
JPWard and Associates LLC

TOTAL Commitment to Excellence

Wentworth Estates

Community Development District

Agenda

July 11, 2019



JPWARD AND ASSOCIATES LLC

*2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
E-MAIL: JimWard@JPWardAssociates.com
PHONE: (954) 658-4900*

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

July 3, 2019

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, July 11, 2019 at 8:30 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. May 9, 2019 – Regular Meeting
3. **PUBLIC HEARINGS**
 - a. **FISCAL YEAR 2020 BUDGET**
 - i. Public Comment and Testimony
 - ii. Board Comment
 - iii. Consideration of Resolution 2019-3 adopting the annual appropriation and Budget for Fiscal Year 2020.
 - b. **FISCAL YEAR 2020 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2019-4 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology
4. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statements May 31, 2019 (Unaudited)
5. Audience Comments and Supervisor's Requests.
6. Adjournment

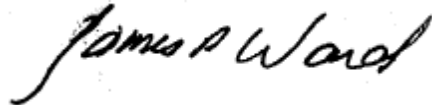
The second order of business is consideration of the minutes of the May 9, 2019, regular meeting.

The third order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2020 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2020 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 2019-3 which adopts the Fiscal Year 2020 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 2020 Budget. Resolution 2019-4 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; 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 2019-3 and finally it approves the General Fund Special Assessment Methodology.

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

**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, May 9, 2019 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 (phone)	Vice Chairman
Paul Zotter	Assistant Secretary
Robert Cody	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Curt Keyser	Calvin Giordano & Associates
Bruce Bernard	Calvin Giordano & Associates

Audience:

Joe Herring	
Stuart Axelrod	President of the Treviso Bay Property Owners Master Association

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 8:30 a.m. and all Members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

January 10, 2019 – Regular Meeting

Mr. Ward stated the second order of business was consideration of the January 10, 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. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, the January 10, 2019 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-2

Consideration of Resolution 2019-2 Approving the Proposed Fiscal Year 2020 Budget and setting the Public Hearing on Thursday, July 11, 2019 at 8:30 a.m. at the TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Mr. Ward stated Resolution 2019-2 approved the proposed budget and set the Public Hearing date. He explained he was required to prepare and submit a budget to the Board before June 15th of each year and the Board was required to consider and approve it for the purpose of setting a public hearing, which was currently scheduled for Thursday, July 11, 2019 at 8:30 a.m. at the TPC Tour Club. He noted approval of the budget did not bind the Board to any programs or costs contained therein, but allowed the process to move forward. He noted, however, it set the cap rate which could not be exceeded once the budget was adopted after the Public Hearing; the rate could be lowered after the Public Hearing, but not raised.

Mr. Ward noted this Budget reflected a substantive change from prior budget years. He reported on page 7 and page 8 was the Debt Service Fund Budget as it related to Series 2018 Refinancing Bonds; he explained the assessment rates did not change annually as related to the bonds. He reported the District was required to levy and did levy at the maximum annual debt service rate. He noted revenues and expenditures varied, but Debt Service was always paid as required. He stated as of March 31, 2019 \$1,950,000 dollars had been collected out of \$2,112,000 dollars in levied assessments (which was higher than normal).

He reported the Operating Budget (or General Fund) was generally the same as in the past with the exception of the Stormwater Management Program. He indicated the HOA had brought to his attention the significant erosion damage to the water management system which was related to Hurricane Irma damage. He reported Calvin Giordano & Associates performed a full stormwater erosion assessment report which included damages, cost estimates, and a proposed plan of action for funding, repair and maintenance. He introduced Bruce Bernard with Calvin Giordano & Associates with whom he had worked for the past several years.

Mr. Paul Zotter stated he wished to ask several questions prior to Mr. Bernard's presentation. He asked, on page 1, why the legal advertising budget amount had risen from \$3,000 dollars to \$10,000 dollars. Mr. Ward explained \$10,000 was the anticipated expenditure related to the refinancing of the 2018 bonds which required significant advertising and legal advertising was expensive. He indicated the legal advertising budget would be reduced back to \$2,900 dollars in the 2020 Budget. Mr. Zotter asked about the property tax collector services. Mr. Ward explained how the Property Appraiser and Tax Collector billed and collected service fees and noted the line item was an accounting allocation only. Mr. Zotter asked about the aeration system. Mr. Ward responded this was related to stormwater management. Mr. Zotter asked about the number of residential/commercial units. Mr. Ward indicated this number reflected the number of residential units plus the commercial tract which was calculated as 10 units per acre of land owned.

