver Replacement - Roadways	\$	-	\$	128,000	\$ 128,000	\$ 128,000	\$ -	
Street Lights/Fencing/Railing - Painting	\$	-	\$	-	\$ 17,000	\$ -	\$ -	\$ -
Bridge - Painting	\$	-	\$	-	\$ -	\$ 25,000	\$ -	\$ -
Bridge - Inspection (every Three years)	\$	10,000	\$	-	\$ -	\$ -	\$ 10,000	\$ -
Bridge Repairs Allowance	\$	-	\$	20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Landscaping/Lighting - Treviso Bay Blvd./US 41 Bu	ffer	- Preserve	Во	ardwalk				
Preserve Boardwalk	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -
Treviso Bay Blvd/US 41 Buffer - Landscaping	\$	182,000	\$	75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Treviso Bay Blvd/US 41 Buffer - Lighting	\$	50,000	\$	10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Fountain and Perimiter Wall - Painting	\$	48,000	\$	-	\$ -	\$ -	\$ -	\$ -
Diamond Brite/Replace tile in Fountains	\$	-	\$	40,000	\$ -	\$ -	\$ -	\$ -
Fountain - Motor and Impeller Replacement	\$	-	\$	-	\$ -	\$ -	\$ -	\$ 30,000
Contingencies/CEI Services	\$	21,300	\$	20,280	\$ 15,000	\$ 15,480	\$ 6,900	\$ 8,100
Total: Treviso Bay Boulevard Entrance	\$	376,300	\$	358,280	\$ 265,000	\$ 273,480	\$ 121,900	\$ 143,100
Total Capital Improvements:	\$	581,660	\$	581,480	\$ 465,800	\$ 491,080	\$ 226,700	\$ 247,900
Estimated Cost Per Residential Unit:	\$	434.62	\$	434.49	\$ 348.05	\$ 366.94	\$ 169.39	\$ 185.23

# Debt Service Fund - Series 2021 Refunding Bonds (Amended Budget) Fiscal Year 2025

Description		Fiscal Year 24 Adopted Budget		Actual at 3/13/2024		Anticipated Year End 9/30/2024	Fisc	cal Year 2025 Budget
Revenues and Other Sources		Duaget				J/ 30/ E0E+		
Carryforward	\$	-	\$	-	\$	-	\$	-
Special Assessment Revenue								-
Special Assessment - On-Roll	\$	1,783,584	\$	1,613,502	\$	1,783,584		1,783,584
Special Assessment - Off-Roll	\$	-						
Special Assessment - Prepayment	\$	-	\$	-	\$	-	\$	-
Interest Income								
Sinking Fund	\$	-			\$	-	\$	-
Interest Account-Series A	\$	-	\$	-	\$	-	\$	-
Reserve Account-Series A	\$	-	\$	-	\$	-	\$	-
Prepayment Account	\$	-	\$	-	\$	-		
Revenue Account	\$	-	\$	15,759	\$	39,000	\$	35,000
Intragovernmental Transfers In								
Debt Service Fund - Series 2006 Bonds		-	\$	-		-	\$	-
Debt Proceeds								
Series 2017 Refunding Bonds	\$	-	\$	-	\$	-	\$	-
Total Revenue & Other Sources	\$	1,783,584	\$	1,629,261	\$	1,822,584	\$	1,818,584
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series A Bonds	Ś	1,260,000	\$	_	Ś	1,260,000	Ś	1,278,000
Principal Debt Service - Early Redemptions	Ψ.	1,200,000	*		*	2,200,000	Ψ.	2,270,000
Series A Bonds	\$	_			\$	_	\$	_
Interest Expense	,				*		•	
Series A Bonds	Ś	414,859	\$	207,429	\$	414,859	Ś	397,534
Other Fees and Charges		,		, ,		,		,
Discounts/Fees and Charges	\$	116,683	\$	-	\$	116,683	\$	116,683
Operating Transfers Out	·	,	·		·	,	·	•
Total Expenditures and Other Uses	\$	1,791,542	\$	207,429	\$	1,791,542	\$	1,792,217
Net Increase/(Decrease) in Fund Balance	\$		\$	1,421,832	\$	31,042	\$	26,368
•	ب	450.077				,		•
Fund Balance - Beginning	\$	159,877	\$	159,877	\$	159,877	\$	190,919
Fund Balance - Ending	Ş	159,877	\$	1,581,709	\$	190,919	\$	217,287

Restricted Fund Balance:

Reserve Account Requirement
Restricted for November 1, 2025 Interest Payment

Total - Restricted Fund Balance:

NONE
\$ 189,182

\$ 189,182

			Assessment Rates	
Description	Number of Units		FY 2024	FY 2025
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	_		
To	otal: 1429			

# Debt Service Fund - Series 2021 Amortization Schedule Fiscal Year 2025

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	0	Par Debt utstanding
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		

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

# **RECITALS**

WHEREAS, the Wentworth Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Collier County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2024 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2024; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS,** Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS,** the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.
- **SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

**Direct Bill Assessments.** Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment — including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- **SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Wentworth Estates Community Development District.
- **SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **SECTION 6. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.
- **SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wentworth Estates Community Development District.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

**PASSED AND ADOPTED** by the Board of Supervisors of the Wentworth Estates Community Development District, Collier County, Florida, this 13th day of June 2024.

ATTEST:	WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT
James P. Ward, Secretary	Joe Newcomb, Chairperson

**Exhibit A:** Fiscal Year 2025 Proposed Budget

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

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# PROPOSED BUDGET

FISCAL YEAR 2025

# PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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

Description		cal Year 2024 opted Budget	0	Actual at 3/13/2024		Anticipated Year End 19/30/2024	Fis	cal Year 2025 Budget	Notes
Revenues and Other Sources									
Carryforward	\$	-	\$	-	\$	-	\$	-	Cash from prior year to fund operations
Miscellaneous Revenue	\$	-	\$	-	\$	-	\$	-	
Interest Income - General Account	\$	-	\$	-	\$	-	\$	-	
Special Assessment Revenue									
Special Assessment - On-Roll	\$	1,400,266	\$	1,301,060	\$	1,400,266	\$	1,680,164	Assessments from Resident Owners
Special Assessment - Off-Roll	\$	-	\$	-	\$	-	\$		Not Applicable
Miscellaneous Revenue	Ś	_	Ś	_	Ś	_	Ś	_	
Total Revenue & Other Sources	\$	1,400,266	\$	1,301,060	\$	1,400,266	\$	1,680,164	-
									=
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	\$	6,000	\$	600	\$	6,000	\$	6,000	, ,
Board of Supervisor's - FICA	\$	-	\$	-	\$	-	\$	-	FICA for Board Fees
Executive									
Professional Management	\$	52,500	\$	26,250	\$	52,500	\$	57,000	District Manager Contract
Financial and Administrative									
Audit Services	\$	5,300	\$	5,300	\$	5,300	\$	5,500	Statutory Required Audit Fees
Accounting Services	\$	18,000	\$	9,000	\$	18,000	\$	20,000	
Assessment Roll Preparation	\$	10,000	\$	5,000	\$	10,000	\$	12,500	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	IRS Required Calculation to insure interest on bond funds does not exceed
Other Contractual Services	_		_		_		_		
Recording and Transcription	\$	-	\$	-	\$	-	\$	-	
Legal Advertising	\$	2,900	\$	-	\$	2,900	\$		Statutory Legal Advertising
Trustee Services	\$	8,400	\$	-	\$	8,400	\$	8,400	Trustee Fees for Bonds
Dissemination Agent Services	\$	-	\$	-	\$	-	\$	-	No Additional SEC Disclosure Required
Prop. App/Tax Collector Services	\$	3,000	\$	11,709	\$	11,709	\$		Fees to place assessment on the tax bills
Bank Service Fees	\$	400	\$	-	\$	250	\$	250	Fees required to maintain bank account
Travel and Per Diem	\$	-	\$	-	\$	-	\$	-	
Communications and Freight Services									
Telephone	\$	-	\$	-	\$	-	\$	-	
Postage, Freight & Messenger	Ş	200	\$	419	\$	3,000	\$	300	
Insurance	Ş	55,000	\$	70,519	\$	70,519	Ş		Liability, D&O and Property Insurance
Printing and Binding	\$	250	\$	-	\$	2,600	\$	250	
Web Site Maintenance	\$ ¢	1,750	\$	-	\$	1,750	\$	1,750	Statutory Maintenance of District Web Site
Office Supplies	\$ ¢	175	\$	175	\$	175	\$	-	Statutery for to Department of Formania Operaturity
Subscriptions and Memberships Legal Services	>	175	\$	175	\$	175	\$	175	Statutory fee to Department of Economic Oportunity
General Counsel	Ś	10,000	\$	2,966	\$	6,000	\$	10,000	District Attorney
Tax Counsel	\$ \$	10,000	\$ \$	2,900	\$	0,000	\$	10,000	Not Required for FY 2021
Other General Government Services	Ş	-	Ş	-	Ş	-	ş	-	NOT WERD IN FT 2021
Engineering Services - General	Ś	7,500	\$	4,970	\$	7,500	\$	7,500	District Engineer
	۶ \$	7,300	\$	4,370	\$ \$	7,300	\$ \$	7,300	
Engineering Services - Assets	>	-	>	-	>	-	\$	-	Long Range Capial Asset Valuations/Reserve Analysis

Description			ol Year 2024 oted Budget		Actual at 1/13/2024	١	nticipated 'ear End /30/2024	Fisc	al Year 2025 Budget	Notes
Engineering Services - Reserves		\$	-	\$	-	\$	-	\$	-	-
Stormwater Management Services	Sub-Total:	\$	181,875	\$	136,908	\$	207,103	\$	216,825	
Professional Services		\$	38,100	\$	18,775	\$	38,100	\$	42,000	District Asset Manager
Asset Management Mitigation Monitoring		۶ \$	4,800	\$ \$	200	\$ \$	4,800	۶ \$	4,800	SFWMD Permit Requirement - Panther Habitat Hendry County
NPDES Reporting		۶ \$	2,400	\$	200	\$	2,400	\$	2,400	Required Reporting
Utility Services		۲	2,400	۲	_	۲	2,400	Ą	2,400	Required Reporting
Electric - Aeration System		Ś	_	\$	_	\$	_	\$	_	
Repairs & Maintenance		Ş	-	Ş	-	Ą	-	Ş	_	
•										
Lake & Wetland System			74 000	4	47.000	\$	-	4	05.000	David die Constitute of Weber Management Contain
Aquatic Weed Control		\$	71,000	\$	47,882	\$	89,882	\$	95,000	1 , 5
Lake Bank Maintenance		\$	2,300	\$	1,932	\$	2,300	\$	2,000	Minor Repairs to Lake Banks
Water Quality Testing		\$	14,500	\$	-	\$	14,500	\$	14,500	, , ,
Water Control Structures		\$	27,000	\$	21,630	\$	27,000	\$	27,000	Periodic Maintenance
Aeration System		\$	-	\$	870	\$	870	\$	1,000	Added to FY 2025 worksheet
Cane Toad Removal		\$	-	\$	-	\$	3,100	\$	3,100	
Preserves/Wetland System										
Routine Maintenance		\$	40,000	\$	26,150	\$	46,900	\$	48,000	Permit Required Maintenance
Water Quality Testing		\$	-					\$	-	
Preserve Trail, Boardwalk and Lookout	t Maint.	\$	18,000	\$	6,840	\$	9,000	\$	9,000	Bi-Weekly Maint. (Spray, Blowoff, Pickup Palm Branchs, Trim)
Pressure Clean Boardwalk and Lookou	ıt	\$	22,000	\$	-	\$	13,000	\$		Pressure Clean and Waterproof Staining
Perserve Trail Material		\$	4,000	\$	-	\$	4,000	\$	4,000	Freshen Up Pathway Aggregate as Needed
Contingencies		\$	14,910	\$	3,021	\$	6,000	\$	15,270	7.50% of Repairs and Maintenance
Capital Outlay			•				•		-	·
Aeration System		\$	-	\$	-	\$	-	\$	-	See CIP Program
Fountain/Aerators		\$	40,000	\$	4,600	\$	45,000	\$	35,000	See CIP Program
Lake Bank Restorations		\$	144,880	\$	61,545	\$	125,000	\$	59,360	See CIP Program
Littoral Shelf Planting		\$	4,000	\$	-	\$	4,000	\$	8,000	See CIP Program
Stormwater Drainage Pipes		\$	30,000	\$	675	\$	25,000	\$	30,000	See CIP Program
Erosion Restoration		Ś		Ś	_	Ś	· -	\$	_	•
Contingencies/Inspection Services		ς	_	Ś	_	Ś	_	Ś	_	Included in CIP Progam Budget
	Sub-Total:	\$	477,890	\$	194,119	\$	460,852	\$	400,430	_ moduce in cir 110gam budget
Community Wide Irrigation System			•		,		•		,	
Professional Services										
Consumptive Use Permit Monitoring		\$	-	\$	-	\$	38,000	\$	38,000	SFWMD Permit compliance Requirements
	Sub-Total:	\$	-	\$	-	\$	38,000	\$	38,000	
Road and Street Services Professional Management										
Asset Management		\$	9,900	\$	4,125	\$	9,900	\$	11,500	District Asset Manager
Utility Services			- /	•	,	r	- /	ŕ	_,,-	<b>.</b>
Water Services		\$	_	\$	_	\$	-	\$	-	N/A for FY 2024
Electric		-		7		7		7		,
Bridge Lighting		Ś	_	Ś	400	Ś	959	\$	1.000	Treviso Bay Blvd - Bridge Lighting
Str Lts Entrance/Fountains		\$	12,000	\$	3,140	\$	7,536	\$		Treviso Bay Blvd Ent. St. Lts to Guardhouse - Fountain Elec.
Pump Station		Ś	12,000	\$	3,140	\$	,,550	\$		HOA Responsibility

Description			Year 2024 ed Budget		Actual at 1/13/2024	١	nticipated /ear End i/30/2024	Fis	cal Year 202 Budget	Notes
SW Blvd Street Lights		\$	1,800	\$	225	\$	600	\$	65	Street Lights - SW Boulevard
Repairs and Maintenance										
Bridge - Treviso Bay Blvd										
Bridge Inspection Report	:	\$	-	\$	-	\$	-	\$		- Inspection Scheduled in 2027
Maintenance Services										
Sidewalk Repairs	:	\$	-	\$	950	\$	2,000	\$	1,00	0 Misc Repairs
Bridge	:	\$	8,000	\$	-	\$	8,000	\$	8,00	O Pressure Washing
Striping & Pavement Marking	:	\$	-	\$	-	\$	3,500	\$	3,50	O Added to FY 2025 worksheet
Entry Monuments	:	\$	6,000	\$	-	\$	6,000	\$	5,00	O Pressure Washing/Painting
Entry Wall	:	\$	5,000	\$	1,888	\$	5,000	\$	5,00	O Pressure Washing/Painting
Street Lights/Directional Signs	:	\$	7,000	\$	6,198	\$	13,000	\$	7,00	O Misc Repairs and Bulb Replacements
Brick Paver Repairs	;	\$	8,000	\$	3,400	\$	8,000	\$	8,00	0 Misc Repairs as Needed
Annual Holiday Decorations	;	\$	20,000	\$	18,900	\$	18,900	\$	20,00	0 Holiday Decorations
Miscellaneous Repairs		Ş	8,000		\$ 888		\$ 8,000		\$ 8,00	O As Needed Maintenance
Contingencies		\$	4,650	\$	14,189	\$	14,189	\$	4,91	3 7.50% of Maintenance Services
Capital Outlay										
Roadway and Bridge		\$	-	\$	4,998	\$	4,998	\$	75,00	O See CIP for Detail
Southwest Boulevard										
Maintenance Services										
Street Light Repairs		\$	_	\$	-	\$	_	\$		- As needed (Specialty Poles/Lights)
	ub-Total:	\$	90,350	\$	59,300	\$	110,582	\$	166,86	
Landscaping Services										
Professional Management										
Asset Management		\$	12,000	\$	5,000	\$	12,000	\$	14,00	0 District Asset Manager
Water Quality Monitoring	;	\$	10,000	\$	4,450	\$	10,000	\$		<ul> <li>Regulatory Permit Monitoring for Water Withdrawl )Moved to CUP)</li> </ul>
Utility Services										
Electric - Landscape Lighting	;	\$	-	\$	-	\$	-	\$		- 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		\$	6,000	\$	2,092	\$	4,185	\$	4,50	0 Monthly County Water Charges
Repairs & Maintenance					•					
Public Area Landscaping										
Treviso Bay Blvd - Entrance		\$	90,000	\$	60,921	\$	126,921	\$	165,00	O Treviso Bay Boulevard
Southwest Boulevard		\$	26,000	\$	14,930	\$	26,000	\$	26,00	Development Order Requirement for Maintenance
Irrigation System	:	\$	5,200	\$	1,152	\$	3,800	\$	5,20	O Landscaping Irrigation - Treviso Bay Blvd.
Well System	:	\$		\$	-	\$	-	\$	•	- N/A
Plant Replacement and Annuals		, \$	55,000	\$	7,132	\$	25,000	\$	30,00	Plantings Replacement
Tree Trimming	:	, \$	10,000	\$	25,820	\$	25,820	\$		O Annual Thinning of Trees
Fountains		\$	18,000	\$	37,306	\$	46,306	\$		0 Weekly Service & Repairs
Other Current Charges		, \$	-	\$	-	\$	-	\$	,	- NO ACCOUNT
Operating Supplies				•		•		•		
Mulch		\$	27,000	\$	8,922	\$	27,000	\$	22.00	O Entrance Mulch - twice a year and once/year Touchup
Contingencies		\$	17,340	\$	-,	\$		\$		0 7.5% of Repairs and Maintenance
Capital Outlay	,		,3	7		7		*	,0 .	
Fountain Pump House Const. & Landson	aning	\$	77,600	\$	42,092	Ś	42,092	\$		- N/A FY 2025
Treviso Bay Blvd/US 41 Buffer - Landsca		\$	, , , , , , ,	\$	72,032	\$	72,032	\$		0 See CIP for Detail

escription		cal Year 2024 opted Budget		Actual at 3/13/2024	,	nticipated Year End 9/30/2024	Fisc	al Year 2025 Budget	Notes
Treviso Bay Blvd/US 41 Buffer - Lighting	\$	-	\$	-	\$	-	\$	50,000	See CIP for Detail
Fountain and Perimiter Wall - Painting	\$	-	\$	-	\$	-	\$	48,000	See CIP for Detail
Contingencies/CEI Services	\$	-	\$	-	\$	-	\$	21,300	See CIP for Detail
Landscaping Renewal & Replacement	\$	40,000	\$	1,887	\$	2,000	\$		Item removed in FY 2025
Sub-Tot	al: \$	394,140	\$	211,704	\$	351,124	\$	632,840	
Reserves									
									Long Term Capital Planning Tool - create a stable/equitable funding plan to
Extrordinary Capital/Operations	\$	200,000	Ś		Ś		\$	159 000	offset deterioration resulting in sufficient funds for major common area
Extrordinary Capital/Operations	Ş	200,000	Ą	-	Ą	•	Ş	138,000	expenditures and to create a stable fund for Hurricane Cleanup/Restoration
									experiultures and to create a stable fund for numbrane cleanup/Restoration
Storm Events/Unforseen Capital /Reserves	\$	-	\$	-	\$	-	\$	-	Line Item Removed for FY 2024
Sub-tot	al: \$	200,000	\$	-	\$	-	\$	158,000	
Other Fees and Charges									
Discount for Early Payment	\$	56,011	\$	-	\$	56,011	\$	67,207	-
Sub-Tot	al: <u>\$</u>	56,011	\$	-	\$	56,011	\$	67,207	-
Total Expenditures and Other Us	es \$	1,400,266	\$	602,032	\$	1,223,671	\$	1,680,164	-
Fund Balances: Change from Current Year Operations	\$	_	Ś	699,029	Ś	176,595		N/A	- - Cash Over (Short) at Fiscal Year End
·	,		*	,	*	_: 0,000			
Fund Balance - Beginning Extraordinary Capital/Operations	Ś	409,403			Ś	564,310	\$	722.310	Long Term Capital Planning - Balance of Funds
1st Three (3) Months of Operations	Ś	270,060			Ś	270,060	Ś		Required to meet Cash Needs until Assessment Received
Total Fund Balance	\$	679,463			\$	856,058	\$	1,014,058	
	Asses	ssment Compa	rison						1
		FY 2024						FY 2025	
Description Number of Units		Rate/Unit					ı	Rate/Unit	
Residental 1432	\$	957.30					\$	1,148.65	Three 75' lots were combined to create 2 lots, 60581265346 and 60581265304, and are assessed as 1.5 units each.
Commercial N/A	\$	35,295.10					\$	35,291.85	
		1,148.76					Ś	4 270 20	- Cap Rate (Residential)
CAP Rate (Residential)	Ś	1.14X./h					` `	1.378.3X	Can Rate (Residential)

# **Wentworth Estates Community Development District**

# General Fund - Budget Fiscal Year 2025

# Capital Improvement Plan - Fiscal Year 2025 through FY 2030

Pescription of Capital Items		2025	2026		2026 2027		2027 2028			2029	2030
Water Management System											
Fountain/Aerator/Bubbler Program for	Lake System										
Lake 12 Avellino	\$	-	\$	-	\$	25,000	\$	-	F	ountain	Aerator
Lake 15 Trevi	\$	-	\$	-	\$	-	\$	-		Progr	am is
Lake 22 Aqua/Liparri	\$	10,000	\$	-	\$	-	\$	-		Antici	
Lake 20 Bella Firenze	\$	-	\$	25,000	\$	-	\$	-	,	Complete	
Lake 4 Via Vento	\$	25,000							,	202	
Lake 7 Napoli	\$	-	\$	-	\$	-	\$	-		202	20
Lake 24 Aqua	\$	-	\$	-	\$	-	\$	-			
Lake 18	\$	-	\$	-	\$	15,000	\$	-			
Lake 42 (2) Peninsula	\$	-	\$	-	\$	-	\$	40,000			
Lake 21 Cavia	\$	-	\$	15,000	\$	-	\$	-			
Improvements for Water Quality	\$	-	\$	-	\$	-	\$	-			
Littoral Shelf Plantings	\$	8,000	\$	8,000	\$	8,000	\$	8,000			
_	Sub-Total \$	43,000	\$	48,000	\$	48,000	\$	48,000	\$	-	\$

### **Preserves - Boardwalk and Lookout**

Evaluation of Boardwalk and Lookout will be completed in Fiscal Year 2024 for a long term needs determination to be incorporated into future years budgets.

