
JPWard and Associates LLC

TOTAL Commitment to Excellence

Wentworth Estates

Community Development District

Agenda

March 12, 2020



JPWARD AND ASSOCIATES LLC

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WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

March 3, 2020

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, March 12, 2020 at 8:00 A.M.**, at the **TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes
 - I. February 13, 2020 – Regular Meeting
3. Consideration of Resolution 2020-3 Approving the Proposed Fiscal Year 2021 Budget and setting the Public Hearing on **Thursday, June 11, 2020 at 8:30 A.M.** at the **TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113**.
4. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Asset Manager
Operations Report March 2, 2020
 - IV. Manager
5. Audience Comments and Supervisor's Requests.
6. Adjournment

The second order of business is consideration of the minutes of the February 13, 2020, regular meeting.

The third order of business is consideration of Resolution 2020-3 which approves the proposed budget for Fiscal Year 2021 and set the public hearing date, time and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to

permit the District to move through the process towards adopting the budget at a **Public Hearing scheduled for the Thursday, May 14, 2020, at 2:00 P.M.** at the **TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.**

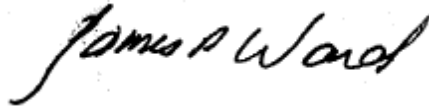
The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget. It does however set the maximum assessment rate for the general fund at the proposed rate of \$776.69.

In Fiscal Year 2020 the District established a cap rate of \$600.74 – which essentially means, that as long as the District did not exceed that rate, then individual mailed notice would not need to be done, and since the proposed rate does exceed the Cap rate, mailed noticed is required.

The public hearing is set for Thursday, June 11, 2020 at 2:00 P.M. at the **TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.**

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

Yours sincerely,
Wentworth Estates
Community Development District



James P. Ward
District Manager

October 11, 2019	November 14, 2019
December 12, 2019	January 9, 2020
February 13, 2020	March 12, 2020
April 9, 2020	May 14, 2020
June 11, 2020	July 9, 2020
August 13, 2020	September 10, 2020

**MINUTES OF MEETING
WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Wentworth Estates Community Development District was held on Thursday, February 13, 2020 at 8:30 a.m., at the TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairman
James Oliver	Vice Chairman
Robert Cody	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Absent:

Paul Zotter	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Asset Manager
Curt Keyser	Calvin Giordano & Associates
Tony Grau	Grau & Associates

Audience:

Joe Herring (ph)
Steve Barger (ph)
Stu Axelrod (ph)

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 8:15 a.m. and all Members of the Board were present at roll call with the exception of Supervisor Paul Zotter

SECOND ORDER OF BUSINESS

Consideration of Minutes

October 11, 2019 – Regular Meeting

Mr. Ward stated the second order of business was consideration of the October 11, 2019 Regular Meeting Minutes. He asked if there were any additions, corrections or deletions; hearing none, he called for a motion.

On MOTION made by Mr. James Oliver, seconded by Mr. Andrew Gasworth, and with all in favor, the October 11, 2019 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Acceptance of Audited Financial Statements

Acceptance of Audited Financial Statements for the Fiscal Year ending September 30, 2019.

Mr. Ward stated the auditor hopefully would call in shortly to review the Audited Financial Statements. He explained the Audited Financial Statements did not need approval as the Statements had already been filed with the appropriate entities; the Statements were to be accepted for purposes of inclusion in the record only. Discussion ensued regarding the Statements, the Board Members having reviewed the Statements individually, having no questions about the Statements, and the possibility of accepting the Statements without further review. Mr. Ward reported the Statements were prepared appropriately, there was a clean opinion with no negative comments regarding regulatory requirements, all bond reporting requirements were met, and from a financial perspective the CDD was in good condition. He noted all revenue coming in from debt assessments were on track, along with the operating assessments. Mr. Tony Grau called in at this point and Mr. Ward asked him to review the Statements.

Mr. Tony Grau with Grau & Associates reported the Audit Opinion, on Page 1 and 2, was a clean opinion which meant Grau & Associates concluded the financial statements were fairly stated. Mr. Grau briefly reviewed the Audited Financial Statement for the Fiscal Year ended September 30, 2019 including the various sections, income statements, the budget numbers as compared with 2018, governmental funds (general fund and debt service fund), governmental fund income statements, assessments, expenditures, change in balances, foot notes, assets, and budget to actuals. He noted there were no findings for any of the reports which was excellent.