Mr. Bruce Bernard with Calvin Giordano & Associates made a presentation regarding the lake bank slopes evaluation. He explained he measured the slope only; when repairs were made a survey would be conducted to determine property lines and how much erosion was required to be restored. He explained regulatory requirements were considered, not aesthetics. He stated he also surveyed wetland plantings which helped wetland quality, as well as erosion. Mr. Paul Zotter asked if Mr. Bernard had noted any evidence of preventative maintenance such as plantings. Mr. Bernard responded in the negative. He explained the ratings of the subdivisions were from minor (1) to severe (5) and each subdivision rating included an estimated cost for repair. He displayed pictures of the subdivision's lakes and erosion problems.

Mr. Zotter asked about the reserve property. Discussion ensued regarding the reserve property being outside the limits of the development and not in the jurisdiction of the CDD.

Discussion ensued regarding the severe erosion behind the properties of Bella Firenze, the HOA's concerns regarding Bella Firenze, the poor construction of the berms being the primary cause of the property erosion in Bella Firenze, Bella Firenze being a CDD responsibility, various homeowners being responsible for worsening the erosion, the function of berms, swales, drains and grading elevations, access easements, hedge lines, and whose responsibility it was to fix the berm line as the homeowners had added to or changed the drainage as related to the berm. Mr. Ward indicated the District owned the berm line and it was the District's responsibility to make any necessary repairs. Mr. Stuart Axelrod, President of the Treviso Bay Property Owners Master Association, stated the drainage easements were clearly defined as dedicated to Wentworth Estates Community Development District with responsibility for maintenance. Discussion ensued regarding whether the construction company could be held liable if the primary cause berm erosion was poor berm construction. Mr. Ward noted Districts could not hold a developer accountable. He explained an HOA could hold a developer accountable for construction defects; however, once the CDD accepted the transfer of property it became the responsibility of the CDD. He stated while these problems were not included in the current budget, the necessary repairs would need to be discussed, budgeted for, and addressed in the future. He asked if these Bella Firenze berm repairs were of high priority. **A Board Member 30:15** responded in the affirmative. Discussion ensued regarding stop gap measures which could be used to allow a few years' leeway, reconstruction of the swale area, the HOA having responsibility for maintenance, and various specific areas of necessary repair.

Discussion ensued regarding water clarity, algae blooms, contributing causes of algae blooms including fertilizers and plantings, and no simple solution existing to end fertilizer use or algae bloom.

Mr. Ward recommended adding money to the budget to fix some of the worst conditions (as suggested by Mr. Bernard) at Bella Firenze until a full analysis could be completed, at which point repair funding would be written into the 2021 through the 2025 budget as necessary. Discussion ensued regarding whether repairs were deemed maintenance related or capital investment related, and when the berms/landscaping were constructed. Mr. Axelrod asked whether the Bella Firenze problems were the responsibility of the CDD as the berm/landscaping problems were located on personal property. Mr. Ward explained the main concern was to ensure the integrity of the drainage system in accordance with the permits for which the CDD was responsible; however, if repair was required upon personal property the property owner could be charged for the repair. He noted if the problems were abutting a preserve area it was important to address the issues. Mr. Axelrod noted there were homes in which erosion was possibly affecting the structural integrity of home owner's pools or porches and should be addressed

with priority. Mr. Ward stated Mr. Bernard's plan would address these priority areas along the lakes first; however, he was unsure of the Bella Firenze area.

Discussion ensued regarding the drainage between homes at Bella Firenze draining towards the berms, whether the drainage should have gone towards the streets instead, whether the HOA had any recourse with Lennar to change the direction of the drainage, berms being constructed to relieve the swale and runoff from property not to handle direct drainage, designers being responsible for flaws in design, the CDD only being responsible for drainage within easements, drainage pipes on personal property being the responsibility of the homeowner or HOA, and Lennar being ultimately responsible for placing the drains in the wrong direction.