Stormwater I	Drainage I	Pipes
--------------	------------	-------

Televise System/Repairs for damage	\$	30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
	Sub-total \$	30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Lakes Banks Erosion Restoration							
Giaveno	\$	-	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Venezia	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ponziane	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Acqua	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Lipari	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Bella Firenze	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Vercelli	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Dinapoli	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Via Veneto	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Piacere	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
italiz	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Ponte Rialto	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Avellino	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Casoria	\$	20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Trevi	\$	-	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Siracusa	\$	13,000	\$ -	\$ -	\$ -	\$ -	\$ -
Pavia	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$	-	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Overall Project Lake Bank Restoration	\$	-	\$ 30,000	\$ 40,000	\$ 15,000	\$ 40,000	\$ 40,000
Contingencies/CEI Services	\$	6,360	\$ 7,200	\$ 4,800	\$ 6,600	\$ 4,800	\$ 4,800
	Sub-Total: \$	59,360	\$ 67,200	\$ 44,800	\$ 61,600	\$ 44,800	\$ 44,800

Prepared by:

Total: Stormwater Management System \$ 132,360 \$ 145,200 \$ 122,800 \$ 139,600 \$

74,800

74,800

# **Wentworth Estates Community Development District**

# General Fund - Budget Fiscal Year 2025

# Capital Improvement Plan - Fiscal Year 2025 through FY 2030

Description of Capital Items		2025		2026	2027	2028	2029	2030
Treviso Bay Boulevard - Entrance Fountain, Roadway	e							
Roadway and Bridge								
Brick Paver Replacement - Bridge	\$	65,000	\$	65,000	\$ -	\$ -	\$ -	\$ -
Brick Paver Replacement - Roadways	\$	-	\$	128,000	\$ 128,000	\$ 128,000	\$ -	
Street Lights/Fencing/Railing - Painting	\$	-	\$	-	\$ 17,000	\$ -	\$ -	\$ -
Bridge - Painting	\$	-	\$	-	\$ -	\$ 25,000	\$ -	\$ -
Bridge - Inspection (every Three years)	\$	10,000	\$	-	\$ -	\$ -	\$ 10,000	\$ -
Bridge Repairs Allowance	\$	-	\$	20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Landscaping/Lighting - Treviso Bay Blvd./US 41 Bu	ffer	- Preserve	Во	ardwalk				
Preserve Boardwalk	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -
Treviso Bay Blvd/US 41 Buffer - Landscaping	\$	182,000	\$	75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Treviso Bay Blvd/US 41 Buffer - Lighting	\$	50,000	\$	10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Fountain and Perimiter Wall - Painting	\$	48,000	\$	-	\$ -	\$ -	\$ -	\$ -
Diamond Brite/Replace tile in Fountains	\$	-	\$	40,000	\$ -	\$ -	\$ -	\$ -
Fountain - Motor and Impeller Replacement	\$	-	\$	-	\$ -	\$ -	\$ -	\$ 30,000
Contingencies/CEI Services	\$	21,300	\$	20,280	\$ 15,000	\$ 15,480	\$ 6,900	\$ 8,100
Total: Treviso Bay Boulevard Entrance	\$	376,300	\$	358,280	\$ 265,000	\$ 273,480	\$ 121,900	\$ 143,100
Total Capital Improvements:	\$	581,660	\$	581,480	\$ 465,800	\$ 491,080	\$ 226,700	\$ 247,900
Estimated Cost Per Residential Unit:	\$	434.62	\$	434.49	\$ 348.05	\$ 366.94	\$ 169.39	\$ 185.23

# Wentworth Estates Community Development District

### Debt Service Fund - Series 2021 Refunding Bonds (Amended Budget) Fiscal Year 2025

Description		Fiscal Year 2024 Adopted Budget		Actual at 3/13/2024	Anticipated Year End 09/30/2024		Fisc	cal Year 2025 Budget
Revenues and Other Sources		Duaget				J/ 30/ E0E+		
Carryforward	\$	-	\$	-	\$	-	\$	-
Special Assessment Revenue								-
Special Assessment - On-Roll	\$	1,783,584	\$	1,613,502	\$	1,783,584		1,783,584
Special Assessment - Off-Roll	\$	-						
Special Assessment - Prepayment	\$	-	\$	-	\$	-	\$	-
Interest Income								
Sinking Fund	\$	-			\$	-	\$	-
Interest Account-Series A	\$	-	\$	-	\$	-	\$	-
Reserve Account-Series A	\$	-	\$	-	\$	-	\$	-
Prepayment Account	\$	-	\$	-	\$	-		
Revenue Account	\$	-	\$	15,759	\$	39,000	\$	35,000
Intragovernmental Transfers In								
Debt Service Fund - Series 2006 Bonds		-	\$	-		-	\$	-
Debt Proceeds								
Series 2017 Refunding Bonds	\$	-	\$	-	\$	-	\$	-
Total Revenue & Other Sources	\$	1,783,584	\$	1,629,261	\$	1,822,584	\$	1,818,584
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series A Bonds	Ś	1,260,000	\$	_	Ś	1,260,000	Ś	1,278,000
Principal Debt Service - Early Redemptions	Ψ.	1,200,000	*		*	2,200,000	Ψ.	2,270,000
Series A Bonds	\$	_			\$	_	\$	_
Interest Expense	,				*		•	
Series A Bonds	Ś	414,859	\$	207,429	\$	414,859	Ś	397,534
Other Fees and Charges		,		, ,		,		,
Discounts/Fees and Charges	\$	116,683	\$	-	\$	116,683	\$	116,683
Operating Transfers Out		,	·		·	,		•
Total Expenditures and Other Uses	\$	1,791,542	\$	207,429	\$	1,791,542	\$	1,792,217
Net Increase/(Decrease) in Fund Balance	\$		\$	1,421,832	\$	31,042	\$	26,368
•	ب	450.077				,		•
Fund Balance - Beginning	\$	159,877	\$	159,877	\$	159,877	\$	190,919
Fund Balance - Ending	Ş	159,877	\$	1,581,709	\$	190,919	\$	217,287

**Restricted Fund Balance:** 

Reserve Account Requirement
Restricted for November 1, 2025 Interest Payment

Total - Restricted Fund Balance:

NONE
\$ 189,182

			Assessment Rates	
Description	Number of Units		FY 2024	FY 2025
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			
Т	otal: 1429	-		

# Wentworth Estates Community Development District

# Debt Service Fund - Series 2021 Amortization Schedule Fiscal Year 2025

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	C	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		

### **RESOLUTION 2024-6**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

### **RECITALS**

WHEREAS, the Wentworth Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS,** in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES DEVELOPMENT DISTRICT:

## SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

a. **Date:** The second Thursday of each month during the Fiscal Year 2025, which covers the period October 1, 2024, through September 30, 2025

## The Fiscal Year 2025 schedule is as follows:

October 10, 2024	November 14, 2024
December 12, 2024	January 9, 2025
February 13, 2025	March 13, 2025
April 10, 2025	May 8, 2025
June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

b. **Time: 8:30 A.M.** (Eastern Standard Time)

c. Location: Treviso Bay Clubhouse 9800 Treviso Bay Boulevard

Naples, Florida 34113

### **RESOLUTION 2024-6**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

- **SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.
- **SECTION 3. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.
- **SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wentworth Estates Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Wentworth Estates Community Development District, Collier County, Florida, this 13th day of June 2024.

ATTEST:	BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT
James P. Ward, Secretary	Joe Newcomb, Chairperson

### **RESOLUTION NO. 2024-7**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE ACCEPTANCE OF CERTAIN CONVEYANCES FROM TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC., RELATING TO PROPERTY WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Wentworth Estates Community Development District (the "District") is a community development district established pursuant to the provisions of Chapter 190, Florida Statutes by Collier County Ordinance No. 2004-37, as amended by Collier County Ordinance 2006-13; and

**WHEREAS**, the District is organized for the purposes of providing community development services and facilities benefiting the development known as Treviso Bay; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

**WHEREAS**, the District owns, operates and maintains certain irrigation and utility facilities within the Treviso Bay community; and

**WHEREAS**, in connection with the operation and maintenance of the District's facilities and the transfer of the Southwest Florida Water Management District Permit No. 11-02274-W, the District desires to accept certain conveyances from the Treviso Bay Property Owners Master Association, Inc., a Florida not-for-profit corporation ("TB Master"); and

**WHEREAS**, the Board of Supervisors of the District desires the ratify, confirm and approve the acceptance from the TB Master of an Irrigation, Utility and Access Easement and a Non-Exclusive Assignment of Easement.

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1. FINDINGS.** The above recitals are true and correct and incorporated herein by this reference.

## **RESOLUTION NO. 2024-7**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE ACCEPTANCE OF CERTAIN CONVEYANCES FROM TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC., RELATING TO PROPERTY WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**SECTION 2. RATIFICATION AND APPROVAL OF CONVEYANCES.** The District hereby ratifies and accepts the Irrigation, Utility and Access Easement and the Non-Exclusive Assignment of Easement, copies of which are attached hereto as Exhibit "A". All actions taken to date by the District to effectuate the execution and approval of the Irrigation, Utility and Access Easement and the Non-Exclusive Assignment of Easement are hereby ratified, confirmed and approved.

**SECTION 3. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

**SECTION 4. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Wentworth Estates Community Development District this 13th day of June 2024.

Attest:	DEVELOPMENT DISTRICT
James P. Ward, Secretary	Joseph Newcomb, Chairman

# Exhibit "A"

[Attach Irrigation, Utility and Access Easement] [Attach Non-Exclusive Assignment of Easement] INSTR 6550951 OR 6363 PG 2288 E-RECORDED 5/28/2024 11:05 AM PAGES 7 CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA DOC@.70 \$0.70 REC \$61.00 CONS \$10.00

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A 4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 435-3535

(space above this line for recording data)

# IRRIGATION, UTILITY AND ACCESS EASEMENT

THIS IRRIGATION, UTILITY AND ACCESS EASEMENT (this "Easement") is made and executed as of this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2024, by TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantor") in favor of WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns ("Grantee").

### WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege over and across certain lands being located in Collier County, Florida and legally described on <a href="Exhibit "A""><u>Exhibit "A"</u></a> attached hereto and made a part hereof (the "<u>Easement Area</u>") for the following purposes: (i) to construct, operate, maintain, repair and replace irrigation improvements including, without limitation, pumps, pump houses, wells, irrigation lines and other irrigation facilities, structures or improvements (collectively, the "<u>Irrigation Facilities</u>") as may be, from time to time, located upon or within the Easement Area; (ii) construct, operate, maintain, repair and replace public utility improvements and facilities permitted to be constructed and/or operated by a community development district pursuant to Chapter 190, Florida Statutes (collectively, "<u>Utility Facilities</u>") as may be, from time to time, located upon or within the Easement Area (the Irrigation Facilities and Utility Facilities are sometimes collectively referred to herein as the "<u>District Facilities</u>"); and (iii) pedestrian and vehicular ingress and egress over, in, upon, across and through the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein relating to the District Facilities and for ingress and egress to and from the District Facilities and/or other irrigation, utility, stormwater management and drainage facilities owned and/or operated by Grantee (collectively, the "<u>Easement Activity</u>").

Grantor grants to Grantee, its successors and assigns, the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. Grantee will be responsible for maintaining and repairing any District Facilities owned by Grantee within the Easement Area. Except for District Facilities owned by Grantee within the Easement Area, Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent of any damage to the Easement Area caused by Grantee's negligence or intentional misconduct, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee's right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

, . , .	GRANTOR:
Witnesses:  Witnesses:  Witness #1 Signature  Printed Name: Sep 77 Berrigad  Address: 9800 Tresse Bay Blod  Address: 9800 Tresse Bay Blod  Address: 9800 Tresse Bay Blod	TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC., a Florida not-for-profit corporation  By:  Name:    James   James   T.   Greeners  Title:   James   James   T.   Greeners
Witness #2 Signature Printed Name: SAddress: 34113	àtà
STATE OF Florida )  COUNTY OF Collie( )	
online notarization, this of May of Treviso Bay Property Ow corporation, on behalf of the corporation, who	ridged before me by means of () physical presence or (), 2024, by Scott Restand, as Garaged where Master Association, Inc., a Florida not-for-profit o is () personally known to me or () has produced of identification.
(SEAL)	NOTARY PUBLIC Name: Cally Ann Ponts Gubb (Type or Print)
Notary Public State of Florida Carly Ann Points Gibb My Commission HH 114802 Expires 04/07/2025	My Commission Expires: 4/7/2025

# ACCEPTED BY GRANTEE:

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT,

a community development district

Witness #1 Signature Printed Name: Address: 4540 Homasson (n) NCIPLO F1 34112  Witness #2 Signature Printed Name: Assey Corros Address: 4570 Homasson (n) NCIPLO F1 34112	By: Joe Newcomb, Chairman
STATE OF FLORIDA ) ) ss. COUNTY OF COLLIER )	
online notarization, this 12 of May Estates Community Development District, a c	dged before me by means of ( ) physical presence or ( ), 2024, by Joe Newcomb, as Chairman of Wentworth ommunity development district established and existing lf of the District, who ( ) is personally known to me or ( ) as evidence of identification.
	Name: (Type or Print)  My Commission Expires:  JEANNE R BOLIVAR  Notary Public - State of Florida  Commission # HH 293572  My Comm. Expires Jul 27, 2026

# Exhibit "A" Easement Area

Tract "C-5", Via Veneto, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 15 through 17, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 79905000107

Tract "R-2", Vercelli, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 11 through 14, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 79904070727

Tract "R-4", Vercelli, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 11 through 14, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 79904070743

Tract "R-6", Italia, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 68 through 70, inclusive, of the Public Records of Collier County, Florida, less that portion of Tract "R-6" replatted on that certain plat of Ponte Rialto, recorded in Plat Book 55, Pages 40 through 44, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 52532000160

Tract "R-7", Piacere-Pavia, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 1 through 10, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 66748002100

Tract "R-5", Italia, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 68 through 70, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 52532000144

Tract "R-13", Ponte Rialto, a subdivision according to the plat thereof recorded in Plat Book 55, Pages 40 through 44, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 68158002264

Tract "R-14", Siracusa, a subdivision according to the plat thereof recorded in Plat Book 57, Pages 98 through 99, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 73640800082

Tract "R-2", Italia, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 68 through 70, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 52532000128 .

Tract "R-2", Piacere-Pavia, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 1 through 10, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 66748002087

Tract "R-10", Piacere-Pavia, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 1 through 10, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 66748002126

Tract "R-8", Lipari-Ponziane, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 80 through 89, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 55751002409

Tract "R-11", Bella Firenze, a subdivision according to the plat thereof recorded in Plat Book 53, Pages 68 through 70, of the Public Records of Collier County, Florida.

Parcel ID: 23896800161

Tract "R-2", Lipari-Ponziane, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 80 through 89, inclusive, of the Public Records of Collier County, Florida less and except therefrom the plat of Piacere-Pavia, a subdivision according to the plat thereof recorded in Plat Book 48, Pages 1 through 10, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 55751002386

Tract "R-9", Lipari-Ponziane, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 80 through 89, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 55751002425

Tract "R-15", Montiano, a subdivision according to the plat thereof recorded in Plat Book 59, Pages 28 through 30, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 60581265100

Tract "R-3", Via Veneto, a subdivision according to the plat thereof recorded in Plat Book 47, Pages 15 through 17, inclusive, of the Public Records of Collier County, Florida.

Parcel ID: 79905000165

INSTR 6550952 OR 6363 PG 2295 E-RECORDED 5/28/2024 11:05 AM PAGES 4 CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA DOC@.70 \$0.70 REC \$35.50 CONS \$10.00

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A. 4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

# **NON-EXCLUSIVE ASSIGNMENT OF EASEMENT**

THIS NON-EXCLUSIVE ASSIGNMENT OF EASEMENT (this "Assignment") is made and executed as of this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2024, by TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC., a Florida not-for-profit corporation ("Grantor") in favor of WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns ("Grantee").

WHEREAS, John F. Stanley, as Trustee of the Lely Lakes Land Trust Dated September 23, 1998 ("LLLT"), Commercial Properties Southwest, Inc., a Florida corporation ("CPS"), Lely Development Corporation, a Texas corporation ("LDC"), and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TITTF") previously entered into that certain Termination of Easements and Grant of Easement dated January 28, 2006 and recorded February 5, 2004 in Official Records Book 3496, Page 3075 of the Public Records of Collier County, Florida (the "Agreement"); and

WHEREAS, pursuant to Section 3 of the Agreement, TIITF granted to CPS and LDC, as owners of the lands adjacent to the TIITF Property (CPS and LDC are referred to collectively herein as the "<u>Prior Grantees</u>"), a nonexclusive easement for ingress and egress and utilities over, under and across the lands described more particularly in the Agreement for the use and benefit of and appurtenant to Prior Grantees' lands (the "<u>Easement</u>"); and

WHEREAS, the Treviso Bay community has been developed upon the lands adjacent to the TIITF property; and

WHEREAS, Grantor, as the community association established pursuant to Section 720, Florida Statutes governing the Treviso Bay community, is a successor in interest to the Prior Grantees; and

WHEREAS, Grantee is a community development district established by ordinance of the Board of County Commissioners of Collier County, Florida and existing under Chapter 190, Florida Statues, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including certain irrigation and utility facilities within the Treviso Bay community; and

WHEREAS, Grantor desires to grant to Grantee, and Grantee desires to accept from Grantor, a non-exclusive assignment of the Easement upon the terms and conditions hereinafter set forth.

# NOW, THEREFOFRE, Grantor and Grantee agree as follows:

- A. Recitals. The above recitals are true and correct and are incorporated herein in their entirety.
- B. Assignment of Easement. Grantor hereby assigns unto Grantee the non-exclusive right in and to the Easement for purposes of ingress and egress and utilities consistent with Chapter 190, Florida Statutes (but expressly reserving any all rights of Grantor and all owners within Treviso Bay under the Easement to utilize and benefit from the Easement). Grantor shall be permitted to exercise the rights of the Easement together with Grantor and all owners within Treviso Bay. This Assignment shall be a covenant running with the land and shall be binding upon and shall inure to the benefit of the parties hereto.

{Remainder of page intentionally left blank. Signatures appear on following page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Assignment as of the date first written above.

# **GRANTOR:**

	TREVISO BAY PROPERTY OWNERS MASTER ASSOCIATION, INC.,
Witnesses:	a Florida not-for-profit corporation
Wigness #1 Signature	By: Take from
Printed Name: Sea 37 Balling	Name: Janiel J. Grennan
Address: 9800 Troviso Bay L	3/4/
Naples F6 34113	Title: Tesident
- Hy	
Witness #2 Signature	•
Printed Name: Schoolin Cun	3,50
Address: 980 Trans	- Follows
Napres, FL, 37a)	
state of <u>Fonda</u> )	
county of Callier ) ss.	
•	
The foreseing instrument was asknown	wledged before me by means of ( ) physical presence or ( )
online notarization, this la of	, 2024, by Scott Bertrand, as General
of Treviso Bay Property	Owners Master Association, Inc., a Florida not-for-profit
corporation, on behalf of the corporation,	who is ( personally known to me or ( ) has produced
as evide	nce of identification.
(SEAL)	NOTARY PUBLIC Name: Cary Ann Punts Gibb  (Type or Print)  My Commission Expires: 4/7/2025
	NOTARY PUBLIC PAR CALLA
	Name: (ary thin 10 ms Gibb)
Notary Public State of Florida	My Commission Expires: 4/7/7025
Carly Ann Points Gibb	My Commission Expires. 417/2023
Expires 04/07/2025	

# ACCEPTED BY GRANTEE:

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT,

a community development district

Witnesses: Witness #1 Signature Printed Namer Lisa - Elliott Address: 4570 - Honnasson In Nuples F1 34112	By: Joe Newcomb, Chairman
Witness #2 Signature Printed Name: 4 Shiber Core Address: 4570 Howasson Fare Number F1 34112	
STATE OF FLORIDA ) ss. COUNTY OF COLLIER )	
estates Community Development Districts	wledged before me by means of () physical presence or ()  2024, by Joe Newcomb, as Chairman of Wentworth a community development district established and existing behalf of the District, who () is personally known to me or ()  as evidence of identification.  NOTARY PUBLIC Name:  (Type or Print)  My Commission Expires:
	JEANNE R BOLIVAR  Notary Public - State of Florida  Commission # HH 293572  My Comm. Expires Jul 27, 2026

THIS AGREEMENT FOR ASSET MANAGEMENT SERVICES ("Agreement") is made and entered into to be effective the 1<sup>st</sup> day of October, 2024 ("Effective Date"), and is by and between WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Collier County, Florida ("District"), and CALVIN, GIORDANO & ASSOCIATES, INC., a Florida corporation ("Contractor"). District and Contractor are sometimes referred to herein collectively as the "Parties" and individually as a "Party".

### WITNESSETH:

WHEREAS, District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "CDD Facilities"); and

**WHEREAS**, District from time to time engages certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

**WHEREAS**, District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the "Services" described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JPWard & Associates, LLC ("District Manager"), as set forth more fully herein; and

WHEREAS, Contractor has represented that it can provide such Services as required by District.

**NOW THEREFORE**, for good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt and sufficiency of which are acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

- **1. RECITALS.** The above recitals are true and correct and are incorporated by reference.
- **2. DISTRICT MANAGER.** Contractor shall provide all Services in close coordination with the District Manager, and shall be subject to the reporting requirements and other oversight by the District Manager as set forth in this Agreement. Contractor shall have no authority to contract on behalf of the District or have access to District funds.
- 3. SERVICES. The Contractor agrees to provide the Services outlined in Exhibit A. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the CDD Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes

described in this Agreement. In addition to and as part of the Services set forth on **Exhibit A**, the Contractor shall provide the following Services:

a. Asset Manager & Asset Manager Staff - Contractor shall identify a primary field operations manager ("Asset Manager") to provide the Services, and may also hire one or more individuals and/or subcontractors (together, "Asset Manager Staff") to work under the direction of the Asset Manager.

The District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for Asset Manager, and to have the Asset Manager and/or any Asset Manager Staff members removed upon five days prior written notice to the Contractor. Because of the close working relationship between the Asset Manager and the District Manager and the critical nature of the role, the District reserves the right to review and approve the Asset Manager as described herein. Unless otherwise waived by the District, Contractor shall provide no less than three (3) candidates for the District Manager to review for the Asset Manager position. In the event District Manager disapproves of any Asset Manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the Asset Manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Asset Manager, Contractor may employ an interim person in said manager position.

- b. **Management of Vendors** Contractor shall manage, direct, coordinate, oversee and monitor all of the vendors that are performing services on any CDD Facilities as directed by District Manager from time to time.
- c. *Investigation of Claims/Damage* Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair.
- d. **Monthly Report** Contractor shall prepare for the District a monthly report relating to the CDD Facilities and the Services, which content shall be the responsibility of the Contractor; provided, however, that any and all requests by the District Manager shall be included in the monthly report after which the final report shall be provided to the District Manager at the beginning of each month for the preceding month. The report shall advise District on business matters between District and CDD Maintenance Contractors maintaining CDD Facilities and provide recommended solutions and/or options to the District. Contractor shall maintain files for all such correspondence as well as correspondence received.
- e. **NPDES Reporting** Contractor shall be responsible for preparing and submitting any and all regulatory reports (e.g., any reporting requirements under National Pollution Discharge Elimination System (NPDES) permits, conservation/mitigation reporting, etc.) required for the District's operation of the community stormwater system and conservation areas. Among other things, Contractor shall complete the annual NPDES submittal form with CDD specific data, obtain the required signature(s), and submit the completed form / package to Collier County. Contractor shall attend annual audit and periodic local County meetings with Collier County for NPDES compliance, and information dissemination. Draft copies of all such reports shall be provided to the District Manager for review prior to submittal.
- f. Additional Work The District Manager may engage Contractor to perform work which is outside the scope of the Services as set forth on Exhibit A ("Additional Work"). The fees paid to Contractor for such Additional Work authorized by the District Manager shall be pursuant to the fee schedule set forth on Exhibit B. Except as expressly provided herein, the Additional Work shall be subject to all other terms and conditions of this Agreement. Any Additional Work must be pre-approved in writing by the District Manager prior to the Contractor undertaking any such Additional Work.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, District agrees and covenants to pay Contractor certain professional fees ("Professional Fees") for its full and faithful performance of the Services herein. The initial schedule for Professional Fees is set forth on Exhibit B attached hereto and made a part hereof. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees may be amended annually as evidenced by the budget adopted by District. In no event shall the total and cumulative amount of fees paid to Contractor under this Agreement exceed the amount of funds annually budgeted for the Services. For the first year of Services, the fees paid will be in accordance to the Districts adopted Budget. Notwithstanding the fixed monthly fee arrangement, Contractor shall maintain accurate and detailed records of the hours it has actually spent performing the Services with descriptions and categories of the related work performed. Contractor shall provide written documentation of such hours to District upon request, which documentation shall be in a form reasonably acceptable to District.