Mr. Oliver asked about cash equivalents. Mr. Ward responded cash equivalents were bank accounts which earned interest. Mr. Oliver asked if the CDD had any bank accounts which earned interest. Mr. Ward responded in the affirmative: the bond funds and operating account, although there was so little in the operating account it did not generate any significant interest. Mr. Oliver asked if the CDD had any receivables. Mr. Ward responded in the negative. Mr. Oliver asked if the CDD had any residents who failed to pay the tax assessments. Mr. Ward responded he would not know this as the County billed for and collected assessment payments. He explained how the County billed and collected assessment payments, discussed tax certificates, and explained how the CDD received payments from the County in January and June.

On MOTION made by Mr. Robert Cody, seconded by Mr. James Oliver, and with all in favor, the Audited Financial Statements for the Fiscal Year ending September 30, 2019 were accepted for inclusion in the record.

FOURTH ORDER OF BUSINESS**Consideration of Award of Bids****Bridge Cleaning and Painting**

Mr. Ward stated the CDD budgeted roughly \$800,000 dollars to operate the District; generally speaking, the District was on track. He explained the budget included \$90,000 dollars in operating reserves which was intended to flow into the next year; however, the operating reserves would no longer flow into next year due to necessary budget changes to accommodate the bridge maintenance and other maintenance being taken over from the HOA (maintenance of SW Boulevard, and the landscaping maintenance of the entrance). He noted the maintenance projects would cost approximately \$100,000 dollars and future budgets would be adjusted appropriately.

Mr. Bruce Bernard reported the Bridge Cleaning and Painting project had been bid out; the project included pressure cleaning of bridge walls, underneath the bridge, railings, etc. and painting of the walls, light fixtures, signposts, fountain, etc. He stated this would cost approximately \$69,000 dollars (lowest and most responsive bidder). He noted the bidder had excellent references. He stated the only other bridge maintenance which needed to be completed was bridge paver repair (not included in this project). He indicated he was waiting to receive an estimate from the contractor regarding this repair.

An Audience member asked how long the paint on the light fixtures was expected to last. Mr. Bernard responded this depended upon weather conditions; the contractor would only guarantee work for about 1 year. Discussion ensued regarding warranties from contractors and warranties from manufacturers.

Mr. Oliver asked if Mr. Bernard was recommending Trafford or Angeles. Mr. Bernard responded he recommended Trafford; Angeles left out a wall and did not break down how the work would be completed. Trafford was much more responsive. Mr. Oliver asked how Trafford's work would be warrantied. Mr. Bernard responded the paint manufacturer provided a warranty for the paint. He explained Trafford was not building anything new; therefore, there was nothing to warrantee. Mr. Oliver asked what might happen if the paint peeled due to poor wall prep by Trafford. Mr. Bernard explained it was the CDD's responsibility to inspect the work as it was completed to ensure the walls were being prepped properly for painting. He stated he could ask Trafford for a warranty of the work completed. Mr. Oliver stated he felt it would be reasonable to ask for a 1-year warranty on workmanship. Mr. Bernard agreed.

Mr. Ward asked if there were any further questions from the Board; there were none.

Mr. Ward asked if there were any audience questions. An Audience member asked if this information, including Financial Statements, was available for review on the CDD website. Mr. Ward responded in the affirmative. He explained the information regarding the Bridge Maintenance was included in the Agenda Packet; Financial Statements were clearly posted on the website.

Mr. Ward asked about the required deposit. Mr. Bernard indicated the CDD was not required to pay a deposit.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, the Award of Bid to Trafford was approved, subject to a 1-year warranty from Trafford, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. Attorney**

Mr. Greg Urbancic reported the Legislative Session was in full swing and there were a number of bills which could impact the CDD; some were previously filed bills and one was to allow for notice advertising via websites in lieu of newspaper advertising. He noted this bill came up annually and would save the District money in advertising, but it was continually denied. Mr. Ward stated it cost the District approximately \$4,000 dollars annually to advertise in the newspaper, and he believed passing the law to permit CDD's (and other such entities) to advertise and post notices online rather than in the newspaper would be a huge cost saver.

Mr. Urbancic noted another bill potentially changed the requirements regarding posted documents on websites, such as Meeting Agendas in PDF format as required by the ADA. He indicated he did not expect this bill to pass. He stated he would keep the Board updated regarding the various bills.