Mr. Ward stated in this Budget what was contemplated was the District would take over responsibility for all repairs necessary to the lake banks to ensure the lake banks were in accordance with South Florida regulatory permits. He explained this budget funded the most critical repairs (to be completed this year) while the least critical repairs would possibly be completed in five years. He reported this cost would be approximately \$500 dollars per unit per year until completion. He recommended including the operating portion of the maintenance of the water management system which he preferred to do on an ongoing basis. He indicated going forward there would be added costs as problems such as Bella Firenze arose and the budget would be adjusted as necessary to keep assessment costs reasonable.

Mr. Axelrod noted there was a small section on Corso Bello Drive with berm breach issues as well. Discussion ensued regarding this breach and where it was located.

Mr. Axelrod stated he wished to understand what HOA responsibilities were, what constituted capital repairs and what constituted maintenance, and he indicated the HOA wished to fulfill the maintenance agreement. Mr. Ward stated the volume of work needed to be done to bring the lake system and water management system into compliance with regulatory permits was significant and he believed the CDD was in a better position to manage this type of burden. He noted if the Master Home Owners Association indicated it wished to take on the burden of these repairs he would be agreeable; however, he understood HOAs generally had a large amount of responsibilities and this lake bank repair might not be a priority to the HOA while it was definitely a priority for the CDD. He explained this repair work required a professional engineer to determine what needed to be done, how and when, to apply for necessary permits, bid out the work, award a contract, complete the work, inspect the work, and certify the work was completed correctly. Mr. Axelrod agreed (as President of the HOA) the HOA already had enough responsibility.

Discussion ensued regarding the CDD having no legal recourse with developers once the CDD took ownership of a property, an HOA having no legal recourse with the developer regarding CDD owned property, drainage structures between houses, street drainage, lake drainage, berm drainage, berm collapse, homeowner responsibility, and holding homeowners accountable. Mr. Ward noted a rule could be put into place indicating if a homeowner adversely impacted the District's drainage system the District had the right to repair the drainage system and charge the homeowner for the repair. Discussion ensued regarding regular maintenance to prevent drainage backup and berm breach. Mr. Ward noted the CDD was better equipped to handle this type of maintenance.

Discussion ensued regarding the CDD taking responsibility for the stormwater drainage system and ensuring the NPDS regulations were fulfilled, drainage "grey areas" such as roof runoff, rules being created as necessary to cover drainage grey areas, whether drainage directly into the lakes caused

erosion, and drainage into the lakes not causing erosion if a drain was located 5 feet out past the lake bank.

Mr. Paul Zotter asked how much the assessment increase would be to cover all potential cost. Mr. Ward noted there was \$45,000 dollars missing in the budget for Bella Firenze. He suggested adding another \$20,000 dollars to deal with initially addressing the berm issue which added a total of \$69,550 to the budget which was another \$45 dollars per unit; therefore, the assessment needed to be raised to approximately \$540 dollars per unit per year. He stated the assessment was currently \$176 dollars per unit per year. Discussion ensued regarding resident's feelings towards the assessment increase, residents wondering if HOA rates should go down when the CDD took over the water management system and lake maintenance, the CDD possibly taking out a loan to cover project fees and loans being incredibly difficult to obtain due to legalities. Mr. Ward indicated he preferred to avoid obtaining loans. He explained attempting to complete the project in 12 months would be incredibly difficult regardless; therefore, it made sense financially to assess the residents gradually to gradually complete the project. He explained the project might cost up to \$1.7 million dollars and assessing residents \$540 dollars per unit for five years would cover this cost and would pay for the repairs as the repairs were completed. Discussion ensued regarding the severity of the necessary repairs being due to long term neglect, annual maintenance being scheduled to prevent this type of neglect in the future, the probability of costs for other necessary projects arising not allowing a drop in rates once repairs were completed, capital improvement accounts being set up to cover emergency events such as storm damage, wind causing erosion in specific areas of the lakes, sprinkler evaluation being conducted during repair work, preserve maintenance, the fountains being owned by the CDD, and the HOA continuing to maintain and/or rebuild the fountains and sign area.

Mr. Ward recommended the HOA coordinate with the CDD regarding any necessary rebuilding of fountains within the lakes. Mr. Axelrod agreed.