The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

Costs and Expenses - District shall pay or reimburse Contractor for all reasonable costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District, provided such costs are approved in writing and in advance by the District's Manager or District's Board of Supervisors. District shall not be required to reimburse Contractor for salaries of officers (or employees) of Contractor and general overhead of Contractor, as said mentioned items and services are included within the Professional Fees provided. Contractor will give District all discounts, rebates or commissions provided by any supplier or service contractor where applicable. If Contractor advances for and on behalf of District any costs approved by District, then Contractor shall submit a statement of such costs on or about the first of each month for the costs incurred during the prior month. District shall reimburse Contractor for approved costs consistent with the payment time frames set forth in the preceding paragraph.

- **5. TERM.** District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on October 1, 2024. This Agreement shall be continuing in nature unless and until terminated in accordance with the terms of this Agreement.
- **6. TERMINATION**. District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. District may terminate this Agreement with or without cause. District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide sixty (60) days written notice of termination without cause. Upon any termination of this Agreement, Contractor's sole remedy shall be payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.
- 7. **INDEPENDENT CONTRACTOR**. This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair

Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way attempt to obligate or bind District. Instead, all contracts shall be submitted to the District Manager for approval and execution.

- **8. CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- **9. COMPLIANCE WITH LAW.** In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.
- **10. PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- **11. INSURANCE.** Contractor shall maintain throughout the term of this Agreement the insurance listed below:
  - a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
  - b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
  - c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
  - d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State

of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

- 12. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.
- 13. **DEFAULT; THIRD-PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.
- **14. ATTORNEY'S FEES.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- **15. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.
- **16. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.
- ("Notices") shall be in writing and shall be hand delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, at the addresses listed below. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United

States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

IF TO DISTRICT:

Wentworth Estates Community Development District c/o JPWard and Associates, LLC 2301 Northeast 37<sup>th</sup> Street Ft. Lauderdale, Florida, 33308

IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc. Attn: Christopher Giordano 1800 Eller Drive, Suite 600 Fort Lauderdale, Florida 33316

- 18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.
- **19. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.
- **20. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.
- 21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O JPWARD & ASSOCIATES, LLC, 2301 N.E. 37<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA 33308, JIMWARD@JPWARDASSOCIATES.COM, (954) 658-4900.

- **22. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.
- **23. HEADINGS.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- **24. NEGOTIATIONS AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 25. **LIMITATIONS ON LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- **27. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- **28. CONFLICTS.** In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

- **29. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.
- **30. E-SIGNATURE; COUNTERPARTS.** This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.
- **31. REPLACEMENT OF PRIOR AGREEMENT**. Upon full execution of this Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of the Effective Date.

[CONTINUED ON NEXT PAGE]

The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

District	Wentworth Estates Community Development
James P. Ward, Secretary	Joe Newcomb, Chairperson
	Calvin, Giordano & Associates, Inc.
	Name:

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT FIELD ASSET MANAGEMENT - SCOPE OF SERVICES EXHIBIT "A"

This general scope of services includes but not limited to oversight, consultation, and contract management services and for the CDD's Maintenance Contractors tasked with maintaining these areas. Specific services include:

### 1. Procurement and Bidding Scope of Services

### A. General Outline:

The scope of services under this section includes establishing procurement guidelines and bidding services. The procurement guidelines will establish rules and regulations for purchasing requirements based on total purchase cost. The goal is to develop a procurement procedure that does not hinder day to day activities but ensure cost effective purchasing and bidding for all services.

- I. Establish Procurement Procedures & Guidelines.
- II. Establish limits of authority for services.
- B. Prepare Base Contract for all Services
  - I. Establish base contract tailored for Wentworth Estates CDD which can be utilized for all services purchased.
- C. Prepare Specifications and Exhibits for Specific Services
  - Create specifications utilizing industry standards (ASTM, ASCE, etc.) for each specific service being procured.
  - II. Produce Complete Bid Package (Contract, Specifications, Reports, Plans, Exhibits)

### D. Bidding Services

- I. Distribute complete bid packages to all interested, qualified service providers.
- II. Coordinate Pre-Bid Meeting to allow for site visits and any last Inquiries from service providers.
- III. Respond to all service providers in writing and issue bid document addenda as necessary.
- IV. Review submitted bid packages to establish the lowest responsive service provider.
- V. Matrix of value, experience, references and insurance requirements.
- VI. Provide recommendation for award to the provider which poses the best value to the CDD.

## E. Negotiation and Contract Execution

I. Provide final negotiations to establish unit rates and Not To Exceed contractual amounts.

- II. Obtain required Certificates of Insurance listing CDD as additional insured.
- III. Obtain fully executed contract documents.
- IV. Retain files of all bid packages submitted, contracts executed, insurance certificates, etc. both hard copy and electronically.
- 2. Operations and Maintenance Services.
  - A. Programs subject to the operations and maintenance Field Asset Management.
    - I. Stormwater Management System.
      - 1. Lakes and Ponds, including aerators.
      - 2. Littoral Shelves Monitoring and Plantings
      - 3. Master Drainage System
    - II. Landscaping
    - III. Irrigation System
    - IV. Street Lighting (if applicable)
    - V. District Roadways (if applicable)
  - B. Reading and becoming familiar with the CDD's permits and any governing documents for the purposes of delivery of the services described herein.
  - C. Coordinate, oversee and monitor the programs to include:
    - I. Participate in bi-weekly walk-throughs and on-site inspections of the systems with the CDD Maintenance Contractor(s).
    - II. Review Weekly/Monthly Reports provided by the CDD Maintenance Contractor(s)
    - III. Coordination with outside vendors for regular maintenance and emergency repairs to damaged components on an as-need basis, with 2-hour emergency response team, and 24-hour emergency response via coordination with outside Vendors to repair damaged facilities.
    - IV. Review Maintenance contractor pay applications against purchase order/contract quantities and requirements and provide recommended payment due.
    - V. Properly coded and submitted pay applications to District Accounting for timely payment.
    - VI. Respond and coordinate CDD Maintenance Contractor(s) responses to emergency situations.

### 3. Asset Monitoring:

- A. Observe and document necessary repairs to the District's Stormwater Management System Components via regular inspections, including lake aerators.
- B. Obtain quotes from Qualified Contractors and Vendors to perform additional maintenance and repairs to the District's Stormwater Management System, as necessary based on the observations and inspections, above.
- C. Oversee and monitor the additional maintenance and repairs above, and report to the District Manager providing recommendations for issuance of purchase orders and other coordination as necessary with the District Manager.

D. Coordinate with District's Aquatic Maintenance Vendor for yearly "Fixed Structures Inspection", which shall include review of the Vendor's report, field confirmation of any items needing repair and coordination of quotes and overseeing of work, pursuant to items band c, above.

### 4. NPDES Compliance / Reporting

- A. Prepare quarterly Stormwater Pollution Prevention Plan reports (if applicable) of the CDD property in conjunction with annual NPDES requirements. Coordinate with District Manager and other necessary parties to compile the documents and data needed for the submittal of annual NPDES reporting to Collier County.
- B. Complete the NPDES annual submittal form with CDD specific data, and obtain the required signature(s). Upon completion, submit the completed form / package to Collier County.
- C. Attend annual audit and periodic local County meetings with Collier County for NPDES compliance, and information dissemination.

### 5. Administrative Services:

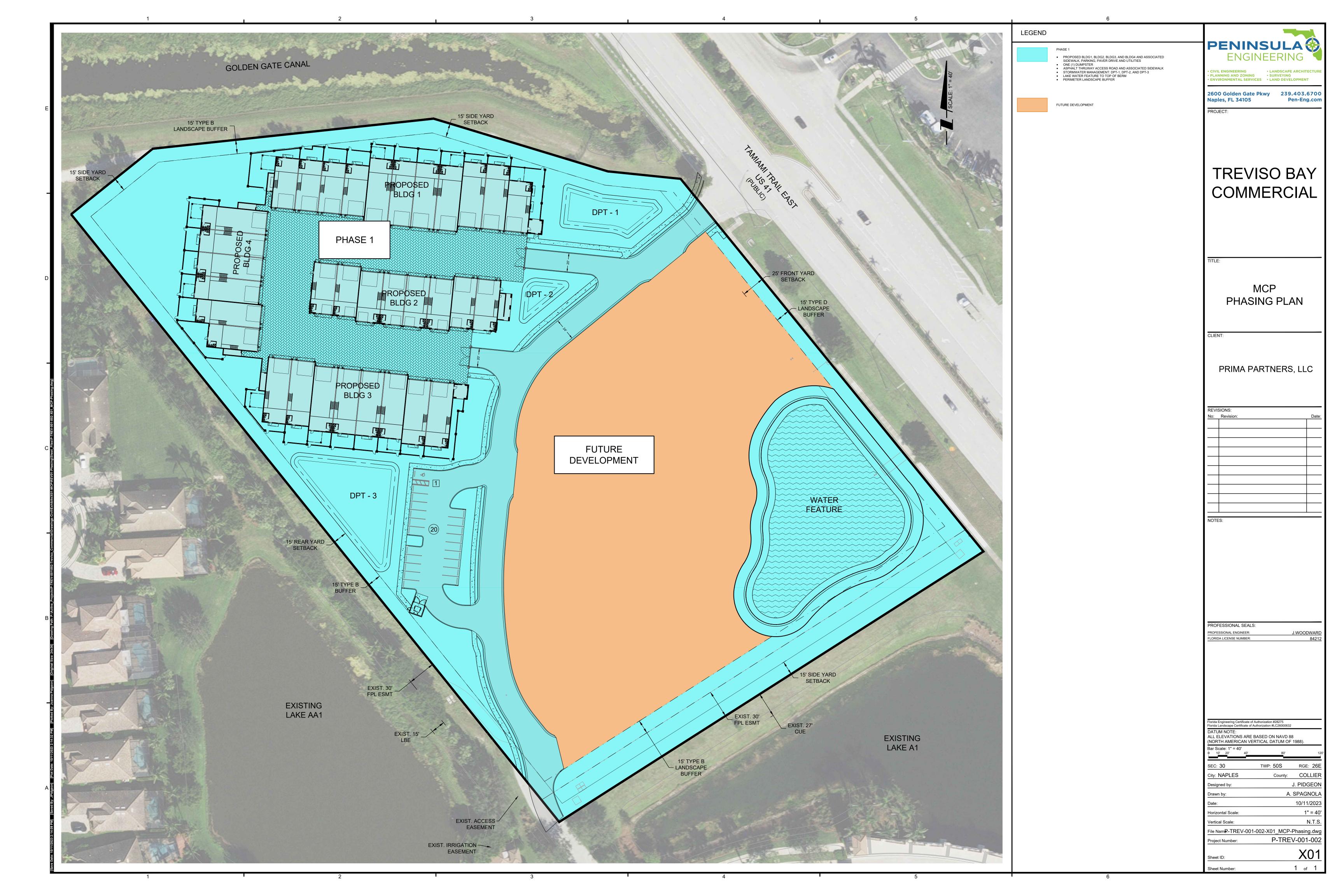
- A. Maintain electronic files for all correspondence, reports, contracts, purchase orders and documents relating to these services and upload all documents to the District's electronic filing system and have a representative attend meetings of the CDD's Board of Supervisors as deemed reasonably necessary by the District Manager in his sale and absolute discretion to present reports to the District's Board of Supervisors.
- B. Prepare and advise the District Manager on business matters between the CDD and the Maintenance Contractor(s) maintaining the systems and services provided by the District.

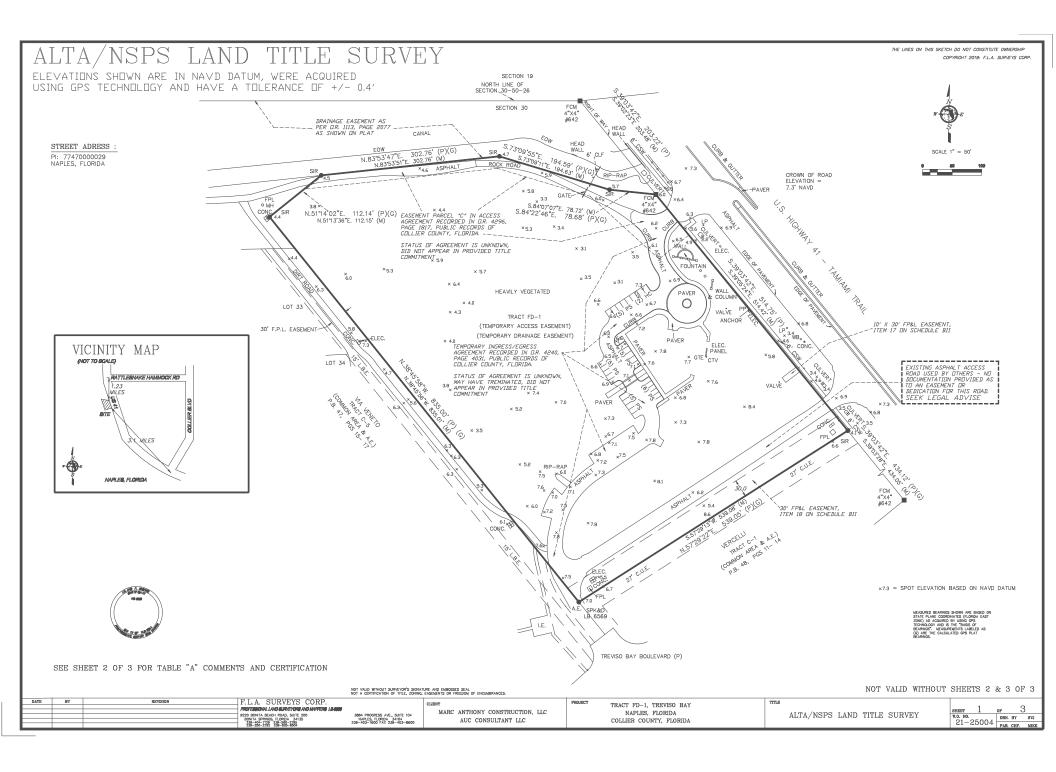
# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT EXHIBIT "B"

Hourly Rate	Hours	Annual Fee					
STORMWATER MANAGEMENT SERVICES							
\$ 100.00	12	\$ 1,200.00					
\$ 100.00	12	\$ 1,200.00					
\$ 100.00	10	\$ 1,000.00					
\$ 100.00	15	\$ 1,500.00					
\$ 100.00	160	\$ 16,000.00					
\$ 75.00	16	\$ 1,200.00					
		\$ 22,100.00					
IRRIGATION SYSTEM MANAGEMENT SERVICES							
\$ 100.00	6	\$ 600.00					
\$ 100.00	8	\$ 800.00					
\$ 100.00	6	\$ 600.00					
\$ 100.00	10	\$ 1,000.00					
\$ 100.00	80	\$ 8,000.00					
\$ 75.00	10	\$ 750.00					
		\$ 11,750.00					
LANDSCAPING MANAGEMENT SERVICES							
\$ 100.00	6	\$ 600.00					
\$ 100.00	8	\$ 800.00					
	\$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00 \$ 75.00  MENT SERVI \$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00 \$ 100.00	\$ 100.00 12 \$ 100.00 12 \$ 100.00 10 \$ 100.00 15 \$ 100.00 160 \$ 75.00 16  MENT SERVICES \$ 100.00 6 \$ 100.00 6 \$ 100.00 80 \$ 75.00 10  ST SERVICES \$ 100.00 6					

Total:			\$ 43,600.00
Sub-total:			\$ 9,750.00
Administrative Services	\$ 75.00	10	\$ 750.00
Operations and Maintenance Services	\$ 100.00	60	\$ 6,000.00
Negotiation and Contract Execution	\$ 100.00	10	\$ 1,000.00
Prepare Specifications and Exhibits	\$ 100.00	6	\$ 600.00

Calvin, Giordano & Associates, Inc.





### ALTA/NSPS LAND TITLE SURVEY

### TITLE POLICY REVIEW COMMENTS:

10. MATTERS SHOWN ON THE PLAT OF TREVISO BAY, RECORDED IN PLAT BOOK 45, PAGE 14. SHOWN ON SURVEY, TEMPORARY BRAINAGE AND TEMPORARY ACCESS EASEMENTS SHALL BE VACATED UPON REPLATING OF THE PARCEL SURVEYED HEREON

13. THE TEMPS, PROVISIONS, AND CONSITIONS CONTAINED IN THAT CEPTAIN NOTICE OF ESTABLISHMENT IN THAT CONTAIN NOTICE OF ESTABLISHMENT IN CONTAIN THE CON

14. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 3987, PAGE 344 OF OFFICIAL

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AS AFFECTED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TREVISCO BAY, RECORDED IN BOOK 4774 FAGE 2665 OF OFFICIAL RECORDS, THIS IS NOT SUPEYING RELATED, RESTATED DECLARATION EXCLUSES "COMMERCIAL PARCEL" FROM

AS AFFECTED BY AMERICA AND RESTATED BECLANATION OF CONCANNES, CONSTITUDE, AND RESTRICTIONS TO THE THEORY OF A CONCANNES OF CONTROL OF CONCANNES, CONSTITUDE, AND RESTRICTIONS OF THE ACCOUNTY OF THE ACCOUNTY

IS ALL MATTERS CONTAINED IN THAT CERTAIN CARLE TELEVISION SERVICE AGREEMENT AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING CARLE TELEVISION SERVICES, RECERBED IN BOOK 4769, PAGE 126 OF DEFICIAL RECORD GRANTS CARLE AND TELECOMPANICATIONS WITHIN PLATTED UTILITY EASEMENTS, NOTHING TO SHOW ON SURVEY

16. EASEMENT FOR UTILITY FACILITIES AND BILL OF SALE CREATED BY WARRANTY DEED RECORDED IN BOOK 4107, PAGE 993 OF OFFICIAL RECORDS. DEEDS UNDERGROUND UTILITY FACILITIES LYING WITHIN ITEM 17 BELOW

17. EASCHENT, GRANTED FROM VX. HELDINGS TREVISO BAY COMMERCIAL, LLC, A FLORIDA LIMITED LIMBLITY COMMENT ID THE BANDS OF COUNTY COMMESSIONERS OF COLLEGE COUNTY, FLORIDA, AS THE COLNITY WHEN-SEVER DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED IN BOOK 4107, PAGE 999 OF CREATES UTILITY EASCHEN AS SHOWN HEREON

IB EASEMENT GRANTED TO FLORIDA POVER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 4177, PAGE 680 O' OFFICIAL RECORDS. CREATES UTILITY EASEMENT AS SHOWN HEREDN

19. TERMS AND CONDITIONS OF THE LANDSCAPE MAINTENANCE AGREEMENT RETWEEN COLLIER COUNTY, FIREIDA AND THE VENTAGENT ESTATE OF FIREIDA AND THE VENTAGENT ESTATES COMMUNITY DE VELOPMENT DISTRICT RECORDED IN BOOK 4259, PAGE 2325 OF DEFICIAL RECORDS. THIS IS NOT SUPERVINENT BOTTS. BOTT SOME AND A STATE OF THE STATE OF THE

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21. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 4296, PAGE 1842 DE OFFICIAL RECORDS. REFERENCES AN EASEMENT ON AN ADMINING SUBDIVISION PLAT

28 THE TIMES PROJECTION AND CONTINUES COTAINED IN THAT CEPTIAN ENGINEERING, RECORDED FOR FORTH OTHER YOUNG INCHES AND CONTINUES AND CONTINUES

23 TERRS AND CONDITIONS OF THE TREVISIS BAY WATER MANAGEMENT AGREEMENT BETWEEN TREVISIS BAY EXCLUSIVENCY, LLG, ARE WASHES INVITED INBUSTY, BAY EXCHANGED AND ADMINISTED COLLIER COUNTY, FLEDINA AS THE GOVERNING BODY OF COLLIER COUNTY RECEIVED IN BOOK 4570, PAGE 2757 OF STICKIN, EXCUSSO, AND IS AVERT RANAGEMENT RESEARCH ARE SEATED AS AFFECTED BY THEST AMERICANT TO REVISIO BAY AND THE MANAGEMENT AGREEMENT, RECORDED IN BODK 4416, PAGE 1880 D' OFFICIA. RECORDS.

24. EASEMENT, GRANTED FROM TREVISO BAY DEVELOPMENT, LLC, A FLORIDA CORPORATION TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN BOOK 4396, PAGE 1061 OF OFFICIAL THIS EASEMENT DOES NOT LIE WITHIN THE PARCEL SURVEYED

25 THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CEPTAIN RESTRICTIVE COVENMANT BY LEBMAR MEMOS, LLC. A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 3436, PAGE 254 THIS IS NOT SURVEYING BELATED

26. TERRS AND CONDITIONS OF THE COST SHARING AGREEMENT DETIVED LEMMAR HOMES, LLC, A FLORIDA LINED LIBBLITY COMMANY AND SHADI OF MAPLES, INC., A FLORIDA CORPORATION RECORDED IN BOOK 5456, PAGE 860 OF GEFICIAL RECORDS. THIS IS NOT SURVEYLING RELETED AND BEALS WITH COST SHARING

27. EASEMENT, GRANTED FROM CONCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, ITS SUCCESSORS AND ASSIGNS TO TREVISIS BMY PROPRETY OWNERS MASTER ASSOCIATION, INC., RECORDED IN BOOK 5702, PAGE 3186 OF DEFICIAL RECORDS.
THIS IS A MON-EXCLUSIVE BLANKET EASEMENT FOR CONCAST SERVICES. THE PARCL SURVEYEDE HEREDIL LIES VITHIN THE RESCRIEDED AREA THERE IS NOTHING TO SHOW ON THE SURVEY.