II. Engineer

District Engineer Curt Keyser reported he was working to get the permits transferred into the CDD's name.

III. Asset Manager**a. Status of Asset Operations – February 3, 2020 Report**

Mr. Bernard reported lake bank restoration in Avellino had completed 1,400 feet of Lake 12 and next week the grading would begin. He indicated lake bank restoration would continue next with Lake 13 and Lake 14. He reported due to a steep slope, a lawn mower fell into Lake 9; the gentleman mowing was uninjured. He stated as a result Lake 9 would be moved up on the priority list and be completed this year. He stated he hoped Avellino would be completed in the next 30 to 40 days, followed by work in Piacere and one last section of Bella Firenze (the first lake as soon as you come in).

Mr. Bernard reported a stormwater inspection was just completed. He distributed a copy of the report prepared by the vendor regarding the inspection findings. He noted many outfall pipes were 95% blocked with sand at the edge of the lakes which impeded drainage. He stated the catch basins in Phase 1 which contained 25% or more material had been cleaned; next, dredging of the outfall pipes would be completed. He explained he believed the first year of inspections for each Phase would reveal similar findings; however, the second year of inspections for each Phase would reveal half the findings as compared with first year findings.

Mr. Bernard indicated he met with Golf Course Staff to discuss three small lake areas. He noted the Golf Course wished to remove a majority the wetland plantings which had grown over the lakes. He noted he agreed to bring in the CDD's aquatic vendor to work towards beautifying the lakes. He stated the Bella Firenze berm was raised, the washout areas were filled in and

strengthened, hedge lines were replanted, and sod was replaced for eight of the sixteen properties; the last eight properties would be completed next month. An Audience member asked to review the map of the properties. Mr. Bernard displayed and discussed a map of the properties for which the berms were repaired and illustrated what had been done, what was yet to be done, which direction the water would flow, etc.

Mr. Bernard reported the arborist identified 54 trees which could pose a danger in a windstorm behind houses within the preserve area. He stated these trees were felled and laid down within the preserve area.

A member of the Audience indicated pond 37 in the Golf Course seemed to have a broken bubbler hose. Mr. Bernard stated he would check the lake. He noted the lake may be the responsibility of the Golf Course, but he would meet with the Golf Course to determine what should be done.

Mr. Ward asked if there were any additional questions from the Board; there were none. He asked if there were any questions from the audience. A Member from the audience asked about some dead Brazilian pepper trees along the edge of the preserves. Mr. Bernard explained no trees were allowed to be removed from the preserve areas; the trees and plants were treated and left to decompose naturally. The same Audience member stated these dead trees were an eyesore along a nice walking path (30 feet to 40 feet of dead Brazilian pepper trees). Mr. Ward stated he would review the permit to see if the Board was allowed to remove the trees or possibly cut the trees into smaller pieces. He noted generally the answer was no, but he would review the permit.

The same Audience member then asked about yard drains. Mr. Bernard explained most smaller yard drains were installed by homeowners, most larger yard drains were installed by the developer.

A member of the Audience asked if irrigation lines needed to be periodically pressure cleaned. Mr. Bernard responded the lines might need to be cleaned and could be checked as needed; however, most irrigations lines had filters which kept out debris and should not clog.

IV. Manager

a. Financial Statements December 31, 2019 (Unaudited)

Mr. Ward reported in order to align the CDD Budget, the CDD needed to perform a Budget Amendment to accommodate the Bridge Maintenance and other maintenance needs. He noted the costs for these maintenance projects required an \$87,000 dollar budget change within the constraints of the Budget. He stated the money would be taken from the operational reserve; therefore, this reserve would no longer be present going into 2021. He asked if there were questions. He asked for approval of Resolution 2020-1 to approve the Budget Amendment. He noted the CDD would need to consider how to replenish this operational reserve moving forward. Mr. Oliver asked if the CDD had any minimal legal reserve requirements. Mr. Ward responded in the negative.

On MOTION made by Mr. James Oliver, seconded by Mr. Andrew Gasworth, and with all in favor, Resolution 2020-1 was approved, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s Requests or Audience Comments. An Audience member asked if there was a process for notifying the CDD of issues within the CDD’s purview. Mr. Ward indicated he could be emailed directly from the website or Mr. Bernard could be contacted directly.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 8:51 a.m.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Robert Cody, and with all in favor, the meeting was adjourned.

Attest:

Wentworth Estates Community Development District

James P. Ward, Secretary

Joe Newcomb, Chairman

RESOLUTION 2020-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2021 BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2020.

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 May 14, 2020, 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 1st 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 time 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, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves 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, 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 revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

RESOLUTION 2020-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO ADOPTING THE BUDGET FOR THE FISCAL YEAR 2021 BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Wentworth Estates Community Development District for the Fiscal Year Ending September 30, 2020, as adopted by the Board of Supervisors on March 12, 2020.

SECTION 2. 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 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4. 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 this 12th day of March, 2020.

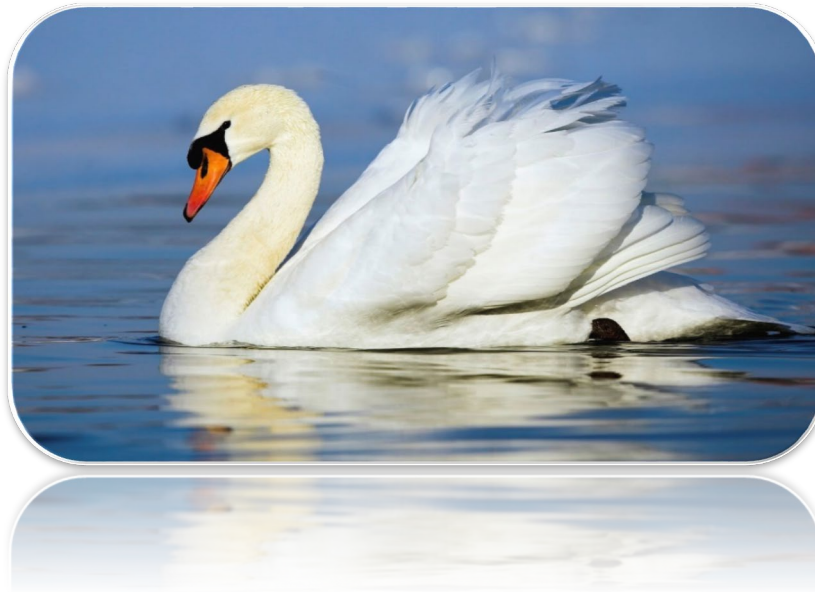
ATTEST:

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Joseph Newcomb, Chairman

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2021

PREPARED BY:

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

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

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

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget	Expenditure Requirements - October 2019 - December, 2020	Notes
Revenues and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -		
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -		
Special Assessment Revenue						
Special Assessment - On-Roll	\$ 817,432	\$ 662,359	\$ 817,432	\$ 1,183,672		Assessments from Resident Owners
Special Assessment - Off-Roll		\$ -	\$ -	\$ -		Assessments from Developer - NOT APPLICABLE
Total Revenue & Other Sources	\$ 817,432	\$ 662,359	\$ 817,432	\$ 1,183,672		
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 4,000	\$ 1,000	\$ 4,000	\$ 4,000	\$ -	Statutory Required Feed
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	FICA Required for Board Fees
Executive						
Professional Management	\$ 50,000	\$ 16,667	\$ 50,000	\$ 50,000	\$ 12,500	District Manager Contract
Financial and Administrative						
Audit Services	\$ 4,700	\$ 4,700	\$ 4,700	\$ 4,700	\$ -	Statutory Required Audit Fees
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	\$ 4,000	Accounting for all Funds - District Manager Statutory required maintenance of owner's par debt outstanding and
Assessment Roll Preparation	\$ 8,000	\$ 2,667	\$ 8,000	\$ 8,000	\$ 2,000	yearly work with property appraiser
Assessment Methodology Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	Included in Manager Contract
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	\$ -	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services						
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 2,900	\$ 847	\$ 2,900	\$ 2,900	\$ -	Statutory Legal Advertising
Trustee Services	\$ 8,400	\$ -	\$ 8,400	\$ 8,400	\$ -	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -	
Prop. App/Tax Collector Services	\$ 25,000	\$ 23,975	\$ 23,975	\$ 25,000	\$ 25,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 800	\$ 79	\$ 250	\$ 800	\$ 200	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 291	\$ 700	\$ 600	\$ -	Mailing and postage
Insurance						
Insurance	\$ 60,000	\$ 54,895	\$ 54,895	\$ 60,000	\$ 60,000	Liability, D&O and Property Insurance
Printing and Binding						
Printing and Binding	\$ 500	\$ 354	\$ 500	\$ 500	\$ -	Agenda books and copies
Web Site Maintenance						
Web Site Maintenance	\$ 1,200	\$ 200	\$ 1,200	\$ 1,200	\$ 300	Statutory Maintenance of District Web Site
Office Supplies						
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships						
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services						
General Counsel	\$ 10,000	\$ 1,439	\$ 5,000	\$ 10,000	\$ 1,000	District Attorney
Tax Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	Not Required for FY 2021
Other General Government Services						
Engineering Services - General	\$ 6,000	\$ 14,525	\$ 14,525	\$ 12,000	\$ 3,000	District Engineer
Engineering Services - Assets	\$ -	\$ -	\$ 9,500	\$ 9,000	\$ 2,250	District Asset Manager (General Services)
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 203,775	\$ 127,148	\$ 210,221	\$ 218,775	\$ 110,425	
Stormwater Management Services						
Professional Services						
Asset Management	\$ 37,000	\$ -	\$ 27,000	\$ 37,000	\$ 9,250	District Asset Manager
Mitigation Monitoring	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	Required Reporting
NPDES Reporting	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ -	Required REporting
Utility Services						
Electric - Aeration System	\$ -	\$ -	\$ -	\$ -	\$ -	