28 THE TERRS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 2020-146 BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, RECORDED IN BOOK 5015, PAGE 1284 OF DIFFICIAL RECORDS. THIS IS NOT SURVEYING RELATED. IT DEALS WITH SOLID WASTE

### TABLE "A"

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: THE TVENTY (20) TIENS OF TABLE A MAY BE NEGOTIATED BETVEEN THE SURVEYOR AND CLIENT, ANY ADDITIONAL HITCH NEGOTIATED BETVEEN THE SURVEYOR AND CLIENT SHALL BE IDENTIFIED AS EACH, PECO, PEC

IF CHECKED, THE FOLLOWING OPTIONAL ITEMS ARE TO BE INCLUDED IN THE ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS OTHERWISE QUALIFIED (SEE NOTE ABOVE) 1. MORAMENTS PLACED OR A REFERENCE MONUMENT OR VITNESS TO THE CORNERS AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, URLESS ALBEADY MARKED OR REFERENCED BY EXISTING MORNMENTS OF VITNESSES IN CLOSE PROTOCH TO THE CORNER. - SEE SURVEY FOR MORNMENTATION.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. - PAECEL HAS NOT BEEN ASSIGNED AN ADDRESS

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEBERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY THIS PARCEL LIES IN FLOOD ZONE AC 6 AND AC 7, PER FLOOD PARKL LEGICL-GOODY, DATE 5/16/2012 4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). - PARCEL CONTAINS 394,018 SO. FT. DR 9.05 ACRES, MORE DR LESS

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\_\_\_\_ (I) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

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(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.

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9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES)
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NOTE: TO THE CLEEN, BUSINER, AND LINES — VITH BECKING TO THAKE A, TITM II, SURREC INTOMATION MOTERN THAK AND MARCHES VILL BE COMMENTED WITH DESERVED EVIDENCE BY OTILITES PROGRAM TO SECTION FOR ANY AND MARCHES VILL BE COMMENTED WITH DESERVED EVIDENCE BY OTILITES PROGRAM TO SECTION OF ANY AND ADMITION. IN SOME ARRIVED SECTION OF THE ACCOUNTED, COMPLETE, MAY BE CLEARLY BE FOR SERVEYING MAY SEE MADE AND ADMITION. IN SOME ARSISTEDING, BIT OF OTHER SHALL BY DITTY LIKET ENGLESTS FROM SERVEYING MAY SEE OF MAY BE AND ADMITION. THE ADMITION OF THE ULBERT OF THE ULBE

12. \_\_\_\_ AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS).

13. \_\_\_\_\_\_NAMES OF ADJUINING DIVINERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE DWINER, IDENTIFY THE FIRST DWINER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." 14. \_\_\_\_ AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.

IS SECTIFIED (INTERPORTIONAL TO THE THEMES INTERCENTED STREET, INT

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. — PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION EVIDENCE OF RECENT STREET OR SIDEVALK CONSTRUCTION OR REPAIRS DESERVED IN THE PROCESS OF CONDUCTING THE FIELDWORD

THE SECRET OF THE SECRET SECRE

20. \_\_\_\_ PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUN. OF \$ 100 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM CERTIFICATE OF INSURANCE TO BE FORNISHED UPON REQUEST, BUT THIS TIEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.



### CERTIFICATION:

TD: KENNETH G. HACKETT AND TONY POMPED AND MARCO POPMPED MCGUIREWOODS LLP FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ADS LAND TITLE SURVEYS, JUINTLY ESTABLISSED AND ADDRIED BY ALTA AND MSYS, AND INCLUDES ITEMS 1-4, 66 AND II OF TABLE A PREEDE. THE FIELDWORK WAS CHRINELED ON SPIG-20E. DATE OF PLAT OR MAP: 9/20/2021

Leland F.D. Sand SURVEY DATE : 9/18/2021 CLINTON W. FINSTAD, PE, CFM, PLS #2453 LHEAND F. DySARD, PLS #3859 MARY E. FINSTAD, CFML PSM #5901

(SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE

N = MORTH

E = LAST, DR ANY COMBINATION THEREOF

J = BUGGES

2 = MINUTES WERE USED DN A BEARING

3 = SECONDER

4 = SECONDER

3 = DIGHES WERE USED DN A BEARING

3 = DIGHES WERE USED DN A BEARING

3 = DIGHES WERE USED DN A DISTANCE

4 = SECONDER

5 = A SECONDER

5 = A SECONDER

6 A = MORE SECONDER

7 A =

ABBREVIATIONS AND NOTES: ABBREVIATIONS AND NOTES:

49. FPKAD = FDUND PK.NIL. AND DISC.

50. GTE = TELEPHORE PISSE.

51. LEE = LICENSED BEINESS.

51. LEE = LICENSED BEINESS.

52. LEE = LICENSED BEINESS.

53. LEE = LANGERE BEFFE FASEMENT

54. LEE = LICENSED BEINESS.

55. LEE = LORDING LEE FEBRUARY

56. LEE = LORDING LEE FEBRUARY

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59. LEE = MAINTHAME LEE FEBRUARY

50. MAY DEBS = MATTHAME LEE FEBRUARY

50. MAY DEBS = MATTHAME LEE FEBRUARY

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50. MAY DEBS = LOR 100. TWP= TDVNSHIP
101. UE = UTILITY EASENHY
102. UF = VMILITY EASENHY
103. UF = VMILITY EASENHY
104. VB = WATER BUX
105. VF= WOID PUWER PILE
105. VBP= WOID PUWER
105. VBP= WOID PUWER
106. WBP= WOID PUWER
107. URL VBP= WOID PUWER
108. A = BELT HO B CENTRAL MAGE BO CURVE
109. DIPHISITING AS HOW HEREIN ARE MAYD 1989 UNLESS THEP WITH THE DIPHIS STATED
108. LEVATIONS SHOW HEREIN MER MAYD 1989 UNLESS THEP WOID WOID WAS NOT TO WAS 50 KINDS - SILEM BLELLED BY ME IAL BELLEUK BE
50 KINDS - SILEM BLELLED BY ME IAL BELLEUK BE
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50 KINDS - SILEM BLEDGE SILEM BLEDGE
51 KINDS - SILEM BLEDGE SILEM BLEDGE
52 TBM - TEMPERAMY BERCH MARK
54 TECTS - TRANS - ELECTRIC CHARK
54 TECTS - TRANS - ELECTRIC CHARK
55 TECTS - TRANS - ELECTRIC CHARK
56 TIDD - TIPD F BANK
56 TIDD - TIPD F BANK
57 TP - TRANSITIEN FASE
58 TIPD - TECTS - TEMPERAMY BLEDGE
59 TIPD - TEMPERAMY BLEDGE
50 TIPD - TEMPERAMY

THE STANDARD AND MIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS TOWNINGED BY ME CERTAIN LINE BELLOV HE SOURCE OF THE CROWN OS NOT FREEETED LINE THE SURVEY IS NOT TO BE USED FOR CONSTRUCTION PROPOSES UNDER ANY CONDITION MICESS DIFFACTS STATED.

INS. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PROPOSES UNDER ANY CONDITION WHERE SOURCE STATED THE PROPOSED ANY CONDITION OF THE SURVEY SHOWN OF THE SURVEY SURVEY: 118, TIES ARE TO FIELD LINES UNLESS OTHERVISE NOTED 120, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED 100 NATID PLAT THAT MY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY 121, FEMELS MEMORER ON AND OFF LINE, APPROXIMENTE LICCATION ONLY UNLESS STATED DU SAID PLAT THAT MAY BE EDING IN THE PUBLIC RECIRES ID THIS COLUNTY
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l.D. MOTE: LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY CLIENT

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

DATE BY F.L.A. SURVEYS CORP. CLIENT TRACT FD-1. TREVISO BAY PRITESSIMAL LAND SURVEYORS AND MAPPERS LB-6569
9220 BONETA BLACH FOOAD, SUITE 200
93844
93911A SPRINKS, TUPPAD, 34135
239-404-7739 239-236-2360
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239-404-7739 239-2360
239-404-7739 239-2360 MARC ANTHONY CONSTRUCTION, LLC NAPLES, FLORIDA 3884 PROGRESS AVE., SUITE 104 NAPLES, FLORIDA 34104 239\_403\_1800\_FAY 239\_403\_8800 ALTA/NSPS LAND TITLE SURVEY DRN. BY LFD AUC CONSULTANT LLC COLLIER COUNTY, FLORIDA PAR CHP. XXX

### ALTA/NSPS LAND TITLE SURVEY

### MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2016)

NITE - A TENTION IS DIRECTED TO THE FACT THAT THE MATIDHAL SCIENT OF PROFESSIONAL SURVEYIBRS, INC.
HORSP IS THE LEGAL SLECKESSOR DOMAILATION TO THE MERCIAN CONDRESS ON SURVEYING AND MAPHING ACKNOW
AND THAT THESE ROLL MURIAN STANDARD BETAL REQUIREMENTS FOR ALTAYISS LAND TITLE SURVEYS ARE THE
MERT VERSION OF THE FORMER MINIOM STANDARD BETAL REQUIREMENTS FOR ALTAYISS LAND TITLE SURVEYS.
SURVEY VERSION OF THE FORMER MINIOM STANDARD BETAL REQUIREMENTS FOR ALTAYISS LAND TITLE SURVEYS.

FOR A SURVEY OF GRA. POPPETT, AND THE FAIT HAD DIR RECORD OF SLOT SURVEY, THE ACCEPTABLE THAT THE DAY THE PROPERTY FOR STATE OF THE THAT AND THE THAT THE THAT WE ARE THE THAT THAT AND CLARD TO CORTHAIN SPECIFIC AND PERFECT HER WITHOUTH THE WAY THAT THE THAT WE DESTROY AND CLARD THE CORTHAIN SPECIFIC AND PERFECT HER THORMATION HAST BE PRESENTED FOR THE DISTROY AND CLARE HORSESTAMBLY BETWEEN THE INSURED, THE THIS INSURED, THE THE INSURED, THE THE INSURED. THE THE INSURED, THE THE INSURED. THE THE INSURED. THE THE INSURED. THE SURVEY OF THE LEDGES AND THE SURVEY OF THE SURVEY OF THE LEDGES AND THE SURVEY OF THE SURVEY.

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SURVEYORS TO CONDUCT SURVEYS AND PREPARE ASSOCIATED PLATS OF MAPS THAT ARE OF A PROFESSIONAL

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OF ANY INFORMATION FORD THATE A TITUM REQUESTED BY THE CLIENT, AND OF PURSAMIT TO SECTION 4.

OF THE SERVEY - THE CLIENT SHALL REQUEST THE SURVEY, OR ADDRINGE FOR THE SURVEY TO BE REQUESTED. AND SHALL PROVIDE A VOTTEN MALEMENTATION TO PROCEED FROM THE REPRODUCE OF STRINGER. THE REGISTED OF STRINGER, THE RESIDENCE SHALL SPECIFY THAT AN ALL MANDES LAND THE SURVEY IS REQUIRED AND WHICH OF THE PITTOMA PROPERTIES MAY PRESENT ISSUES DUTIES THAT AND ALL THE RESIDENCE STRINGER STRINGE

2 CHRVEYING CTANDARDS AND CTANDARDS DE CARE

A. EFFECTIVE DATE - THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS ARE EFFECTIVE FEMALARY 22, 2016. AS OF THAT DATE, ALL PREVIOUS VERSIONS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSOL LAND TITLE SURVEYS ARE SUPPRESEDE BY THESE STANDARDS.

B. UTHER REQUIREMENTS AND STANDARDS OF PRACTICE — MANY STATES AND SIDE LICAL JURISDICTIONS HAVE ADDRESS STATUTES, ADMINISTRATIVE ROLLS, ADMINISTRATIVE ROL

C. THE NORMAL STANDARD OF CARE - SURVEYORS SHOULD RECOGNIZE THAT THERE MAY BE UNIVERTED LOCAL, STATE, AND/OR REGIONAL STANDARDS OF CARE DEFINED BY THE PRACTICE OF THE "PRUDENT SURVEYOR" IN THOSE LOCALES.

IL BUNDARY RESULTION — THE BUNDARY LINES AND CORNES OF ANY PROPERTY BEING SHOPEFOR AS PART OF AN ALTHANSPE MAD THE SHRYEY SMALL BE ESTABLEDED MINUTER BETWARD IN A THE PROPERTY BEING SHAPE BUNDARY LAW PRINCIPLES GOVERNED BY THE SET OF FACTS AND EVIDENCE FOUND IN THE COURSE OF PERFORMING THE RESEARCH AND FIELDWING.

THE RESEARCH AND FILLIUMEN.

E MASJURENUS TRANSMARDS – THE FILLIUMING MEASUREMENT STANDARDS ADDRESS RELATIVE POSITIONAL PRECISION FOR THE SURVEYED PROPERTY.

FIRE ATTUE PROSTITUDAL PRECISION MEANS THE LEGENGES OF THE SURVEYED PROPERTY ET OF METERS, PRESISTED BY THE TOWN THE PROPERTY FOR THE MANAGEMENT OF THE SURVEYED PROPERTY OF THE SPREAMENT OF THE PROPERTY OF THE STANDARD OF THE MANAGEMENT OF THE STANDARD OF THE MANAGEMENT OF THE STANDARD OF THE MANAGEMENT OF THE MANAGEME

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EPPLANDED IN SECTION GER, BELOW.

A RECORDED RESEARCH - IT IS RECORDIZED THAT FOR THE PERTORMANCE OF AN ALTA/ASPS LAND TITLE SURVEY, THE SURVEYOR WILL BE PROVIDED WITH APPOPULATE AND, WENT PRESSURE, LEGIBLE DATA WHICH CAN BE RELIED FOR THE PROVIDED BY THE PROPERTY TO BE SURVEYED ON THE CASE OF AN ORIGINAL SURVEYED ON THE CASE OF AN ORIGINAL SURVEYED ON THE CASE OF AN ORIGINAL SURVEY DEPORTED TO PROPERTIES SET L'EXAMINE AND REPORT TO BE SURVEYED ON THE CASE OF AN ORIGINAL SURVEY DEPORTS OF THE PROPERTY THAT WAS, NOT BEEN PREVIOUS. THE CONTROL OF THE PROPERTY THAT WAS, NOT BEEN PREVIOUS. THE CASE OF THE CONTROL OF THE PROPERTY THAT WAS, NOT BEEN PREVIOUS. THE CASE OF THE CASE OF THE PROPERTY THAT WAS, NOT BEEN PREVIOUS. THE SURVEYER BY THE PROPERTY THAT WAS, NOT BEEN PREVIOUS. THE SURVEYER BY THE PROPERTY TO BE SURVEYED AND THE PROPERTY TO BE SURVEYED, EXCEPT WHERE OF THE PROPERTY TO BE SURVEYED, EXCEPT WHERE

CID ANY UNRECORDED DOCUMENTS AFFECTING THE PROPRIETY BEING SURVEYED AND CONTAINING DETONATION TO WHICH THE SURVEY'S SHALL MAKE REFERENCE, IF ESSIRED BY THE CLIENT EXCEPT, HOWEVER, IF THE DOCUMENTS BOULLINED ABOVE, HICH AND ADD OF THIS SECTION MEN FOR PROPRIED TO THE SURVEYOR BY HALL BE REQUIRED TO COMMISSION AND REPORT OF THE SURVEYOR SHALL BE REQUIRED TO RECORDED TO THE SURVEYOR SHALL BE REQUIRED TO RECORDED TO THE SURVEYOR SHALL BE REQUIRED TO THE SURVEYOR SHALL BE REQUIRED TO THE SURVEYOR AND THE TESTACH OF THE CONTRACT BETWEEN THE SURVEYOR AND THE SURVEYOR AND THE TERMS OF THE CONTRACT BETWEEN THE SURVEYOR AND THE

3. FIELDWORK - THE SURVEY SHALL BE REPORCED ON THE GROUND EXCEPT AS DIREPULSE MEGITATED PRESUNNT TO THARE A. FIRST HE SELLLY IT SELECTED BY THE CLIENT THE FIELDWORK SHALL INCLUDE THE FIELDWORK INCLUDING THE PRESUNNT AND ADMINISTRATIVE REDUCE TO THE SURVEYING PROFESSIONAL DIVIDION, THE APPROPRIATE REDUCE OF THE CLIENT, ADMINISTRATIVE AND ADMINISTRATIVE STATES OF THE PRESIDENCE OF THE PROPERTY.

A MOMENTS.

I HE LOCATION SIZE, CHARACTER, AND TYPE OF ANY NORMENTS FOUND DURING THE FIELDWORK. IT IN A LOCATION, SIZE, CHARACTER, AND TYPE OF ANY NORMENTS SET DURING THE FIELDWORK, IF ITEM 1 OF TABLE, A WAS SECRETED BY ITEMPHOUS REQUIRED WAY PAPILLABLE. SUBSCITIONAL REQUIREMENTS AND/OR B. THE LOCATION, DESCRIPTION, AND CHARACTER OF ANY LINES THAT CONTROL THE BOUNDARIES OF THE SURVEYED PROBERTY.

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I HE DISTANCE FROM THE APPROPRIATE CORNER OF CORNERS OF THE SURVEYED PROPERTY TO THE MERGES RIGHT OF MAY LINE, I FIRE SURVEYED PROPERTY DEES NOT ABOUT A BIGHT OF WAY.

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A ACCURATELY AS THE EVIDENCE PERMITS, THE PERMETER OF CEMETERIES AND BURIAL GROUNDS, AND THE LUCATION OF ISOLATED GRAVESTES NOT WITHIN A CEMETERY OR RUMAN, OF DISCUSSED IN THE DOLMENTS PROVIDED TO OR DETAINED BY THE SURVEYING, OR OF DISSESSED OF THE DUMBNY.

G WATER FEATURES

I THE LOCATION OF SPRINGS, PODIOS, LIVES, STREAMS, RIVERS, CAMALS, DITCHES, MARGINES, AND SYMMPS DIV.

I THE LOCATION OF SPRINGS, PODIOS, LIVES, STREAMS, RIVERS, CAMALS, DITCHES, MARGINES, AND SYMMPS DIV.

PROPERTY, DISSERVED DIRBING THE PROCESS DE CONDUCTION THE FELTER BROWNING OF, THE SURVEYED PROPERTY. THE SURVEYED PROPERTY THE ATTRIBUTES OF THE WATER FEATURE TORNING A BOUNDARY OF THE SURVEYED PROPERTY. THE ATTRIBUTES OF THE WATER FRANCE SHOULD BE CONGRESSIVE WITH THE BOUNDARY AS SESCRIBED IN THE RECORD DESCRIPTION OR, IN THE CASE OF AN ORIGINAL SURVEY, IN THE REVERSED FOR SECTION OF SECT

S. PLAT DE MAP - A PLAT DE MAP DE AN ALTANOPS LAND TITLE SUPVEY SMALL SMY THE FOLLOWING DEFORMATION MEDIC DIRECTIONING PROPERTIES OF PROPERTIES SMALL ARE AMONITORED TO WAY TO, AN THE SUPVEYING PROPERTIES OF A PROPERTIES OF PROPERTIES OF PROPERTIES OF WAY FOR A MADE LOSS DE USE OF THE PROPERTIES OF THE STATE OF PROPERTIES OF THE CLIENT, LEGISLE, OF PROPERTIES OF OR DESIGNATION OF THE CLIENT OF THE PROPERTY OF THE P

A. THE EVIDENCE AND LOCATIONS GATHERED, AND THE MONUMENTS AND LINES LOCATED DURING THE FIELDVORK PURSUANT TO SECTION 5 ABOVE, WITH ACCOMPANYING NOTES IF DEEMED NECESSARY BY THE SURVEYOR OR AS OTHERWISE REQUIRED AS SPECIFIED BELLOW.

BERMANN, ESCHPIEDES, DENESTING, AND CLESSES.

BERMANN, ESCHPIEDES, DENESTING, AND CLESSES.

BERMANN, ESCHPIEDES, DENESTING, AND CLESSES.

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D. PRESENTATION I. THE PLAT OR MAP SHALL BE DRAWN ON A SHEET OF NOT LESS THAN 8 M BY 11 INCHES IN SIZE AT A LEGIBLE, STANDARD ENGINEERING SCALE, WITH THAT SCALE CLEARLY INDICATED IN WORRS OR NUMBERS AND WITH A GRAPHIC

I THE FIRST OR MAP SHALL BE DRAWN DUA S SKET OF NOT LESS THAN BY BY II INCHES IN SIZE AT A LEGIBLE,
SYMMOND CHINDENING SCALE, VITH THAT SCALE CLEARLY VIDICATED BY WORDED OR MARBERS AND THAT A CHERK.
B. THE FIRST OR MAP SHALL INCLUDE
G. THE BRUNDHAY OF THE SERVEYED PROPERTY DRAWN IN A MANDER THAT DISTINGUISHES IT FROM OTHER LINES
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GO IF HO BRUNDINGS WERE DRISERVED DUTTE SURVEYED PROPERTY IN THE PROCESS OF COMMUNITY
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GO A LICENSON OF SYMBOLS AND ABBREVIATIONS
GO A VICTORITY OF SOURCES THE PROPERTY IN REFERENCE TO MEARBY HIGHWAYCS OR MAJOR STREET

GO À UCINITY Mª SUDVING THE PROPERTY IN REFERENCE ID MEMBER HIGHWAYED DR MAJOR STREET INTERECTIONS. TO BE TAIL BURGAMES WAS INCESSARY.

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(6) MOTES EMPLANDIR ANY MODIFICATIONS TO TABLE À TITEM SUDVEYOR AND CLIENT.

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(6) LIAN 2 MED 2012) THAT WERE CIF ANY, AND THE MANE, REUSTRATION DE LICENSE ANABER, SIGNATURE,

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OF THE DIFFEST OF THE SURVEYOR.