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

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget	Expenditure Requirements - October 2019 - December, 2020	Notes
Repairs & Maintenance						
Lake & Wetland System						
Aquatic Weed Control	\$ 86,800	\$ 2,940	\$ 64,800	\$ 64,800	\$ 16,200	Periodic Spraying of Water Management System
Lake Bank Maintenance	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ -	Minor Repairs to Lake Banks
Water Quality Testing	\$ 14,000	\$ 6,000	\$ 14,000	\$ 14,000	\$ -	Required Water Quality Testing
Water Control Structures	\$ 46,000	\$ -	\$ 46,000	\$ 26,000	\$ 6,500	Periodic Maintenance
Wetland System						
Routine Maintenance	\$ 17,650	\$ 1,960	\$ 22,000	\$ 34,800	\$ 8,700	Permit Required Maintenance
Water Quality Testing				\$ -		
Capital Outlay						
Aeration System	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	See CIP Program
Fountain Replacement (in Lakes)	\$ 28,500	\$ -	\$ 28,500	\$ 10,000	\$ -	See CIP Program
Lake Bank Restorations	\$ 232,000	\$ 2,730	\$ 232,000	\$ 252,450	\$ -	See CIP Program
Erosion Restoration	\$ -	\$ -	\$ -	\$ 12,000	\$ -	See CIP Program
Contingencies	\$ -	\$ -	\$ -	\$ 15,000	\$ -	
Sub-Total:	\$ 487,950	\$ 13,630	\$ 460,300	\$ 472,050	\$ 40,650	
Road and Street Services						
Repairs and Maintenance						
Bridge - Entrance						
Bridge Inspection Report	\$ -	\$ -	\$ -	\$ -	\$ -	
Maintenance Services						
Clean/Painting - Bridge	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ -	
Clean/Painting - Entry Monuments	\$ 19,000	\$ -	\$ 19,000	\$ -	\$ -	
Clean/Painting - Entry Wall	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	
Clean/Painting - Street	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	
Miscellaneous Repairs	\$ 14,000	\$ -	\$ 14,000	\$ 9,000	\$ 2,250	Minor Repairs as needed
Sub-Total:	\$ 84,000	\$ -	\$ 84,000	\$ 9,000	\$ 2,250	
<i>The Landscaping and Irrigation Pump Station Services for FY 2021 are the final phases of NEW service for the District for FY 2021 - these services have been maintained by the HOA and as part of the planned transition of operations for the District's Assets - these service will now be assumed by the CDD.</i>						
Landscaping Services						
Professional Management						
Asset Management	\$ -	\$ -	\$ -	\$ 6,500	\$ 1,625	District Asset Manager
Water Quality Monitoring	\$ -	\$ -	\$ -	\$ 10,000	\$ 2,500	Regulatory Permit Monitoring for Water Withdrawal
Utility Services						
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ 4,500	\$ 1,125	Entrance Lighting and Street Lighting Entrance
Irrigation Water - Landscaping	\$ -	\$ -	\$ -	\$ 7,000	\$ 1,750	Monthly County Water Charges
Potable Water - Meter Install (Entry Fountain)	\$ -	\$ -	\$ 16,000	\$ -	\$ -	New Meter Installation Required for Fountain - Paid 2020 - (County Rates Increase 03/2020 install completed to take advantage of savings - New Rate \$20k)
Potable Water - Foundain	\$ -	\$ -	\$ -	\$ 4,000	\$ 1,000	Monthly County Water Charges
Repairs & Maintenance						
Public Area Landscaping						
Treviso Bay Blvd - Entrance	\$ -	\$ -	\$ -	\$ 71,000	\$ 17,750	Treviso Bay Boulevard
Southwest Boulevard	\$ -	\$ -	\$ -	\$ 32,000	\$ 8,000	Development Order Requirement for Maintenance
Irrigation System	\$ -	\$ -	\$ -	\$ 3,000	\$ 750	Landscaping Irrigaion - Treviso Bay Blvd.
Well System	\$ -	\$ -	\$ -	\$ -	\$ -	
Plant Replacement	\$ -	\$ -	\$ -	\$ 12,000	\$ 3,000	Annual Plantings/Replacement - Yearly
Fountains	\$ -	\$ -	\$ -	\$ 15,000	\$ 3,750	Fountain Motor Repair or Replacement as needed
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Supplies						
Mulch	\$ -	\$ -	\$ -	\$ 5,000	\$ 1,250	
Contingencies	\$ -	\$ -	\$ -	\$ 7,500	\$ 1,875	Contingencies
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ 16,000	\$ 177,500	\$ 44,375	

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

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget	Expenditure Requirements - October 2019 - December, 2020	Notes
Pump Station - Community Wide Irrigation System						
Professional Management						
Asset Management	\$ -	\$ -	\$ -	\$ 5,000	\$ 1,250	
Utility Services						
Electric - Pump Station	\$ -	\$ -	\$ -	\$ 24,000	\$ 6,000	Electric turns the pumps on/off as the community irrigation system runs
Repairs & Maintenance						
Pumps and Associated Facilities	\$ -	\$ -	\$ -	\$ 31,000	\$ 7,750	Two Pumps - Monthly Maintenance
Wells	\$ -	\$ -	\$ -	\$ 4,000	\$ 1,000	Chemicals/Diver for Wells
Building	\$ -	\$ -	\$ -	\$ -	\$ -	None Required for FY 21
Reserve for Pump Replacement	\$ -	\$ -	\$ -	\$ 20,000	\$ 5,000	
Sub-Total:	\$ -	\$ -	\$ -	\$ 84,000	\$ 16,000	
Reserves						
Operations	\$ 9,010	\$ -	\$ -	\$ 175,000	\$ -	To Fund 1st three months of operations
Sub-total:	\$ 9,010	\$ -	\$ -	\$ 175,000	\$ -	
Other Fees and Charges						
Discount for Early Payment	\$ 32,697	\$ -	\$ 32,697	\$ 47,347	\$ -	
Sub-Total:	\$ 32,697	\$ -	\$ 32,697	\$ 47,347	\$ -	
Total Expenditures and Other Uses	\$ 817,432	\$ 140,778	\$ 803,218	\$ 1,183,672	\$ 173,050	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 521,581	\$ 14,214	\$ 175,000		
Fund Balance - Beginning	\$ (12,578)	\$ (12,578)	\$ (12,578)	\$ 1,636		
Fund Balance - Ending	\$ (12,578)	\$ 509,003	\$ 1,636	\$ 176,636		
Fund Balance - Reserved for Future Operations			\$ -	\$ 175,000		
Fund Balance - Available for Operations (Beg of Year)			\$ 1,636	\$ 1,636		
Totals:			\$ 1,636	\$ 176,636		

Description	Number of Units	Assessment Comparison	
		FY 2020 Rate/Unit	FY 2021 Rate/Unit
Resident/Commerical/Unit	1524	\$ 536.37	\$ 776.69
CAP Rate Adopted (FY 2020)		\$ 600.74	\$ 600.74