WHEN RECORDATION OR FILING OF A PLAT OR MAP IS REQUIRED BY LAW, SUCH PLAT OR MAP SHALL BE

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PRODUCCIO IN ECCENTRATION OR FILING OF A PLAT OR MAP IS REQUIRED BY LAW, SUCH PLAT OR MAP SHALL BE

7. CERTIFICATION - THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. ABOVE: TO CHAME OF INSURED, IF KNOWN, CHAME OF LENDER, IF KNOWN, CHAME OF INSURER, IF KNOWN, CHAMES OF OTHERS AS REGOTIATED WITH THE CLIENTX

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LIVER STANDING SUPPLY BY "

THE STANDING S

DATE OF PLAT OR MAP: (SURVEYOR'S SIGNATURE, PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER)

8. DELIVERABLES - THE SURVEYUR SHALL FURNISH COPIES OF THE PLAT OR MAP OF SURVEY TO THE INCURER AND CLERN AND AS CHEVERY RECORDINATED WITH THE CLIENT HARD COPIES SHALL BE ON DRAWBLE AND DIMENSIONALLY WAS CHEVERY RECORDINATED WITH THE CONTROL OF T

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

DATE	BY	REVISION	JF.L.A. SURVEYS CORP.	CLIENT	PROJECT MD 4 MD 111	TITLE	·   /
			PROFESSIONAL LAND SURVEYORS AND MAPPERS LB-6569		TRACT FD-1, TREVISO BAY		1 9 9 1
				MARC ANTHONY CONSTRUCTION, LLC	NAME OF TAXABLE	LIMI ANGRO LAND MIMI D GUIDING	SHEET J OF J
			9220 BONITA BEACH ROAD, SUITE 200 3884 PROGRESS AVE., SUITE 104	,	NAPLES, FLORIDA	ALTA/NSPS LAND TITLE SURVEY	W.O. NO. DRN BY LPD
			BONITA SPRINGS, FLORIDA 34135 NAPLES, FLORIDA 34104 239-404-7129 239-860-2795 239-403-1600 FAX 239-403-8600	AUC CONSULTANT LLC	COLLIED COLLEGE BLODER	,	21-25004
			239-404-7129 239-860-2795 239-403-1600 FAX 239-403-8600 239-280-2792 239-825-8804	1100 0011001111111 1110	COLLIER COUNTY, FLORIDA		PAR CHF. RF



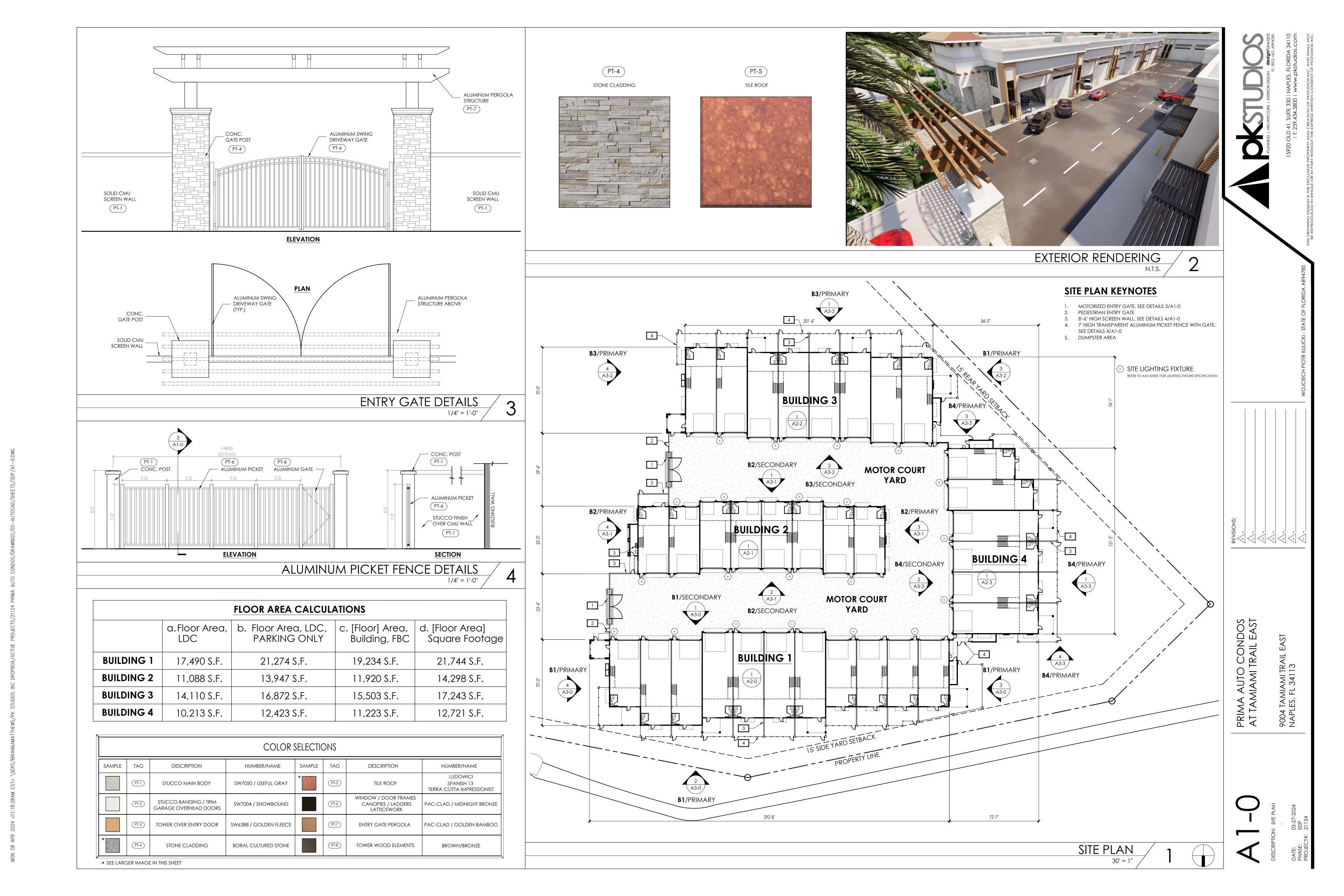
# SHEET DESCRIPTION COVER SHEET A1-0 SITE PLAN AND COLOR/MATERIALS SCHEDULE A2-0 BUILDING 1 - FLOOR PLAN A2-1 BUILDING 2 - FLOOR PLAN A2-2 BUILDING 3 - FLOOR PLAN A2-3 BUILDING 4 - FLOOR PLAN A2-4 TYPICAL ROOF PLAN A3-0 BUILDING 1 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-1 BUILDING 3 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-2 BUILDING 3 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 4 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 4 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 4 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 4 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE A3-3 BUILDING 5 - EXTERIOR ELEVATIONS AND CODE COMPLIANCE

# PRIMA AUTO CONDOS AT TAMIAMI TRAIL EAST

9004 TAMIAMI TRAIL EAST NAPLES, FLORIDA 34113

DATE: 03-27-2024
PK STUDIOS PROJECT #21-124



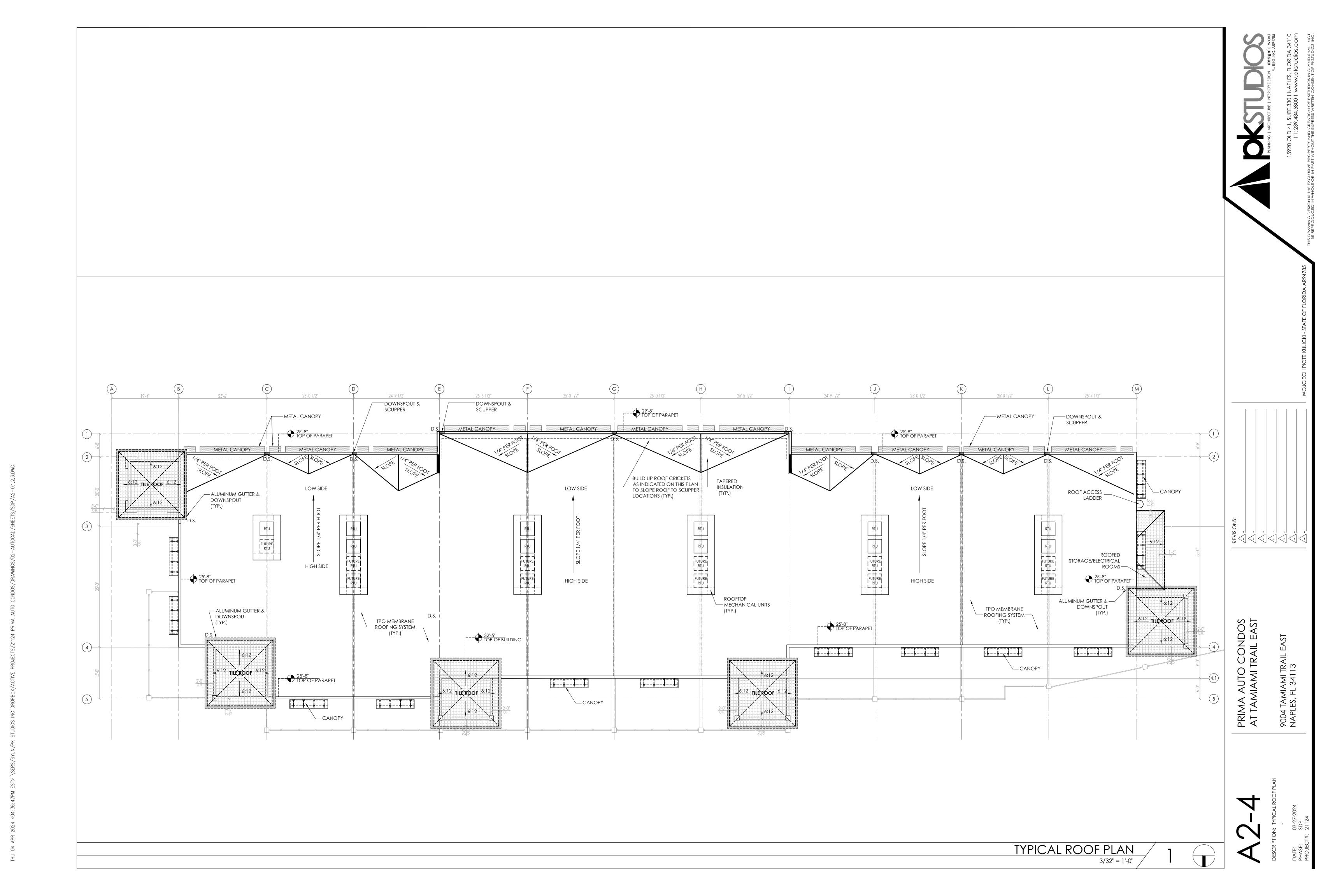


9004 TAMIAMI TRAIL EAST NAPLES, FL 34113

9004 TAMIAMI TRAIL EAST NAPLES, FL 34113

9004 TAMIAMI TRAIL EAST NAPLES, FL 34113

3/32" = 1'-0"



	ZING ON FACADE	DT. a.	C
•		DT.b.	$\circ$
		DT.h.	
	PROVIDED SQ FT	DT.i.	$\cup$
	OF GLAZING	DT.k.	Р
	1,176 (15.6%)	DT.o.	$\circ$
	*1 216 (15.6%)	DT.q.	~
		DT	

PT-6

PT-6

PT-2

\*1 NOTE: THE LATTICEWORK ON THIS ELEVATION CONTRIBUTES 72 SQ. FT. TO THIS AREA

FACADE

FACE

7,524

PRIMARY

FACADE

NORTH

N1

\*2NOTE: THE LATTICEWORK ON THIS ELEVATION CONTRIBUTES 40 SQ. FT. TO THIS AREA

1,129

PROVIDED SQ FT

OF GLAZING

1,176 (15.6%)

\*2 245 (16.2%)

STUCCO FINISH OVER CONCRETE BLOCK (PT-1)

FACADE

LENGTH

PRIMARY

**FACADE** 

EAST

4 ROOF ACCESS LADDER

E2

5 STUCCO TRIM TYPICAL 2"W x 1/2" D STUCCO REVEAL 3 METAL LATTICEWORK

OF THE FACADE LENGTH (40%)

22'-0"

OF THE

**AWNINGS** 

22'-0" (40.0%)

22'-0" (40.0%) | \*2 245 (16.2%)

6 PRECAST TRIM PT-6 T METAL AWNING PT-6 8 STONE VENEER

PROVIDED SQ FT OF GLAZING

\*1 216 (15.6%)

PT-1 PT-6

Ν3

E3

PRIMARY

FACADE

NORTH

EAST

FACE

7,524

1,389

10 ROOF DECK (BEYOND) 11 DOWNSPOUT 12 IMPACT RATED OVERHEAD DOOR

9 IMPACT RATED STOREFRONT

SQ FT OF

GLAZING (15%)

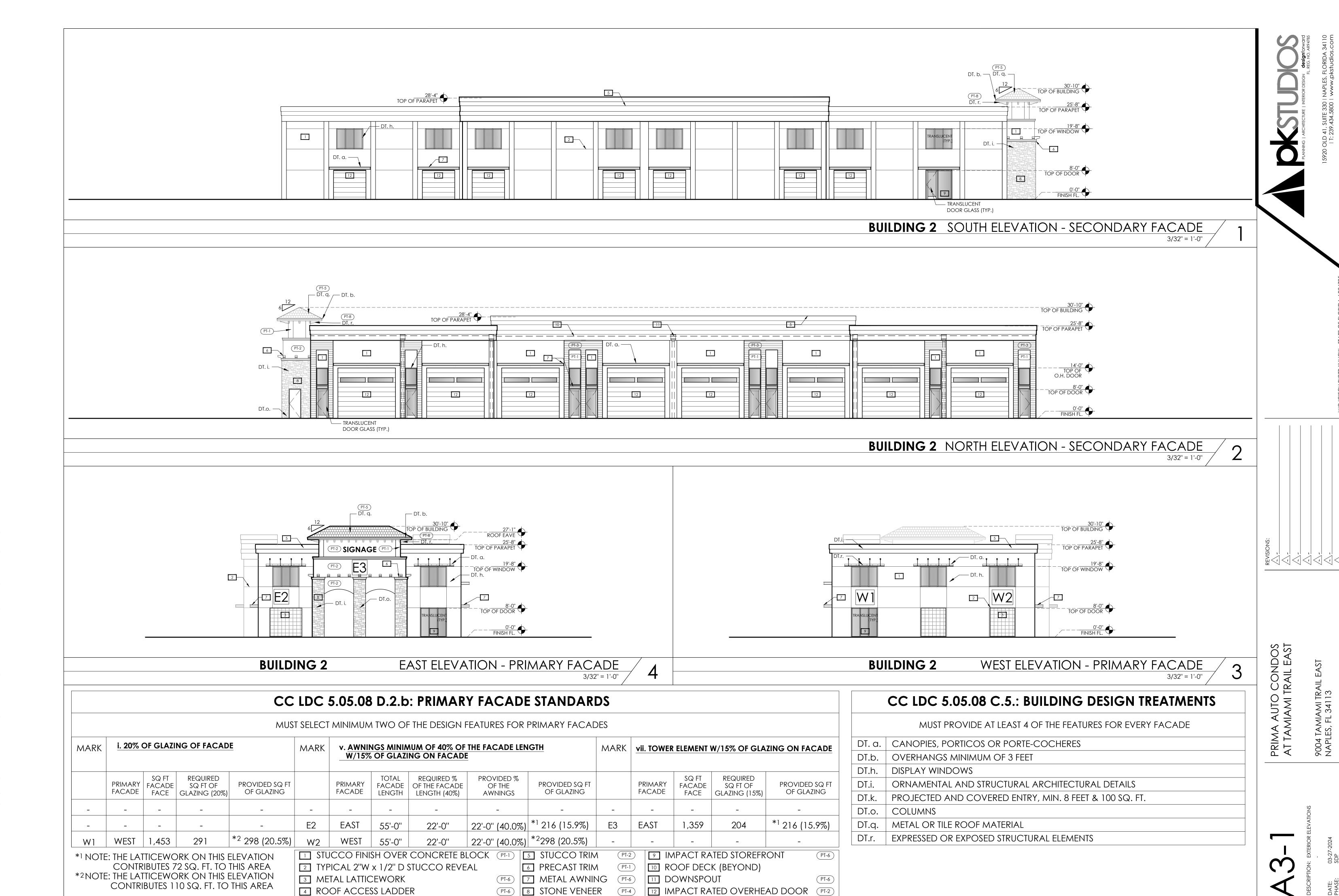
1,129

208

	MUST PROVIDE AT LEAST 4 OF THE FEATURES FOR EVERY FACADE
DT. a.	CANOPIES, PORTICOS OR PORTE-COCHERES
DT.b.	OVERHANGS MINIMUM OF 3 FEET
DT.h.	DISPLAY WINDOWS
DT.i.	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS
DT.k.	PROJECTED AND COVERED ENTRY, MIN. 8 FEET & 100 SQ. FT.
DT.o.	COLUMNS
DT.q.	METAL OR TILE ROOF MATERIAL
DT.r.	EXPRESSED OR EXPOSED STRUCTURAL ELEMENTS

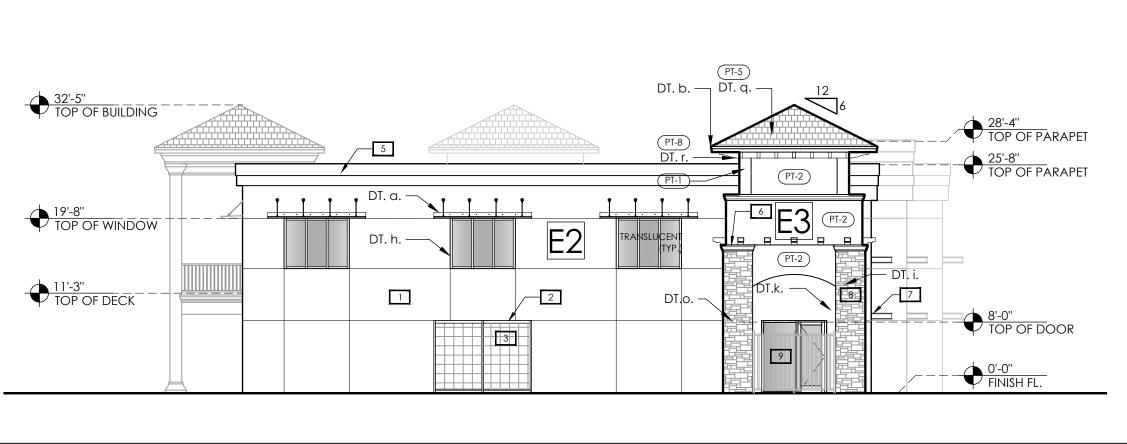
PRIMA AUTO CONDOS AT TAMIAMI TRAIL EAST

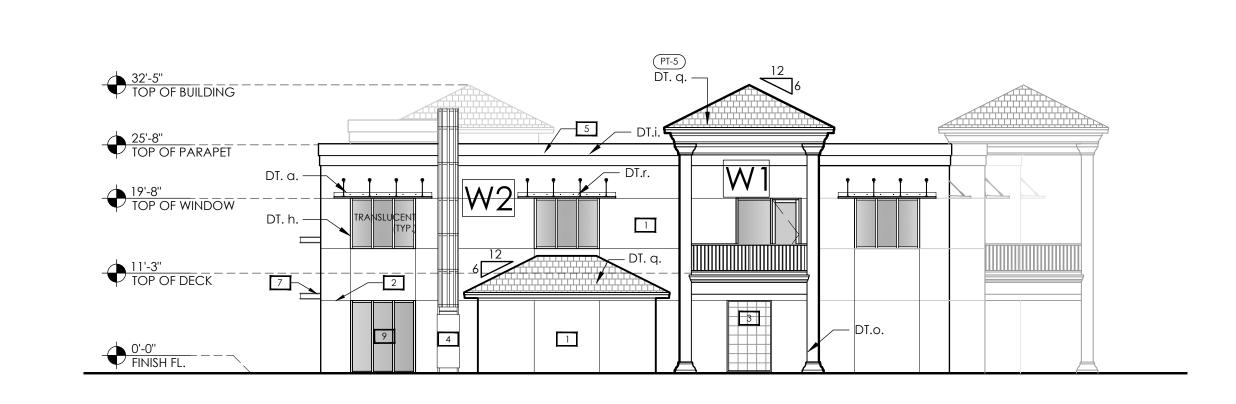
9004 TAMIAMI TRAIL NAPLES, FL 34113



THU OD 4 PR PR 20242-49240-2-15 SAGRESTYN RYSERTY PROPOSIUN PROPOSIUN PROPOSITIONE IN ROUGH FOR PROPOSION PROPOSION







BUILDING 3 EAST ELEVATION - PRIMARY FACADE 3/32" = 1'-0"

BUILDING 3

WEST ELEVATION - PRIMARY FACADE 3/32" = 1'-0"

				CC	LDC	5.05.08	3 D.2.b	: PRIMAR	Y FACADE	STANDAR	DS					
	MUST SELECT MINIMUM TWO OF THE DESIGN FEATURES FOR PRIMARY FACADES															
MARK	ii. COVERED ENTRIES MIN. 8' HORZ.; MIN. AREA 100 SQ. FT. W/ 15% OF GLAZING OF FACADE				MARK			NUM OF 40% OF NG ON FACAD	THE FACADE LENCE	<u>GTH</u>	MARK	vii. TOWER ELEMENT W/15% OF GLAZING ON FACADE				
	PRIMARY FACADE	SQ FT FACADE FACE	REQUIRED SQ FT OF GLAZING (15%)	PROVIDED SQ FT OF GLAZING		PRIMARY FACADE	TOTAL FACADE LENGTH	REQUIRED % OF THE FACADE LENGTH (40%)	PROVIDED % OF THE AWNINGS	PROVIDED SQ FT OF GLAZING		PRIMARY FACADE	SQ FT FACADE FACE	REQUIRED SQ FT OF GLAZING (15%)	PROVIDED SQ FT OF GLAZING	
N1	NORTH	5,500	825	852 (15.5%)	-	-	-	-	-	-	N3	NORTH	5,500	825	852 (15.5%)	
_	-	-	-	-	E2	EAST	70'-0''	28'-0''	33'-0" (47.0%)	* <sup>1</sup> 276(15.4%)	E3	EAST	1,796	269	*1 276 (15.4%)	
W1	WEST	1,916	287	*2 287 (15.0%)	W2	WEST	70'-0''	28'-0''	33'-0" (47.0%)	* <sup>2</sup> 287 (15.0%)	_	_	_	_	-	

\*1 NOTE: THE LATTICEWORK ON THIS ELEVATION CONTRIBUTES 90 SQ. FT. TO THIS AREA

\*2NOTE: THE LATTICEWORK ON THIS ELEVATION CONTRIBUTES 40 SQ. FT. TO THIS AREA

STUCCO FINISH OVER CONCRETE BLOCK PT-1 2 TYPICAL 2"W x 1/2" D STUCCO REVEAL

3 METAL LATTICEWORK

4 ROOF ACCESS LADDER

5 STUCCO TRIM

6 PRECAST TRIM PT-6 T METAL AWNING PT-6

PT-6 8 STONE VENEER

 IMPACT RATED STOREFRONT 10 ROOF DECK (BEYOND) 11 DOWNSPOUT

PT-6 12 IMPACT RATED OVERHEAD DOOR PT-2

PT-6

## CC LDC 5.05.08 C.5.: BUILDING DESIGN TREATMENTS

	MUST PROVIDE AT LEAST 4 OF THE FEATURES FOR EVERY FACADE
DT.	a. CANOPIES, PORTICOS OR PORTE-COCHERES
DT.I	OVERHANGS MINIMUM OF 3 FEET
DT.I	. DISPLAY WINDOWS
DT.i	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS
DT.I	PROJECTED AND COVERED ENTRY, MIN. 8 FEET & 100 SQ. FT.
DT.	. COLUMNS
DT.	. METAL OR TILE ROOF MATERIAL
DT.r	EXPRESSED OR EXPOSED STRUCTURAL ELEMENTS

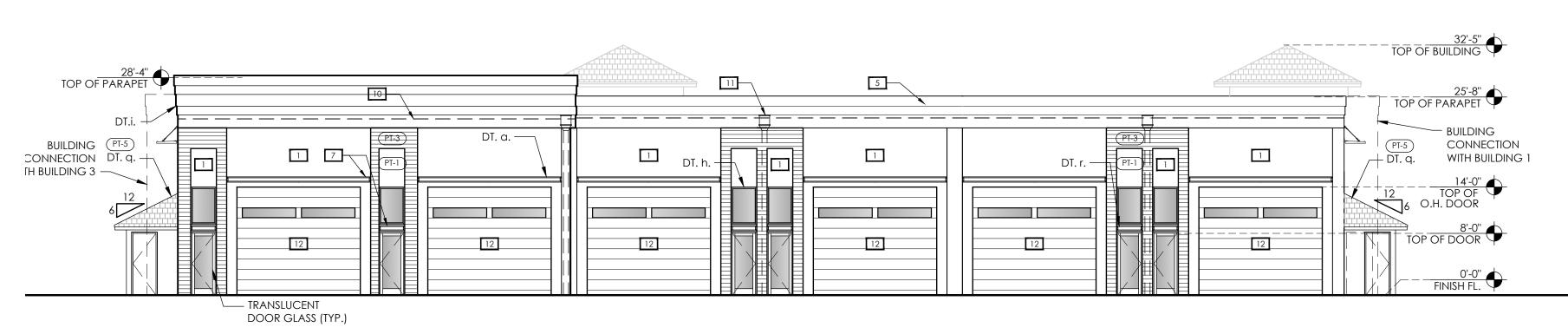
9004 TAMIAMI TRAIL NAPLES, FL 34113

PRIMA AUTO CONDOS AT TAMIAMI TRAIL EAST

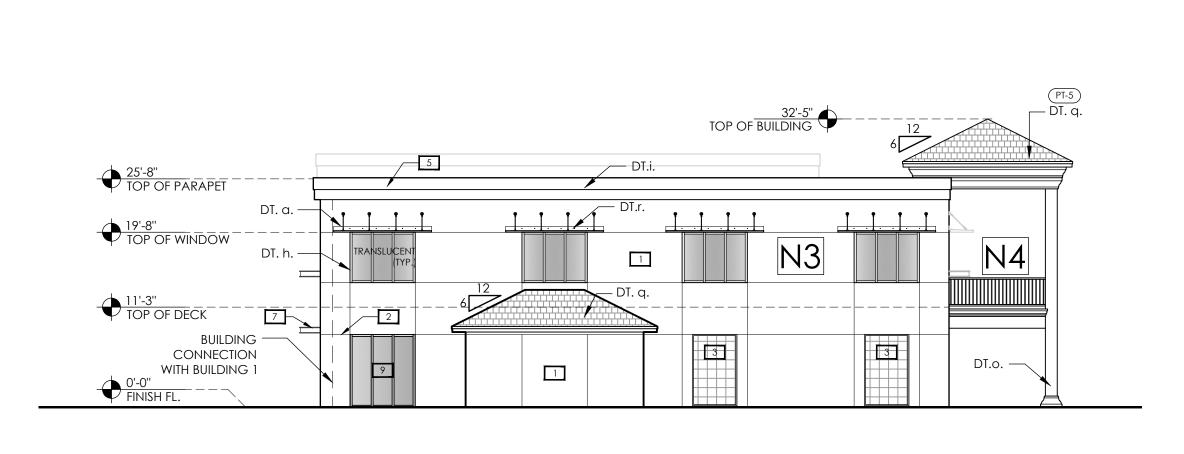
**BUILDING 4** 

WEST ELEVATION - PRIMARY FACADE

CC LDC 5.05.08 C.5.: BUILDING DESIGN TREATMENTS MUST PROVIDE AT LEAST 4 OF THE FEATURES FOR EVERY FACADE DT. a. CANOPIES, PORTICOS OR PORTE-COCHERES OVERHANGS MINIMUM OF 3 FEET DISPLAY WINDOWS ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS PROJECTED AND COVERED ENTRY, MIN. 8 FEET & 100 SQ. FT. COLUMNS DT.o. METAL OR TILE ROOF MATERIAL EXPRESSED OR EXPOSED STRUCTURAL ELEMENTS



EAST ELEVATION - SECONDARY FACADE **BUILDING 4** 



TOP OF PARAPET TOP OF PARAPET S1 🗆 — BUILDING CONNECTION WITH BUILDING 3 8'-0" TOP OF DOOR 3 1 

**BUILDING 4** 

NORTH ELEVATION - PRIMARY FACADE 3/32" = 1'-0"

**BUILDING 4** 

SOUTH ELEVATION - PRIMARY FACADE

3/32" = 1'-0"

# CC LDC 5.05.08 D.2.b: PRIMARY FACADE STANDARDS

MUST SELECT MINIMUM TWO OF THE DESIGN FEATURES FOR PRIMARY FACADES

MARK	i. 20% OF GLAZING OF FACADE			<u>DE</u>	MARK	MIN.	<b>AREA 100</b>	RIES MIN. 8' HO D SQ. FT. .AZING OF FAC	<del></del>	MARK			NUM OF 40% OF ING ON FACADE	THE FACADE LEN	<u>GTH</u>	MARK	vii. TOWER	RELEMENT	W/15% OF GLA	ZING ON FACADE
	PRIMARY FACADE	SQ FT FACADE FACE	REQUIRED SQ FT OF GLAZING (20%)	PROVIDED SQ FT OF GLAZING		PRIMARY FACADE	SQ FT FACADE FACE	REQUIRED SQ FT OF GLAZING (15%)	PROVIDED SQ FT OF GLAZING		PRIMARY FACADE	TOTAL FACADE LENGTH	REQUIRED % OF THE FACADE LENGTH (40%)	PROVIDED % OF THE AWNINGS	PROVIDED SQ FT OF GLAZING		PRIMARY FACADE	SQ FT FACADE FACE	REQUIRED SQ FT OF GLAZING (15%)	PROVIDED SQ FT OF GLAZING
_	-	-	-	-	-	_	-	-	-	N3	NORTH	70'-0''	28'-0''	44'-0" (62.9%)	*1 310(15.6%)	N4	NORTH	1,983	297	*1 310(15.6%)
-	_	-	-	-	W2	WEST	4,198	630	648 (15.4%)	-	-	-	-	-	-	W4	WEST	4,198	630	648 (15.4%)
<b>S</b> 1	SOUTH	1,439	288	*2 296 (20.6%)	_	_	_	-	-	S3	SOUTH	55'-0''	33'-0''	33'-0" (60.0%)	* <sup>2</sup> 296 (20.6%)	-	_	_	-	-

PT-6 8 STONE VENEER

\*1 NOTE: THE LATTICEWORK ON THIS ELEVATION CONTRIBUTES 80 SQ. FT. TO THIS AREA \*2NOTE: THE LATTICEWORK ON THIS ELEVATION

CONTRIBUTES 110 SQ. FT. TO THIS AREA

STUCCO FINISH OVER CONCRETE BLOCK (PT-1) TYPICAL 2"W x 1/2" D STUCCO REVEAL

4 ROOF ACCESS LADDER

3 METAL LATTICEWORK PT-6 T METAL AWNING

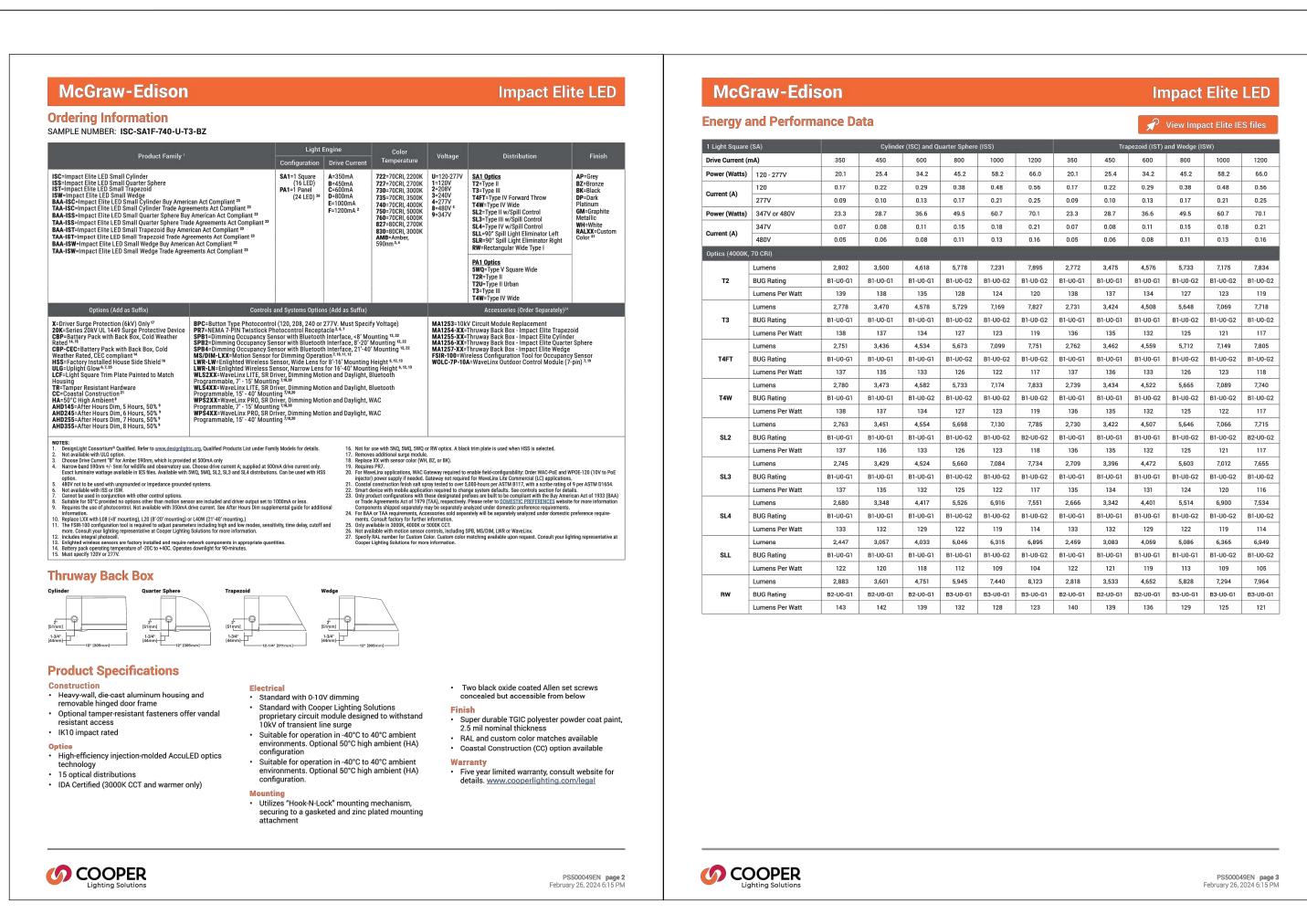
5 STUCCO TRIM 6 PRECAST TRIM PT-6

9 IMPACT RATED STOREFRONT 10 ROOF DECK (BEYOND)

11 DOWNSPOUT PT-6 12 IMPACT RATED OVERHEAD DOOR PT-2

PT-6

PRIMA AUTO CONDOS AT TAMIAMI TRAIL EAST

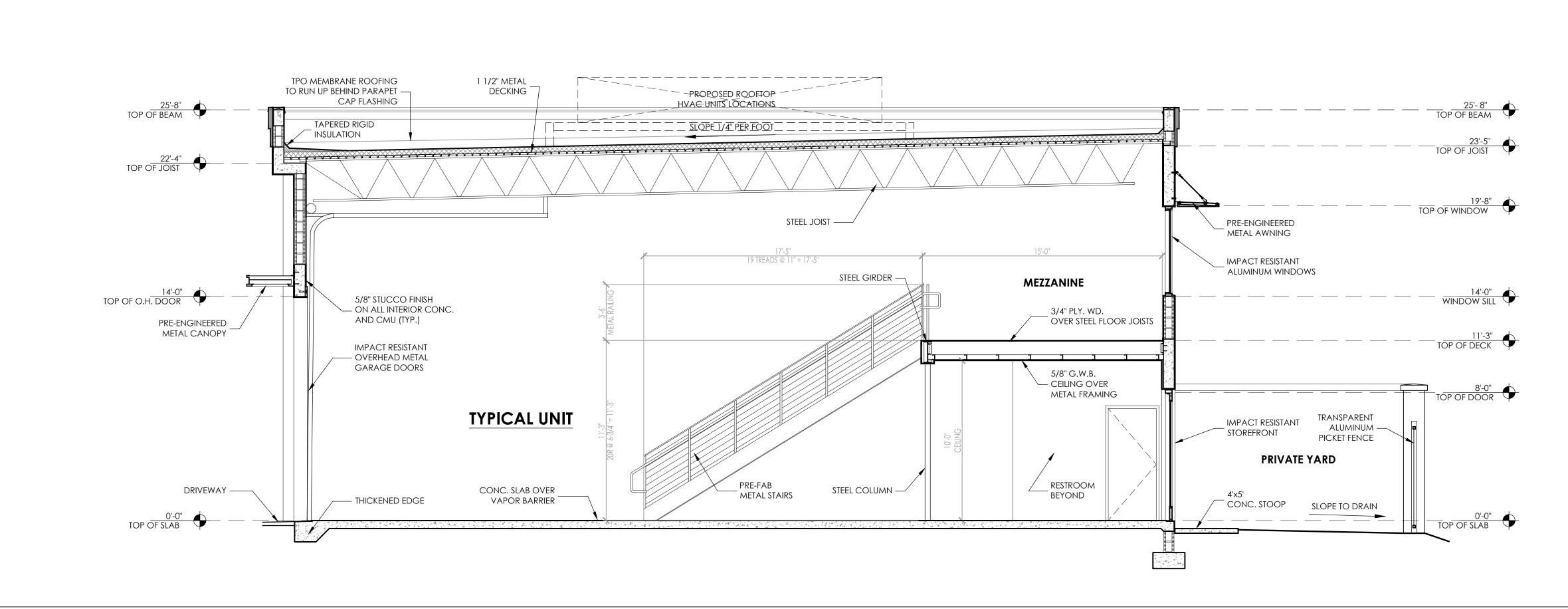


1 Light Panel (F	^A)		Cylinde	r (ISC) and C	uarter Sphere	(ISS)			Tra	pezo <u>id (IST)</u>	and Wedge (I	SW)	
Drive Current (n	NAN.	350	450	600	800	1000	1200	350	450	600	800	1000	12
Power (Watts)	120 - 277V	28.9	36.4	48.9	63.0	82.4	94.4	28.9	36.4	48.9	63.0	82.4	94
	120V	0.24	0.31	0.41	0.53	0.69	0.79	0.24	0.31	0.41	0.53	0.69	0.7
Current (A)	277V	0.11	0.14	0.18	0.23	0.30	0.34	0.11	0.14	0.18	0.23	0.30	0.3
Power (Watts)	347V or 480V	30.5	37.7	49.0	63.9	83.2	95.0	30.5	37.7	49.0	63.9	83.2	95
Current (A)	347V OR 480V	0.09	0.11	0.14	0.19	0.24	0.28	0.09	0.11	0.14	0.19	0.24	0.2
	480V	0.07	0.08	0.11	0.14	0.18	0.20	0.07	0.08	0.11	0.14	0.18	0.2
Optics (4000K,	NECONS.												
	Lumens	4,296	5,369	7,010	8,733	10,721	11,750	4,154	5,211	6,738	8,386	10,329	11,33
T2R	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-
	Lumens Per Watt	149	147	143	139	130	124	144	143	138	133	125	120
T2U	Lumens	4,241 B1-U0-G1	5,300 B2-U0-G2	6,920 B2-U0-G2	8,621 B2-U0-G2	10,584 B3-U0-G3	11,600 B3-U0-G3	4,123 B1-U0-G1	5,172 B2-U0-G2	6,688 B2-U0-G2	8,323 B2-U0-G2	10,252 B3-U0-G3	11,2
120	BUG Rating	147	146	142	137	128	123	143	142	137	132	124	119
	Lumens Per Watt	4,193	5,240	6,842	8,524	10,464	11,468	4,079	5,117	6,616	8,235	10,143	11,13
Т3	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-
	Lumens Per Watt	145	144	140	135	127	121	141	141	135	131	123	118
	Lumens	4,165	5,205	6,796	8,467	10,394	11,392	4,083	5,122	6,623	8,243	10,152	11,14
T4W	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-
	Lumens Per Watt	144	143	139	134	126	121	141	141	135	131	123	118
	Lumens Per watt	144										l .	
	Lumens	4,255	5,318	6,943	8,650	10,619	11,638	4,206	5,276	6,822	8,491	10,458	11,4
5WQ				6,943 B3-U0-G2 142	8,650 B3-U0-G2 137	10,619 B4-U0-G3 129	11,698 B4-U0-G3 123	4,206 B3-U0-G1 146	B3-U0-G2 145	B3-U0-G2 140	B3-U0-G2 135	10,458 B4-U0-G2 127	11,48 B4-U0- 122
	Lumens BUG Rating Lumens per Watt	4,255 B3-U0-G1	5,318 B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G3 129	B4-U0-G3	B3-U0-G1 146	B3-U0-G2 145	B3-U0-G2 140 men Multip	B3-U0-G2 135	B4-U0-G2 127	B4-U0-
	Lumens BUG Rating Lumens per Watt  enance (TM-21)	4,255 B3-U0-G1	5,318 B3-U0-G2 146	B3-U0-G2 142	B3-U0-G2	B4-U0-G3	B4-U0-G3 123	B3-U0-G1	B3-U0-G2 145	B3-U0-G2 140	B3-U0-G2 135	B4-U0-G2 127	B4-U0-
Lumen Maint	BUG Rating Lumens per Watt  enance (TM-21)  Ambient	4,255 B3-U0-G1 147	5,318 B3-U0-G2 146	B3-U0-G2 142	B3-U0-G2	B4-U0-G3 129	B4-U0-G3 123	B3-U0-G1 146	B3-U0-G2 145	B3-U0-G2 140  nen Multip  Ambient	B3-U0-G2 135  lier  Lur Mult	B4-U0-G2 127	B4-U0-
Lumen Maint	Eumens BUG Rating Lumens per Watt  enance (TM-21)  Ambient Temperature	4,255 B3-U0-G1 147	5,318 B3-U0-G2 146	B3-U0-G2 142 142 8	B3-U0-G2 137	100,000 hours**	B4-U0-G3 123 Theechot	B3-U0-G1 146	B3-U0-G2 145	B3-U0-G2 140 men Multip Ambient Temperature	B3-U0-G2 135  lier  Lur Mult	B4-U0-G2 127  127  men ipplier 02	B4-U0-
Lumen Maint Drive Curren	Eumens BUG Rating Lumens per Watt  Enance (TM-21)  t Ambient Temperature 25°C 40°C 50°C	4,255 83-U0-G1 147 25,000 hours 99.4% 98.7% 98.2%	5,318 B3-U0-G2 146  50,000 h 99.0 98.3 97.2	B3-U0-G2 142 142 50 60 8 8	B3-U0-G2 137 ,000 hours* 98.9% 98.1%	100,000 hours** 98.3% 97.4%	B4-U0-G3 123  Thee L70  >:  > 88	B3-U0-G1 146  oretical hours** 2.4M 1.9M	B3-U0-G2 145	B3-U0-G2  140  men Multip  Ambient Temperature	B3-U0-G2	B4-U0-G2 127	B4-U0
Lumen Maint  Drive Curren  Up to 1A  1.2A	Eumens BUG Rating Lumens per Watt  Enance (TM-21)  t Ambient Temperature 25°C 40°C 25°C 40°C	4,255 B3-U0-G1 147 25,000 hours 99.4% 98.7% 98.2% 99.4%	5,318 B3-U0-G2 146  50,000 h 99.0 98.3 97.2 99.0	B3-J0-G2 142  142  148  149  149  149  149  149  149  149	98.9% 98.9% 97.7%	100,000 hours** 98.3% 97.4% 98.3% 96.7%	### B4-U0-G3	B3-U0-G1 146  146  Directical hours** 2.4M 1.9M 51,000 2.4M	B3-U0-G2 145	B3-U0-G2  140  men Multip  Ambient Temperature  10°C	B3-U0-G2   135	B4-U0-G2 127	B4-U0

TAG  MANUFACTURER  COOPER LIGHTING  QTY  21  LUMINAIRE CATALOG NUMBER  VOLTAGE  MVOLT									
TAG	A								
MANUFACTURER	COOPER LIGHTING								
QTY	21								
	ISS-AF-600-LED-EI-T4W-7027								
VOLTAGE	MVOLT								
MOUNTING	WALL								
REMARKS	LED WALL MOUNT FIXTURE AT 15.0' MH								

REFER TO SITE PLAN SHEET (A1-0) FOR LIGHTING FIXTURE LOCATIONS.

SITE LIGHTING FIXTURE SPECIFICATION



PRIMA AUTO CONDOS AT TAMIAMI TRAIL EAST

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

Monthly Field Manager's Report May 2024

Prepared For:

### James Ward District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

CGA Project No. 17-9809

June 1, 2024

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

### TABLE OF CONTENTS

l.	PURPOSE	3
II.	CURRENT ASSET UPDATES	3
III.	LOCATION MAP	. 11

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

### I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

### II. CURRENT ASSET UPDATES

- 1. Landscaping
  - A. Treviso Bay Boulevard
  - B. Southwest Boulevard
- 2. Entrance Maintenance
- 3. Preserve Maintenance
- 4. Engineering Update
- 5. Corrective Actions

### 1. Landscaping

### A. Treviso Bay Boulevard

- New pine straw mulch was installed at the front entrance in the beginning of May.
- CDD staff worked with landscape vendor on securing plant material and palm trees for landscape enhancement for fiscal year 2025.
- Landscape architect is at the final stages of securing permit for Collier County to remove the 4 oak trees in the median.
- On the west end of the property the vendor has trimmed out the hardwoods to allow more sunlight.
- The CDD staff met with a new Christmas light vendor to get a proposal put together for the holiday decorations and lighting.
- Landscape vendor has been routinely executing trimming, grass cutting, and edging all around the front entrance.
- Front entrance pavers and monuments are scheduled for pressure washing on June 1<sup>st</sup>.

### **B.** Southwest Boulevard

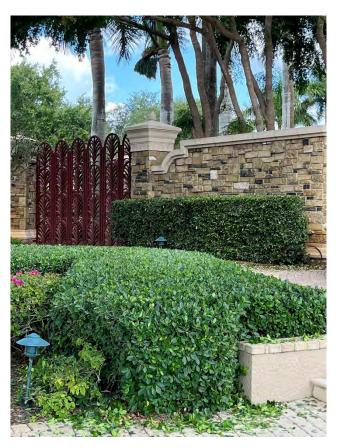
• Landscape vendor mowed grass, discarded dead palm fronds, and trimmed hedges along Southwest Boulevard. Maintenance is ongoing and occurs every other week.



*Newly installed straw mulch around trees and in the landscape bed.* 



Broken wooden planks with exposed nail on the Boardwalk in the Preserves.



Repaired wood planks on the Boardwalk in The Preserves.

### 2. Lake Maintenance

- During this month's visits Lakes 1-23, 25, 26, 27, 33, 34, 25, 40 and 41 were treated for shoreline weeds. Targets included sedge torpedo grass, cattails, and vines.
- Submersed algae (chara) were treated in lakes 1-3, 5, 6-8, 10, 14, 17, 20-22, 24, and 25. The following lakes have received multiple treatments for chara: 3, 6, 7, 21, 24, and 25. Most of the algae observed on the surface is a result of the submersed vegetation.
- Gulf spike rush was treated in lakes 1-4, 7, 15, 16, 19-23, 25, and 33-35. Treatments will continue until satisfactory results are achieved.
- Water levels are significantly lower due to lack of rain.
- The first of three sonar treatments was started in lake 23 to target the hydrilla.