Wentworth Estates Community Development District

General Fund - Budget

Fiscal Year 2020

Capital Improvement Plan - Fiscal Year 2021 through FY 2025

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

Prepared by:
JPWard Associates, LLC

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

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 2,112,361	\$ 1,666,611	\$ 2,112,361	2,112,361
Special Assessment - Off-Roll	\$ -			
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest Income				
Sinking Fund	\$ 100		\$ -	\$ -
Interest Account-Series A	\$ 850	\$ 110	\$ 439	\$ 450
Reserve Account-Series A	\$ 1,600	\$ 157	\$ 629	\$ 630
Prepayment Account	\$ -	\$ -	\$ -	
Revenue Account	\$ 2,500	\$ 252	\$ 1,006	\$ 1,000
Intragovernmental Transfers In				
Debt Service Fund - Series 2006 Bonds	-	\$ -	-	\$ -
Debt Proceeds				
Series 2017 Refunding Bonds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 2,117,411	\$ 1,667,129	\$ 2,114,435	\$ 2,114,441
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 1,035,000	\$ -	\$ 1,035,000	\$ 1,065,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -		\$ 40,000	\$ -
Interest Expense				
Series A Bonds	\$ 911,606	\$ 455,803	\$ 911,606	\$ 881,850
Other Fees and Charges				
Discounts/Fees and Charges	\$ 138,192	\$ -	\$ 138,192	\$ 138,192
Operating Transfers Out				
Total Expenditures and Other Uses	\$ 2,084,798	\$ 455,803	\$ 2,124,798	\$ 2,085,042
Net Increase/(Decrease) in Fund Balance	\$ 32,613	\$ 1,211,326	\$ (10,363)	\$ 29,399
Fund Balance - Beginning	\$ 1,441,806	\$ 1,441,806	\$ 1,441,806	\$ 1,431,444
Fund Balance - Ending	\$ 1,474,419	\$ 2,653,133	\$ 1,431,444	\$ 1,460,843

Restricted Fund Balance:

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

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

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

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



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Memorandum

Date: March 2, 2020
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Wentworth Estates CDD – Feb. 2020 Report
CGA Project #: 13-5692

Lake Maintenance

The CDD's contractor (Landshore Enterprises) completed 1670 linear feet of lake bank (shoreline) restoration for Lake 12 in the Avellino neighborhood. Crews installed Geo-Tubes, dredged lake bottom material, graded and sodded the east side lake bank. Crews have also installed woven material bags along the south sides of Lakes 13, and 14 in the Avellino neighborhood. Lake 13 has approximately 1,150 linear feet of shoreline, and Lake 14 has 460 linear feet of shoreline to be repaired.

Stormwater Maintenance

The CDD's drainage contractor (M.R.I.) has completed cleaning of catch basins and manholes identified in Year 1 of the stormwater maintenance program. The contractor will proceed with the cleaning out of the outfalls identified in the inspection report that need to be cleared / cleaned of accumulated sediment and organic material which partially inhibits discharge and flowage into lake drainage system.

The CDD's wetlands maintenance contractor (Crosscreek Environmental) has begun its weekly aquatic spraying of the lakes within Wentworth Estates. The contractor will also begin installation of wetland plants on the eastern lake bank of Lake 12 in the Avellino neighborhood. The additional plantings are



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meant to enhance water quality and lessen lake bank erosion by establishing a plant barrier between the lake and lake bank shoreline.

The berm refurbishment project within the Bella Firenze neighborhood has been completed. The CDD's contractor (Mainstream) elevated the property line berm on Firenze Circle to a 7.0 elevation (min.), filled all washout locations, regarded swales to the existing 12-inch drains, and raised drains where needed. Landscape work included new cocoplum hedge material installations in areas that the existing hedge was devoid or dead, and re-sodded disturbed locations on / in the berm and swales.

CDD staff will now schedule cleaning (vacuum jetting) of the drainage pipes behind lots 1 through 25, along the berm, now that the CDD contractor has completed the berm refurbishment project.

Treviso Bay Entrance Features

The CDD has issued a purchase order (P.O.) to Trafford Pressure Cleaning and Painting for refurbishment of entrance features. A meeting is scheduled for the second week in March to discuss the project's sequence of work and schedule.

CDD staff is also working with Outside Services Inc. to investigate and address identified brick pavers on the entrance lane to the community, within the roadway atop of the bridge, which have settled and are holding water after rain events. The depression was attributed to the loosening / migration of the brick pavers which also resulted in breaking of the pavers. The contractor repaired this area by removing the base sand, replacing the sand with a coarser aggregate material which is less likely to compact (settle), and to replace the broken brick pavers. The CDD also directed the contractor to slightly elevate this location for drainage purposes.



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