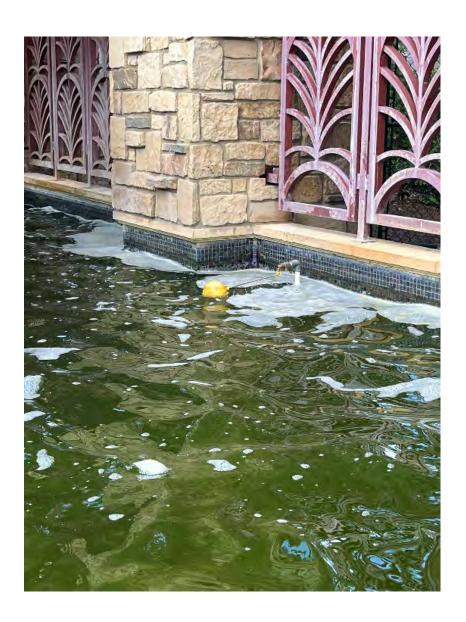
- A purchase order was issued to the electrical vendor to supply new power for the fountain in lake 15. Vendor has verified location and will provide power from the meter can to the end of the lake bank for the fountain vendor.
- Location was determined for the power on lake 7; electrical vendor will install electrical panel and meter can during last week of June.
- Fountain vendor will be installing a new fountain in lake 15 at the end of June.
- On May 28<sup>th</sup> the CDD staff meet with Collier County mosquito control district to discuss options on mosquito control. The control district explained that their airplane had executed a drop of fog repellent on May 23<sup>rd</sup>. For them to make another drop is dependent on data collection. They are currently collecting data and if mosquito control district approves the findings in the data collection, another drop will be approved. The CDD staff is currently looking at other valuable options.
- CDD staff met with electrical vendor over the month regarding a power supply for the new aeration system on lake 7. Location was determined, and this work is scheduled for early July.
- Lake bank restoration along golf course is scheduled for June 1<sup>st</sup>. CDD staff has been working with golf superintendent to secure sod for project.



Chara in lake.

### 3. Entrance Maintenance

- CDD staff looked into the west fountain issue and determined the auto fill float was broken. Fountain vendor replaced the broken float.
- Front entrance pavers and monuments are scheduled to be pressure washed June 1.



Clean water filter.

### 4. Preserve Maintenance

• The Boardwalk was pressure wash and a stain application was applied to the wood to protect, minimize maintenance and enhance the boardwalks value of life expectancy.



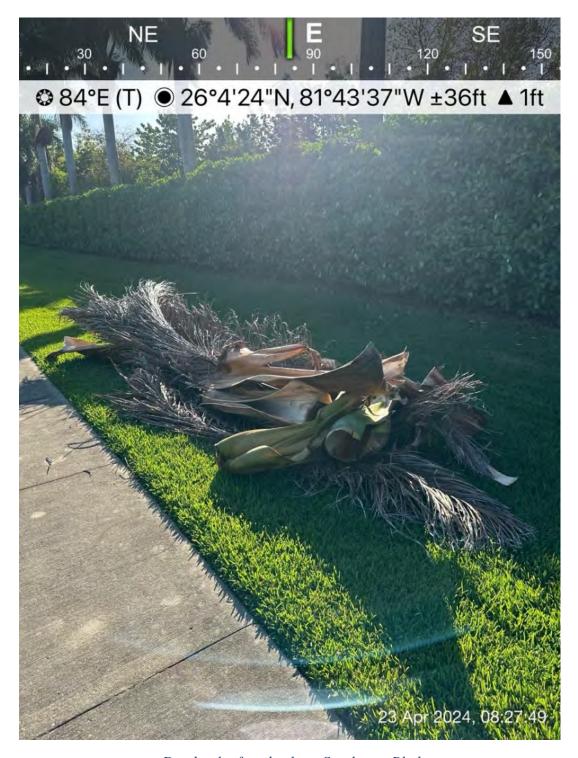
Painted boardwalk in The Preserves

### 5. Engineering Update

- SFWMD Water Use Permit (WUP) Transfer Existing South Florida Water Management District (SFWMD) Water User Permit (WUP) number 11-02274-W was permitted by Lennar Homes LLC. At the request of the District Manager, the CDD is in the process of transferring ownership of permit to the Wentworth Estates CDD. In the permit transfer submittal package the CDD needs to include, "evidence of the applicant's legal control over the project site and or withdrawal facilities." With review by the CDD's legal counsel, an easement document has been drafted and signed by both parties. This document should provide the requested evidence, so a permit transfer can be approved. Once the easement document is recorded by the CDD's legal counsel, a cope will be included in the permit transfer submittal package to SFWMD. We expect this to be completed by mid-June.
- Commercial Outparcel Drainage System Review Collier County Hearing Examiner ruled on 8/11/22 that the proposed project on the Treviso Bay Tract FD-1 parcel (Collier County Property Appraiser Parcel No 77470000029) is comparable in nature to the other permitted uses for the Commercial Area of the Wentworth Estates Mixed-Use Planned Unit Development (MPUD), as adopted in Ordinance No. 3-51. Primate Partners are the owners of this land and are in for permits with Collier County. It has been established, that they have the right to connect their stormwater management system into the CDD's drainage system. Having said that, the CDD has the responsibility to review and provide any recommendations to Collier County. Initial coordination has begun with Collier County and a complete review of the proposed drainage system will be forthcoming by the District Engineer.

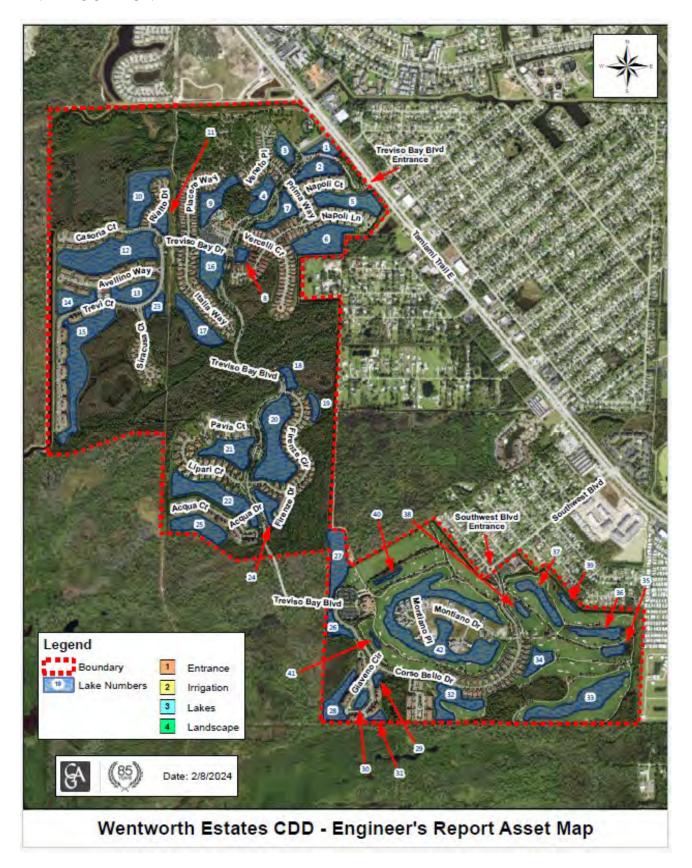
### 6. Corrective Actions

- Dead palm fronds and other debris continue to be a nuisance along the boulevards (Treviso Bay Blvd and Southwest Blvd.) Landscape vendor needs to routinely check for and properly dispose of debris to keep the walkways clean. The vendor has stated they will make a few extra trips this week to accomplish this goal.
- Selective areas of grasses have a brownish appearance. Due to lack of irrigation, the
  landscape vendor was contacted to redirect some irrigation heads to allow for these areas
  to also receive adequate irrigation. This issue is ongoing. Vendor has stated that they are
  having a hard time finding stock and replacement grass and mew grass is about three
  weeks out.



Dead palm fronds along Southwest Blvd.

### III. LOCATION MAP





# Melissa R Blazier Supervisor of Elections Collier County, Florida

April 15, 2024

Mr. James Ward Wentworth Estates CDD 2301 Northeast 37th St Ft Lauderdate FL 33308

Dear Mr. Ward,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1039 active registered voters residing in the Wentworth Estates CDD as of April 15, 2024.

Should you have any question regarding election services for this district please feel free to contract our office.

Sincerely,

David B Carpenter Qualifying Officer

Collier County Supervisor of Elections

3750 Enterprise Avenue

Naples FL 34104

(239) 252-8501

Dave.Carpenter@colliervotes.gov



To: Board of Supervisors

From: James P. Ward

Date: March 13, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure

Management System ("EFDMS") website registration, Financial Disclosure Forms,

and Required Ethics Training

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<a href="https://disclosure.floridaethics.gov/Account/Login">https://disclosure.floridaethics.gov/Account/Login</a>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Financial disclosure forms are due on or before July 1, 2024 for the preceding calendar year. A grace period is in effect until September 1. If the disclosure is not filed or postmarked by September 1, an automatic fine of \$25 per day will begin to accrue and will continue to build until the disclosure is filed, or the fine reaches \$1,500.

If you have an annual filing requirement AND will be running for office as a qualified elector in November, then you will need to complete your disclosure in EFDMS and submit your filing electronically to the Commission, then print a verification/receipt for e-filing your form or print a copy of your disclosure to file with your Qualifying Officer packet.

It is imperative that each filer take the time to confirm their registration on the EFDMS site, in order to ensure that the Florida Commission on Ethics has updated and correct contact information. All communication about filing requirements and due dates for filers will be provided via email <u>only</u>. Filers MUST maintain a current email address in EFDMS. By law, failure to maintain a current email address will not qualify as an "unusual circumstance" during an appeal of an automatic fine for failure to timely file a Form.

If the annual form is not submitted via the electronic filing system created and maintained by the Florida Commission on Ethics by September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office [s. 112.3145, F.S.].

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.].

Also beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete <u>four (4) hours of Ethics Training each calendar year</u>. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial): <a href="https://youtu.be/U8JktlMKzyl">https://youtu.be/U8JktlMKzyl</a>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3

As always, if you have any questions regarding this information, please feel free to contact me directly at 954-658-4900.

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



### FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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

### JPWard and Associates, LLC

**Community Development District Advisors** 

# Wentworth Estates Community Development District Table of Contents

Balance Sheet – All Funds	
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2-4
Debt Service Fund Series 2021	5

JPWard & Associates, LLC
2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

# Wentworth Estates Community Develoment District Balance Sheet for the Period Ending April 30, 2024

		Governmen	tal Fun	ds						
						Αςςοι	ınt Gro	ups		Totals
	c	ieneral Fund		Service Fund		al Long	,	ixed Assets	(M	emorandum
			S	eries 2021	Term	Debt	·			Only)
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	1,286,208	\$	-	\$	-	\$	=	\$	1,286,208
General Fund - Hancock Bank										=
Construction Account		=		-		-		=		-
Costs of Issuance Account		-		-		-		-		-
Debt Service Fund										
Interest Account		-		-		-		-		-
Sinking Account		-		-		-		-		-
Reserve Account		-				-		-		
Revenue		-		1,779,471		-		-		1,779,471
Prepayment Account		-		-		-		-		-
Deferred Cost Account		=		-		-		=		-
Capital Project Fund - Series 2018		=		-		-		=		-
Due from Other Funds										
General Fund		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
Market Valuation Adjustments		-		-		-		-		-
Accrued Interest Receivable		-		-		-		-		-
Assessments Receivable		-		-		-		-		-
Prepaid Expenses		-		-		-		-		-
Amount Available in Debt Service Funds		-		-	1,7	779,471		-		1,779,471
Amount to be Provided by Debt Service Funds		-		-	18,2	229,529		-		18,229,529
Investment in General Fixed Assets (net of								22 000 040		22.000.046
depreciation)  Total Assets	٠.	1,286,208	\$	1,779,471	\$ 20.0	009,000	\$	32,980,946 <b>32,980,946</b>	\$	32,980,946 <b>56,055,625</b>
101217.0000		2,200,200	Ť	2,773,172	7 -0,0		<u> </u>	32,333,313	<u> </u>	30,000,020
Liabilities Accounts Payable & Payroll Liabilities	\$	_	\$	_	\$	_	\$	_	\$	
Due to Other Funds	Y		Y		Ÿ		Y		Ÿ	
General Fund										
		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
Loan - TB Master Turnover, Inc.  Due to Bondholders		-		-		-		-		-
		-		-		-		-		-
Bonds Payable					1.	000				1 200 000
Current Portion		-		-		260,000		-		1,260,000
Long Term		-		-	18,	749,000		-		18,749,000
Matured Bonds Payable		-		-		-		-		-
Matured Interest Payable			_		ć 20 <i>i</i>	-		<del>-</del>	_	
Total Liabilities	\$	<u> </u>	\$	-	\$ 20,0	009,000	\$		\$	20,009,000
Fund Equity and Other Credits										
Investment in General Fixed Assets		-		-		-		32,980,946		32,980,946
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)		-		302,943		-		-		1,735,375
Results from Current Operations		-		1,476,528		_		-		44,096
Unassigned				, -,3						
Beginning: October 1, 2023 (Unaudited)		679,463		_		_		-		679,463
Results from Current Operations		606,745		_		_		_		606,745
Total Fund Equity and Other Credits	\$	1,286,208	\$	1,779,471	\$	-	\$	32,980,946	\$	36,046,625
Total Liabilities Fund Faults and Other Condition	•	1 206 200	Ċ	1 770 474	\$ 20.0	000		22 000 040	Ċ	E6 0FF 625
Total Liabilities, Fund Equity and Other Credits	Þ	1,286,208	\$	1,779,471	\$ 2U,C	009,000	\$	32,980,946	\$	56,055,625

### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2024

Description	October	November	December	January	February	March	April	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	45,513	61,242	26,759	32,448	1,333,508	1,400,266	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	N/A
Intergovernmental Transfers In	-	-	-	-	-	-	-	-	-	
Total Revenue and Other Source	s: \$ 17,083	\$ 438,680	\$ 711,783	\$ 45,513	\$ 61,242	\$ 26,759	\$ 32,448	\$ 1,333,508	\$ 1,400,266	95%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	-	-	600	-	800	1,400	6,000	23%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	N/A
Executive										
Professional Management	4,375	4,375	4,375	4,375	4,375	4,375	4,375	30,625	52,500	58%
Financial and Administrative										
Audit Services	-	-	2,000	3,300	-	-	-	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	10,500	18,000	58%
Assessment Roll Services	833	833	833	833	833	833	833	5,833	10,000	58%
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	_	_	_	20	11,729	3,000	391%
Bank Service Charges	-	_		_	_	_	-		400	0%
Travel and Per Diem	_	_	_	_	_	_	_	_	-	N/A
Communications & Freight Services										,
Telephone	_					_	_	_	_	N/A
Postage, Freight & Messenger	_	21	14	_	385		83	502	200	251%
Insurance	70,519	-	-	-	-	_	-	70,519	55,000	128%
Printing & Binding	70,319	-	-		•	_	471	471	250	188%
Website Development	_	-	-	-	-	300	4/1	300	1,750	17%
Subscription & Memberships	_	175			•	300	-	175	1,730	100%
Legal Services	-	1/3	-	-	-	-	-	1/3	1/3	100/0
Legal - General Counsel	_	1,838	525	_	565	2,267	_	5,194	10,000	52%
Legal - Foreclosure Counsel	_	-,030	-	_	-		_	-		N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services - General	-	-	375	-	-	4,595	1,383	6,353	7,500	85%
Engineering Services - Assets	-	-	-	-	-	-	-	-	-	N/A
Reserve Study Report	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A

### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2024

Personal Procession   Quant											
Consumptive Demit Monitaring	Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Community Municipant Municipant Survival Survival Municipant Survival Survival Municipant Survival Municipant Survival Municipant Survival Municipant Mu					,	,					
Professional Source   Professional Source		_		_	_	_	_	3 200	3 200	_	Ν/Δ
Professional Servinees								3,200	3,200		14/74
Mile Management   4,650   3,175   3,358   4,240   3,175   3,175   21,950   38,100	ŭ										
Migration Monitoring (			4.650	2 175	2 525	4 240	2 175	2 175	21.050	39 100	E 00/
NOPE SERPORTING		-	4,030			4,240	3,175				
Electric - Ameritan System		_	-	200	-	-	-	3,900	4,100		
Regairs Americans System   Regairs Americans Control   Regairs C			-	-	-	-	-	-	-	2,400	076
Repairs Mulintenance	•										NI/A
Aguster Medicontrol   6,392   24,840   6,932   7,670   6,932   5,000   5,688   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000   30,888   6,945   71,000	·	_		-	-	-	-	-	-	-	IN/ A
Apadet Weed Control	•										
Mare Control Structures		6.022	24.040	6.022	7.630	6.022	F 000	F 600	63.045	71 000	000/
Mare Quality Testing	•		24,640								
Marce Control Structures		-	-				1,952				
Section		-	-				15 450				
Ameration System		-	-			-	15,450		21,030		
Came Toad Removal	•	-	-			-	-		1 470		
Came		-	-		600	-	-			-	
Cale & Wetland System   Chem		-	-		-	-	-			-	
Preserver Sulfand System		-	-		-	-	-			-	
March   Maintenance   5,400   10,375   12,475   28,250   40,000   71,486   March   M		-	-	3,021	-	-	-	-	3,021	-	N/A
Name	· · · · · · · · · · · · · · · · · · ·		F 400		10.275			12.475	20.250	40.000	710/
Pressure Trail, Boardwalk, Lookout		-	5,400	-	10,375	-	-			•	
Pressure Clana Boardwalk & Lookout         -         -         1,500         1,500         22,000         7%           Preserve Trail Material         -         -         -         -         -         -         4,000         0%         0%         0%         0%         0%         0%         0%         0%         0%         0%         0%         0         0         0         0%         0 <th< td=""><td>· -</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>2 420</td><td></td><td></td><td></td><td></td></th<>	· -	-	-	-	-	-	2 420				
Preserve Trail Material		-	-	-	-	-	3,420				
Contingencies Capital Outlay Capital Outlay Aeration System		-	-	-	-	-	-	1,500			
Capital Outlay		-	-	-	-	-	-	-			
Acarton System		-	-	-	-	-	-	-	-	14,910	0%
Littoral Shelf Plantning Like Bank Restoration Like Bank Bank Restoration Service Like Bank Bank Restoration Service Like Bank Bank Restoration Service Like Bank Restoration Service Restoration Service Like Bank Restoration Service Like Bank Bank Restoration Like Bank Bank Bank Bank Bank Bank Bank Bank											
Lake Bank Restoration	•	-	-	-		-	-				
Stormwater Drainage Pipes	_	-		-		-	-				
Erosion Restoration         -         1,600         1,500         1,500         1,500         2,740         2,00         4,800         40,000         12%           Fountain Replacement (in Lakes)         -         1,600         1,500         1,500         -         -         200         4,800         40,000         12%           Road and Street Services         Forestional Management           Asset Management         -         825         825         825         825         825         4,950         9,900         50%           Bridge Inspections         -         825         825         825         825         825         4,950         9,900         50%           Bridge Inspections         -         825         825         825         825         825         4,950         9,900         50%           Bridge Inspections         -         825         825         825         825         825         825         4,950         9,500         50%           Bridge Inspections         -         825         825         825         825         825         825         825         825         825         825         825         825         825         825		-	750								
Fountain Replacement (in Lakes)		-	-	-			475				
Contingencies/Inspection Services		-				55,745	-				
Professional Management		-	1,600	1,500	1,500	-	-	200	4,800	40,000	
Professional Management		-	-	-	-	-	-	-	-	-	N/A
Asset Management         -         825         825         825         825         825         4,950         9,900         50%           Bridge Inspections         -         -         -         -         -         -         -         -         N/A           Willity Services           Electric           Southwest Bivd Street Lights         51         50         43         42         39         38         34         297         12,000         2%           Entrance/Fountain Landscape/Street Lights         54         352         1,026         918         786         752         588         4,970         -         N/A           Entrance Bridge - Lights         56         83         107         85         69         75         73         548         1,800         30%           Entrance Lights (Frevisio Bay Bud)         -         -         -         -         950         -         75         78         1,80         30%           Entrance Lights (Trevisio Bay Blvd)         -         -         -         -         -         -         -         -         N/A           Lights (Trevisio Bay Blvd)	Road and Street Services										
Bridge Inspections	Professional Management										
Utility Services   Electric   Southwest Blvd Street Lights   51   50   43   42   39   38   34   297   12,000   2%   Entrance/Fountain Landscape/Street Lights   547   352   1,026   918   786   752   588   4,970   - N/A   Entrance Bridge - Lights   56   83   107   85   69   75   73   548   1,800   30%   Repairs and Maintenance	Asset Management	-	825	825	825	825	825	825	4,950	9,900	50%
Electric   Southwest Blvd Street Lights   51   50   43   42   39   38   34   297   12,000   2%   Entrance/Fountain Landscape/Street Lights   547   352   1,026   918   786   752   588   4,970   - N/A   1,000   30%   1,000	Bridge Inspections	-	-	-	-	-	-	-	-	-	N/A
Southwest Blvd Street Lights         51         50         43         42         39         38         34         297         12,000         2%           Entrance/Fountain Landscape/Street Lights         547         352         1,026         918         786         752         588         4,970         -         N/A           Entrance Bridge - Lights         56         83         107         85         69         75         588         4,970         -         N/A           Repairs and Maintenance         -         -         -         -         -         950         -         -         950         -         N/A           Gurba & Gutter         -         -         -         -         950         -         -         950         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         -         -         N/A           Entry Mounment (Trevisio Bay Blvd)         -         1,888         -         -         -         -         -         -	Utility Services										
Entrance/Fountain Landscape/Street Lights         547         352         1,026         918         786         752         588         4,970         - N/A           Entrance Bridge - Lights         56         83         107         85         69         75         73         548         1,800         30%           Repairs and Maintenance         "To specific Maintenance           Sidewalk Repairs         -         -         -         950         -         -         950         -         N/A           Curb & Gutter         -         -         -         -         -         -         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         -         -         N/A           Entry Monument (Trevisio Bay Blvd)         -         1,888         -         -         -         -         -         -         -         -         6,000         0%           Entry Wall (Trevisio Bay Blvd)         -         1,888         -         -         -         -	Electric										
Entrance Bridge - Lights         56         83         107         85         69         75         73         548         1,800         30%           Repairs and Maintenance                      N/A           Curb & Gutter         -         -         -         -         -         -         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         N/A           Entry Monument (Trevisio Bay Blvd)         -	Southwest Blvd Street Lights	51	50	43	42	39	38	34	297	12,000	2%
Repairs and Maintenance Sidewalk Repairs	Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	786	752	588	4,970	-	N/A
Sidewalk Repairs         -         -         -         950         -         950         -         N/A           Curb & Gutter         -         -         -         -         -         -         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         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)         -         1,888         -         -         -         -         6,198         7,000         N/A           Brick Paver Repairs         -         6,198         -         -         -         -         6,198         7,000         N/A           Miscellaneous Repairs         9,450         9,450         -         -         -         -         -         18,900 <td>Entrance Bridge - Lights</td> <td>56</td> <td>83</td> <td>107</td> <td>85</td> <td>69</td> <td>75</td> <td>73</td> <td>548</td> <td>1,800</td> <td>30%</td>	Entrance Bridge - Lights	56	83	107	85	69	75	73	548	1,800	30%
Curb & Gutter         -         -         -         -         -         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         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)         -         1,888         -         -         -         -         6,198         7,000         N/A           Brick Paver Repairs         -         6,198         -         -         -         -         6,198         7,000         N/A           Annual Holiday Decorations         9,450         9,450         -         -         -         -         18,900         20,000         N/A           Miscellaneous Repairs         -         -         -         -         -         14,189         2,616 <td>Repairs and Maintenance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td>	Repairs and Maintenance									-	
Curb & Gutter         -         -         -         -         -         -         N/A           Striping & Pavement Marking         -         -         -         -         -         -         -         N/A           Bridge Repairs         -         -         -         -         -         -         -         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)         -         1,888         -         -         -         -         6,198         7,000         N/A           Brick Paver Repairs         -         6,198         -         -         -         -         6,198         7,000         N/A           Annual Holiday Decorations         9,450         9,450         -         -         -         -         18,900         20,000         N/A           Miscellaneous Repairs         -         -         -         -         -         14,189         2,616 <td>·</td> <td>-</td> <td>_</td> <td>-</td> <td>_</td> <td>950</td> <td>-</td> <td>_</td> <td>950</td> <td>_</td> <td>N/A</td>	·	-	_	-	_	950	-	_	950	_	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         -         6,198         -         -         -         -         6,198         7,000         N/A           Annual Holiday Decorations         9,450         9,450         -         -         -         -         3,400         8,000         43%           Almost cellaneous Repairs         -         -         -         398         -         -         398         8,000         5%           Contingencies         -         -         -         -         14,189		-	_	-	_	-	-	_	-	_	
Bridge Repairs         -	Striping & Pavement Marking	-	_	-	_	-	-	_	-	-	
Entry Monument (Trevisio Bay Blvd)         -		-	_	-	_	-	-	_	-	8,000	
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       -       -       -       -       398       -       -       398       8,000       5%         Contingencies       -       -       -       -       14,189       2,616       16,805       4,650       361%         Capital Outlay       -       -       -       2,678       -       2,320       -       12,686       17,684       -       N/A		-	_	-	_	-	-	_	-		
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         -         -         -         398         -         -         398         8,000         5%           Contingencies         -         -         -         -         14,189         2,616         16,805         4,650         361%           Capital Outlay         -         -         -         2,320         -         12,686         17,684         -         N/A		-	1,888	-	-	-	-	-	1,888		
Brick Paver Repairs         -         -         3,400         -         -         -         3,400         43%           Annual Holiday Decorations         9,450         9,450         -         -         -         -         -         18,900         20,000         N/A           Miscellaneous Repairs         -         -         -         398         -         -         398         8,000         5%           Contingencies         -         -         -         -         14,189         2,616         16,805         4,650         361%           Capital Outlay         -         -         2,678         -         2,320         -         12,686         17,684         -         N/A		-		-	-	-	-	-			
Annual Holiday Decorations         9,450         9,450         -         -         -         -         -         18,900         20,000         N/A           Miscellaneous Repairs         -         -         -         398         -         -         398         8,000         5%           Contingencies         -         -         -         -         14,189         2,616         16,805         4,650         361%           Capital Outlay         -         -         2,678         -         2,320         -         12,686         17,684         -         N/A		-	-	3,400	-	-	-	-			
Miscellaneous Repairs       -       -       -       -       398       -       -       398       8,000       5%         Contingencies       -       -       -       -       14,189       2,616       16,805       4,650       361%         Capital Outlay       -       -       2,678       -       2,320       -       12,686       17,684       -       N/A		9,450	9,450	-	_	-	-	_	18,900		N/A
Contingencies       -       -       -       -       -       14,189       2,616       16,805       4,650       361%         Capital Outlay       Entrance Lights (Treviso Bay Boulevard)       -       -       2,678       -       2,320       -       12,686       17,684       -       N/A		-	-	_	-	398	-	-			
Capital Outlay       -       -       2,678       -       2,320       -       12,686       17,684       -       N/A		-	-	_	-	-	14,189	2,616			
Entrance Lights (Treviso Bay Boulevard) 2,678 - 2,320 - 12,686 17,684 - N/A							•	•	-	•	
				2,678		2,320		12,686	17,684		N/A
	Sub-Tota	al: 17,036	56,086	23,176	32,380	75,054	70,637	56,554	330,924	568,240	58%

### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Landscaping Services				,	,					
Professional Management										
Asset Management	-	1,000	1,000	1,000	1,000	1,000	1,000	6,000	12,000	50%
Water Quality Monitoring	-	_	-	4,450	-	4,800	-	9,250	10,000	93%
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	444	947	947	2,117	5,157	6,000	86%
Repairs & Maintenance										
Public Area Landscaping										
Treviso Bay Blvd - Entrance	-	8,061	-	14,710	14,710	22,800	11,000	71,281	90,000	79%
Southwest Boulevard	10,394	2,333	-	-	2,263	4,000	2,000	20,990	26,000	81%
Irrigation System	-	679	-	-	176	296	304	1,455	5,200	28%
Well System	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement and Annuals	-	-	-	-	7,132	-	6,357	13,489	55,000	25%
Tree Trimming	-	-	11,760	9,240	4,820	-	-	25,820	10,000	258%
Fountains	-	500	1,000	35,806	-	-	3,000	40,306	18,000	224%
Other Current Charges	-	-	-	-	-	290	-	290	-	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	1,400	-	-	-	1,887	40,000	5%
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	10,398	61,397	17,135	67,050	31,048	34,133	25,778	246,939	394,140	63%
Reserves										
Operations	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-	-	-	-	-	-	-	_	200,000	0%
Other Fees and Charges										
Discounts for Early Payment				_	_	_	_	_	56,011	0%
Sub-Total:	-	-	-	-	-	-	-	-	256,011	0%
Total Expenditures and Other Uses:	\$ 116,128	\$ 126,226	\$ 50,176	\$ 109,438	\$ 114,360	\$ 118,640	91,796	\$ 726,763	\$ 1,400,266	52%
Net Increase/ (Decrease) in Fund Balance	(99,045		661,607	(63,926)	(53,118)	(91,880)	(59,348)	606,745	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	1,437,436	1,345,556	679,463	27,882	
Fund Balance - Ending	\$ 580,418	\$ 892,873	\$ 1,554,480	\$ 1,490,554	\$ 1,437,436	\$ 1,345,556	\$ 1,286,208	\$ 1,286,208	\$ 27,882	

# Wentworth Estates Community Development District Debt Service Fund - Series 2021 Bonds Statement of Revenues, Expenditures and Changes in Fund Balance Through April 30, 2024

Description	_c	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% o Budg
Revenue and Other Sources											
Carryforward	\$	-	\$ -	\$ -	\$ - \$	- :	\$ - \$	-	\$ -	\$ -	
Interest Income											
Revenue Account		1,296	1,382	563	5,522	6,996	6,819	7,638	30,216	-	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	56,443	75,949	33,186	40,240	1,653,741	1,783,584	939
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/
Operating Transfers In (From Other Funds)		-	-		-	-	-	-	-	-	N/
Total Revenue and Other Sources:	\$	22,482	\$ 545,408	\$ 883,276	\$ 61,964 \$	82,946	\$ 40,004 \$	47,878	\$ 1,683,958	\$ 1,783,584	94
openditures and Other Uses Proprety Appraiser/Tax Collector Fees		_	-		-	-	-		-	-	N/
Debt Service											
Principal Debt Service - Mandatory											
Series 2021 Bonds		-	-	-	-	-	-		_	1,260,000	09
Principal Debt Service - Prepayments											
Series 2021 Bonds		-	-	-	-	-	-		_	-	N/
Interest Expense											
Series 2021 Bonds			207,429		-	_	_		207,429	414,859	50
Foreclosure Counsel			_		-	_	_		-	-	N/
Property Appraiser & Tax Collector		-	-	-	-		-	-	-	-	N/
Pymt to Refunded Bonds Escrow Agent											
2021 Refinance (2018 Bonds)		_	-	-	-	-	-		_	-	N/
Other Fees and Charges											
Discounts/Fees and Charges		_	-	-	-	-	-		_	116,683	09
Intragovermental Transfers Out		_	-	-	-	-	-		_	· _	N/
Total Expenditures and Other Uses:	\$	-	\$ 207,429	\$ -	\$ - \$	- :	s - \$		\$ 207,429	\$ 1,791,542	12
•					·		·		•		_
Net Increase/ (Decrease) in Fund Balance		22,482	337,979	883,276	61,964	82,946	40,004	47,878	1,476,528	(7,958)	
Fund Balance - Beginning		302,943	325,425	663,403	1,546,679	1,608,643	1,691,589	1,731,593	302,943	-	
Fund Balance - Ending	\$				\$ 1,608,643 \$			1,779,471	\$ 1,779,471	\$ (7,958)	

# WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



### FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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

### JPWard and Associates, LLC

**Community Development District Advisors** 

# Wentworth Estates Community Development District Table of Contents

Balance Sheet – All Funds	
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	2-4
Debt Service Fund Series 2021	5

JPWard & Associates, LLC
2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

# Wentworth Estates Community Develoment District Balance Sheet for the Period Ending May 31, 2024

	Governmer	ntal Funds		Totals		
	General Fund	Debt Service Fund Series 2021	General Long Term Debt	unt Groups Fixed Assets	(M	emorandum Only)
Assets		361163 2021	Term Best			Only
Cash and Investments						
	1,251,383	\$ -	\$ -	\$ -	\$	1,251,383
General Fund - Hancock Bank	, , , , , , , , , , , , , , , , , , , ,	,	•	,	·	-
Construction Account	_	-	_	-		_
Costs of Issuance Account	-	-	_	-		_
Debt Service Fund						
Interest Account	-	-	_	-		
Sinking Account	-	-	-	-		-
Reserve Account	-	-	-	-		-
Revenue	-	333,694	_	-		333,694
Prepayment Account	-	8,631	_	-		8,631
Deferred Cost Account	-	-	-	-		-
Capital Project Fund - Series 2018	-	-	-	-		
Due from Other Funds						
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Market Valuation Adjustments	-	-	-	-		
Accrued Interest Receivable	-	-	-	-		
Assessments Receivable	-	-	-	-		-
Prepaid Expenses	-	-	-	-		-
Amount Available in Debt Service Funds	-	-	342,325	-		342,325
Amount to be Provided by Debt Service Funds	-	-	18,406,675	-		18,406,675
Investment in General Fixed Assets (net of depreciation)	-	-	-	32,980,946		32,980,946
Total Assets	\$ 1,251,383	\$ 342,325	\$ 18,749,000	\$ 32,980,946	\$	53,323,654
Liabilities						
Accounts Payable & Payroll Liabilities	-	\$ -	\$ -	\$ -	\$	-
Due to Other Funds						-
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Loan - TB Master Turnover, Inc.	-	-	-	-		-
Due to Bondholders	-	-	-	-		-
Bonds Payable						-
Current Portion	-	-	1,278,888	-		1,278,888
Long Term	-		17,470,112	-		17,470,112
Total Liabilities	<u>-</u>	\$ -	\$ 18,749,000	\$ -	\$	18,749,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	32,980,946		32,980,946
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	302,943	-	-		1,735,375
Results from Current Operations	-	39,382	-	-		(1,393,050
Unassigned						-
	679,463	-	-	-		679,463
Beginning: October 1, 2023 (Unaudited)						
Beginning: October 1, 2023 (Unaudited) Results from Current Operations	571,920	-	-	-		571,920
	571,920	\$ 342,325	\$ -	\$ 32,980,946	\$	571,920 <b>34,574,654</b>

### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2024

Description	October	November	December	January	February	March	April	May	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	45,513	61,242	26,759	32,448	11,322	1,344,830	1,400,266	96%
Special Assessments - Off-Roll			_		· -		-			-	N/A
Miscellaneous Revenue	_	_	_		_	_	_	_	_	_	N/A
Intergovernmental Transfers In	_	_	_		_	_	_	_	_	_	,
Total Revenue and Other Sources:	\$ 17,083	\$ 438,680	\$ 711,783	\$ 45,513	\$ 61,242	\$ 26,759 \$	32,448	\$ 11,322	\$ 1,344,830	\$ 1,400,266	96%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	-		_		600	_	800		1,400	6,000	23%
Board of Supervisor's - Taxes	_	_	_		-	_	-	_	-	-	N/A
Executive											,
Professional Management	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	35,000	52,500	67%
Financial and Administrative	,,,,,,	.,	1,010	.,	,,,,,,,	,,,,,,	,,,,,,	.,	22,222	,	
Audit Services	_		2,000	3,300	_	_	_	_	5,300	5,300	100%
Accounting Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	12,000	18,000	67%
Assessment Roll Services	833	833	833	833	833	833	833	833	6,667	10,000	67%
Assessment Methodology Services	633	655	833	655	833	833	833	633	0,007	10,000	N/A
<del></del>	-								-	500	0%
Arbitrage Rebate Services Other Contractual Services	-	-	-		-	-	-	-	-	500	0%
											N/A
Recording and Transcription	-	-	-		-	-	-	-	-	2.000	
Legal Advertising	-	-	-	-	-	-	-	-	-	2,900	0%
Trustee Services	-	-	-	-	-	-	-	-	-	8,400	0%
Dissemination	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	11,466	-	243	-	-	-	20	-	11,729	3,000	391%
Bank Service Charges	-	-	-	-	-	-	-	-	-	400	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Telephone	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	21	14	-	385	-	83	-	502	200	251%
Insurance	70,519	-	-	-	-	-	-	-	70,519	55,000	128%
Printing & Binding	-	-	-	-	-	-	471	-	471	250	188%
Website Development	-	-	-	-	-	300	-	-	300	1,750	17%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	1,838	525	-	565	2,267	-	501	5,695	10,000	57%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services							4.005				0
Engineering Services - General	-	-	375	-	-	4,595	1,383	-	6,353	7,500	85%
Engineering Services - Assets	-	-	-	-	-	-	-	-	-	-	N/A N/A
Reserve Study Report Stormwater Needs Analysis	-	-	-	-	-		-	-	-	-	N/A N/A
Contingencies	-				-	-			-	-	N/A
											11/7

### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2024

										Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	Budget	Budget
Community Wide Irrigation System											
Consumptive Use Permit Monitoring	-	-	-	-	-	-	3,200	-	3,200	-	N/A
Stormwater Management Services											
Professional Services											
Asset Management	-	4,650	3,175	3,535	4,240	3,175	3,175	3,690	25,640	38,100	67%
Mitigation Monitoring	-	-	200	-	-	-	3,900	-	4,100	4,800	85%
NPDES Reporting	-	-	-	-	-	-	-	-	-	2,400	0%
Utility Services											
Electric - Aeration System	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance											
Lake & Wetland System		24.242		7.500			F 500		50.045	74.000	070/
Aquatic Weed Control	6,932	24,840	6,932	7,620	6,932	5,000	5,688	5,000	68,945	71,000	97%
Lake Bank Maintenance	-	-	-	-	-	1,932	1,932	1,932	5,797	2,300	252%
Water Quality Testing Water Control Structures	-	-	-	6,180	-	- 15,450	4,450	-	4,450 21,630	14,500 27,000	31% 80%
Grass Carp Installation				0,180	-	13,430	-		21,030	27,000	N/A
Aeration System		-	270	600	_	-	600		1,470	_	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	-	10,375	-	-	12,475	-	28,250	40,000	71%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	3,420	1,710	1,710	6,840	18,000	38%
Pressure Clean Boardwalk & Lookout	-	-	-	-	-	-	1,500	-	1,500	22,000	7%
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	-	500	2,750	25,305	900	800	31,005	144,880	21%
Stormwater Drainage Pipes	-	-	-	200	-	475	-	-	675	30,000	2%
Erosion Restoration	-	1 600	1 500	1 500	55,745	-	200	0.716	55,745	40.000	N/A
Fountain Replacement (in Lakes)	-	1,600	1,500	1,500	-	-	200	9,716	14,516	40,000	36%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	N/A
Road and Street Services											
Professional Management		025	925	025	925	925	925	025	F 77F	0.000	F00/
Asset Management Bridge Inspections	-	825	825	825	825	825	825	825	5,775	9,900	58% N/A
	-	-	-		-	-	-	-	-	-	N/A
Utility Services											
Electric Southwest Blvd Street Lights	51	50	43	42	39	38	34		297	12,000	2%
Entrance/Fountain Landscape/Street Lights	547	352	1,026	918	786	752	588		4,970	12,000	N/A
Entrance Bridge - Lights	56	83	1,020	85	69	75	73		548	1,800	30%
Repairs and Maintenance	30	05	10,	03	03	.5	, ,		3.0		3070
Sidewalk Repairs	_	_	_		950	_	_	_	950	_	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	-	-	-	-	398	-	-	-	398	8,000	5%
Contingencies	-	-	-	-	-	14,189	2,616		16,805	4,650	361%
Capital Outlay											
Entrance Lights (Treviso Bay Boulevard)		-	2,678	-	2,320	-	12,686	-	17,684	-	N/A
Sub-Total:	17,036	56,086	23,176	32,380	75,054	70,637	56,554	23,673	354,597	568,240	62%

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### Wentworth Estates Community Development District General Fund Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Landscaping Services	outobe.		Determine	January	restauty	.viai eii	7.p	······	real to Bate	Dauget	Dauget
Professional Management											
Asset Management	_	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	12,000	58%
Water Quality Monitoring	_	-	-	4,450	-	4,800	-	-	9,250	10,000	93%
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	444	947	947	2,117	-	5,157	6,000	86%
Repairs & Maintenance											
Public Area Landscaping											
Treviso Bay Blvd - Entrance	-	8,061	_	14,710	14,710	22,800	11,000	11,000	82,281	90,000	91%
Southwest Boulevard	10,394		_		2,263	4,000	2,000	2,000	22,990	26,000	88%
Irrigation System	-	679	_	-	176	296	304	264	1,720	5,200	33%
Well System	-		-		-	-	-	-		-	N/A
Plant Replacement and Annuals	-		-	-	7,132	-	6,357	-	13,489	55,000	25%
Tree Trimming	-	-	11,760	9,240	4,820	-	_	-	25,820	10,000	258%
Fountains	-	500	1,000	35,806	-	-	3,000	1,000	41,306	18,000	229%
Other Current Charges	-	-	-	-	-	290	-	-	290	-	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	1,400	-	-	-	-	1,887	40,000	5%
Engineering - Fountain Mechanical	-	-	-	-	-	-	-	-	-	-	N/A
Lighting - Fixtures/Installation			-	-	-	-	-	-	-	-	N/A
Sub-Tot	al: 10,398	61,397	17,135	67,050	31,048	34,133	25,778	15,264	262,203	394,140	67%
Reserves											
Operations	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Capital/Operations	-		_	-	-	-	-	-	-	200,000	0%
Other Fees and Charges											
Discounts for Early Payment	_		_	_	_	_	_	_	_	56,011	0%
Sub-Tot	al: -	-	-	-	_	-	-	-	-	256,011	0%
Total Expenditures and Other Uses:	\$ 116,128	\$ 126,226	\$ 50,176	\$ 109,438	\$ 114,360	\$ 118,640 \$	91,796	\$ 46,147	\$ 772,910	\$ 1,400,266	55%
·		•	•	•	-		-	•	•		
Net Increase/ (Decrease) in Fund Balance	(99,045)	312,454	661,607	(63,926)	(53,118)	(91,880)	(59,348)	(34,825)	571,920	-	
Fund Balance - Beginning	679,463	580,418	892,873	1,554,480	1,490,554	1,437,436	1,345,556	1,286,208	679,463	27,882	
Fund Balance - Ending	\$ 580,418	\$ 892,873	\$ 1.554.480	\$ 1,490,554	\$ 1,437,436	\$ 1,345,556 \$	1.286.208	\$ 1.251.383	\$ 1,251,383	\$ 27,882	

# Wentworth Estates Community Development District Debt Service Fund - Series 2021 Bonds Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2024

escription	(	October	Novembe	r Dec	ember	January	February	March	April	May	Yea	r to Date	Total Annual Budget	% Bud
evenue and Other Sources									•	·				
Carryforward	\$	-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	-	\$	-	\$ -	
Interest Income														
Revenue Account		1,296	1,38	2	563	5,522	6,996	6,819	7,638	7,611		37,828	-	N
Reserve Account		-		-	-	-	-	-	-	-		-	-	N
Prepayment Account		-		-	-	-	-	-	-	-		-	-	N
Interest Account		-		-	-	-	-	-	-	-		-	-	Ν
Sinking Fund Account		-		-	-	-	-	-	-	-		-	-	Ν
Special Assessment Revenue														
Special Assessments - On-Roll		21,185	544,02	6 8	882,713	56,443	75,949	33,186	40,240	14,041		1,667,782	1,783,584	9
Special Assessments - Off-Roll		-		-	-	-	-	-	-	-		-	-	N
Special Assessments - Prepayments		-		-	-	-	-	-	-	8,631		8,631	-	N
Discounts on Bonds		-		-	-	-	-	-	-	-		-	-	1
Proceeds from Refunding Bonds														
2018 Refinance (2006 Bonds)		-		-	-	-	-	-	-	-		-	-	- 1
Operating Transfers In (From Other Funds)		-		-	-	-	-	-	-	-		-	-	_ 1
Total Revenue and Other Sources:	\$	22,482	\$ 545,40	8 \$ 8	883,276	\$ 61,964 \$	82,946 \$	40,004 \$	47,878 \$	30,283	\$	1,714,241	\$ 1,783,584	_ 9
penditures and Other Uses														
Proprety Appraiser/Tax Collector Fees		-		-	-	-	-	-	-	-		-	-	1
Debt Service														
Principal Debt Service - Mandatory														
Series 2021 Bonds		-		-	-	-	-	-	-	1,260,000		1,260,000	1,260,000	1
Principal Debt Service - Prepayments														
Series 2021 Bonds		-		-	-	-	-	-	-	-		-	-	1
Interest Expense														
Series 2021 Bonds		-	207,42	9	-	-	-	-	-	207,429		414,859	414,859	1
Foreclosure Counsel		-		-	-	-	-	-	-	-		-	-	1
Property Appraiser & Tax Collector		-		-	-	-	-	-	-	-		-	-	1
Pymt to Refunded Bonds Escrow Agent														
2021 Refinance (2018 Bonds)		-		-	-	-	-	-	-	-		-	-	1
Other Fees and Charges														
Discounts/Fees and Charges		-		-	-	-	-	-	-	-		-	116,683	
Intragovermental Transfers Out		-		-	-	-	-	-	-	-		- `	-	_ '
Total Expenditures and Other Uses:	\$	-	\$ 207,42	9 \$	-	\$ - \$	- \$	- \$	- \$	1,467,429	\$	1,674,859	\$ 1,791,542	_ 9
Net Increase/ (Decrease) in Fund Balance		22,482	337,97	9 8	383,276	61,964	82,946	40,004	47,878	(1,437,146)		39,382	(7,958)	
Fund Balance - Beginning		302,943	325,42	5 6	63,403	1,546,679	1,608,643	1,691,589	1,731,593	1,779,471		302,943	-	
Fund Balance - Ending	Ś	325,425	\$ 663,40	3 \$ 1.5	46.679	\$ 1,608,643 \$	1,691,589 \$	1,731,593 \$	1,779,471 \$	342,325	\$	342,325	\$ (7,958)	