Discussion ensued regarding rip rap use and expense, lake bank restoration, the use of GeoTube, process of GeoTube installation, how GeoTube worked, resodding cost not included in the repair proposal, and the actual cost of resodding. Mr. Ward explained the land owners (HOA, golf course, etc.) would be required to cover the resodding cost to the water's edge.

Mr. Ward reported a Public Hearing date was required. He noted he originally scheduled the Public Hearing for 8:30 a.m. on July 11th, 2019. He asked if this date was acceptable to the Board. The Board responded in the affirmative. Mr. Ward called for a motion to adopt Resolution 2019-2 which approved the proposed budget subject to the inclusion of \$69,550 dollars which would make the assessment rate \$536.41 dollars per unit per year.

On MOTION made by Mr. Paul Zotter, seconded by Mr. Joe Newcomb, and with all in favor, Resolution 2019-2 was adopted as above and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

a) Attorney

There was no District Attorney Report.

b) Engineer

District Engineer Curt Keyser reported a light pole was hit by a car at the entryway and the question of responsibility was raised. He indicated it was deemed the CDD's responsibility to repair the light pole as it was located on a median which the CDD owned. Discussion ensued regarding the light pole location, signage maintenance being the CDD's responsibility, the HOA needing permission from the CDD to make any changes, and insurance covering light pole repair costs. **A Board Member 1:32:05** noted the second fountain upon entry had been hit by a car and was damaged. Mr. Ward noted the second fountain upon entry was under the jurisdiction of the HOA not the CDD.

c) Manager

Mr. Ward reported there was a requirement under Chapter 190 that the CDD determine on a yearly basis, as of April 15th, the number of Registered Voters within the District. He explained this number became significant once two milestones were reached. He stated one milestone was when six years from the date of establishment was reached (which was met) and the other was when 250 registered voters were reported (which was also met). He explained this meant the Board would begin transitioning to a "qualified based elector election." He noted the Board Members were not currently qualified electors. He explained the next election would be in 2020 and all seats would become qualified elector seats at that time; therefore, the Board Members with expiring terms would be required to visit the Supervisor of Elections and become qualified to be elected on the Board. He stated Joe Newcomb's and Andrew Gasworth's seat expired in 2022; Paul Zotter's, James Oliver's and Robert Cody's seat expired in 2020. He stated no Board action was required regarding this information; this information was being provided as a matter of law.

FIFTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

There were no Supervisor's Requests or Audience Comments.

SIXTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at 10:04 a.m.

<p>On MOTION made by Mr. Robert Cody, seconded by Mr. Andrew Gasworth, and with all in favor, the meeting was adjourned.</p>

Wentworth Estates Community Development District

James P. Ward, Secretary

Joe Newcomb, Chairman

RESOLUTION 2019-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 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 September 20, 2018, 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 2019-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 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 July 11, 2019.

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, 2019 and ending September 30, 2020, the sum of \$2,865,364.00 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	\$ 747,953.00
DEBT SERVICE FUND – SERIES 2006A	<u>\$2,117,411.00</u>
TOTAL ALL FUNDS	\$2,865,364.00

SECTION 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and/or Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

RESOLUTION 2019-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.

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. 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 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 this 11th day of July, 2019.

ATTEST:

**WENTWORTH ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Joseph Newcomb, Chairman

JPWard and Associates LLC

TOTAL Commitment to Excellence

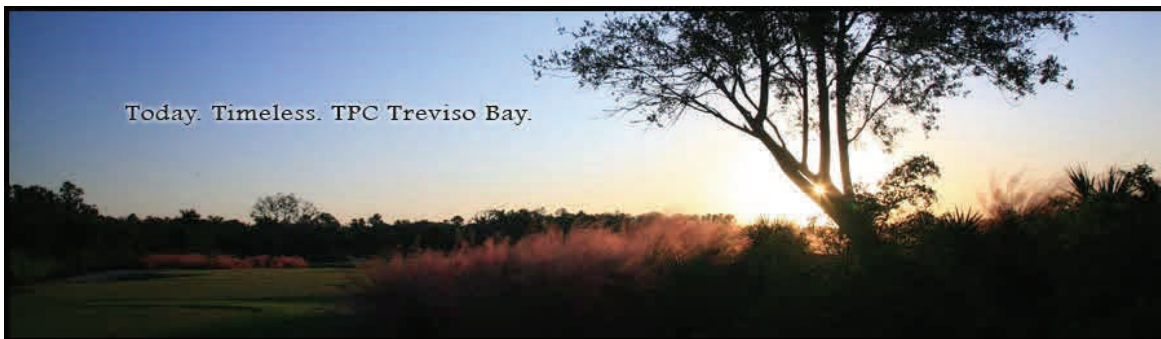
Wentworth Estates

Community Development District

Proposed Budget —Fiscal Year 2020

Revised for Public Hearing

Exhibit A



JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12TH TERRACE, SUITE 1

OAKLAND PARK, FLORIDA 33334

E-MAIL: JimWard@JPwardAssociates.com

PHONE: (954) 658-4900

Please visit our web site for additional information:

www.wentworthestatescdd.org



Wentworth Estates

TABLE OF CONTENTS

GENERAL FUND

Budget	1— 2
Budget	
Assessment Rate Comparison	
Budget Comparison	
Description of Budgeted items	3—5
Capital Improvement Plan	6

DEBT SERVICE FUND

Series 2017 Bonds	7-8
Budget	
Budget Comparison	
Bond Amortization Schedule	



**Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Adopted Budget	Actual at 03/31/2019	Anticipated Year End 09/30/19	Fiscal Year 2020 Budget	Expenditure Requirements - October 2018 - December, 2018
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Revenue (Series 2018 GF Reimbursement)	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 1,200	\$ -	\$ -	\$ -	The District will receive approximately \$110,000 by 12/31
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 268,357	\$ 254,046	\$ 254,046	\$ 817,432	
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 269,557	\$ 254,046	\$ 254,046	\$ 817,432	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 2,500	\$ 1,000	\$ 4,000	\$ 4,000	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -
Executive					
Professional Management	\$ 50,000	\$ 29,167	\$ 50,000	\$ 50,000	\$ 12,500
Financial and Administrative					
Audit Services	\$ 4,500	\$ 4,600	\$ 4,600	\$ 4,700	\$ -
Accounting Services	\$ 16,000	\$ 9,333	\$ 16,000	\$ 16,000	\$ 4,000
Assessment Roll Preparation	\$ 8,000	\$ 4,667	\$ 8,000	\$ 8,000	\$ 2,000
Assessment Methodology Preparation	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	\$ -
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,000	\$ 5,906	\$ 10,000	\$ 2,900	\$ -
Trustee Services	\$ 9,300	\$ 8,331	\$ 8,331	\$ 8,400	\$ -
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -
Prop. App/Tax Collector Services	\$ 25,000	\$ 645	\$ 645	\$ 25,000	\$ 25,000
Bank Service Fees	\$ 800	\$ 114	\$ 250	\$ 800	\$ 200
Travel and Per Diem					
	\$ -	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 600	\$ 276	\$ 700	\$ 600	\$ -
Insurance					
	\$ 61,000	\$ 59,964	\$ 59,964	\$ 60,000	\$ 60,000
Printing and Binding					
	\$ 500	\$ 320	\$ 600	\$ 500	\$ -
Web Site Maintenance					
	\$ 1,200	\$ 300	\$ 1,200	\$ 1,200	\$ 300
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services					
General Counsel	\$ 4,000	\$ 6,469	\$ 12,000	\$ 10,000	\$ 1,000
Tax Counsel	\$ -	\$ 4,246	\$ 4,246	\$ -	\$ -
Other General Government Services					
Engineering Services - General	\$ 6,000	\$ 1,050	\$ 2,500	\$ 6,000	\$ 2,000
Engineering Services - Assets	\$ -	\$ -	\$ 9,500	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 198,075	\$ 136,561	\$ 198,211	\$ 203,775	\$ 107,175
Stormwater Management Services					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 37,000	\$ 9,250.00
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ 1,000	\$ -
NPDES Reporting	\$ -	\$ -	\$ -	\$ 2,000	\$ -
Utility Services					
Electric - Aeration System	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance					
Lake & Wetland System					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 64,800	\$ 16,200.00
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 3,000	\$ -
Water Quality Testing	\$ -	\$ -	\$ -	\$ 14,000	\$ -
Water Control Structures	\$ -	\$ -	\$ -	\$ 22,000	\$ -
Wetland System					
Routine Maintenance				\$ 17,650	\$ -
Water Quality Testing				\$ -	\$ -
Capital Outlay					
Aeration System	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Lake Bank Restorations				\$ 293,510	\$ -
Erosion Restoration				\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ 10,000	\$ -
Sub-Total:	\$ -	\$ -	\$ -	\$ 484,960	\$ 25,450
Road and Street Services					
Repairs and Maintenance					
Bridge Inspection Report	\$ 10,000	\$ -	\$ -	\$ -	\$ -

Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Adopted Budget	Actual at 03/31/2019	Anticipated Year End 09/30/19	Fiscal Year 2020 Budget	Expenditure Requirements - October 2018 - December, 2018
Miscellaneous Repairs	\$ -	\$ 850	\$ 850	\$ -	
Sub-Total:	\$ 10,000	\$ 850	\$ 850	\$ -	\$ -
Reservies					
Operations	\$ 50,700	\$ -	\$ -	\$ 96,000	\$ -
Sub-total:	\$ 50,700	\$ -	\$ -	\$ 96,000	\$ -
Other Fees and Charges					
Property Appraiser, Tax Collector and Discount for Early Payment	\$ 10,782	\$ -	\$ -	\$ 32,697	\$ -
Sub-Total:	\$ 10,782	\$ -	\$ -	\$ 32,697	\$ -
Total Expenditures and Other Uses	\$ 269,557	\$ 137,411	\$ 199,061	\$ 817,432	\$ 107,175
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 116,635	\$ 54,986	\$ 96,000	
Fund Balance - Beginning	\$ 46,892	\$ 46,892	\$ 46,892	\$ 101,877	
Fund Balance - Ending	\$ 46,892	\$ 163,527	\$ 101,877	\$ 197,877	
Fund Balance - Resered for Future Operations			\$ 50,000	\$ 100,000	
Fund Balance - Available for Operations			\$ 51,877	\$ 97,877	
Totals:			\$ 101,877	\$ 197,877	

Description	Assessment Comparison		FY 2020 Rate/Unit
	Number of Units	FY 2019 Rate/Unit	
Resident/Commerical/Unit	1524	\$ 176.09	\$ 536.37
CAP Rate Adopted			\$ 176.14

**Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2020**

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-
Anticipated Earnings on the District's General Fund Account		

Appropriations

Legislative

Board of Supervisor's Fees	\$	4,000
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year.		

Executive

Professional Management	\$	50,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.		

Financial and Administrative

Audit Services	\$	4,700
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services	\$	16,000
To provide for the daily accounting activities of the District		
Assessment Roll Preparation	\$	8,000
For the preparation of the Assessment Rolls including transmittal to the Lee County Property Appraiser.		
Arbitrage Rebate Fees	\$	500
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		

**Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2020**

Other Contractual Services

Recording and Transcription	\$	-
Legal Advertising	\$	2,900
Trustee Services	\$	8,400

With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
------------------------------	----	-------

With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Prop. App/Tax Collector Services	\$	25,000
Bank Service Fees	\$	800

Travel and Per Diem

	\$	-
--	----	---

Communications and Freight Services

Telephone	\$	-
Postage, Freight & Messenger	\$	600

Insurance \$ 60,000

Printing and Binding \$ 500

Web Site Maintenance \$ 1,200

Office Supplies \$ -

Subscriptions and Memberships \$ 175

Legal Services

General Counsel	\$	10,000
-----------------	----	--------

The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".

Other General Government Services

Engineering Services - General	\$	6,000
--------------------------------	----	-------

The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Engineering Services - Assets	\$	-
-------------------------------	----	---

The responsibility for the overall operating and maintenance responsibility will be assigned to the Master HOA for Fiscal Year 2014, as such, the following line items will not longer be needed by the District.

Contingencies	\$	-
---------------	----	---

**Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2020**

Stormwater Management Services

Professional Services

Asset Management	\$	37,000
Mitigation Monitoring	\$	1,000
NPDES Reporting	\$	2,000

Utility Services

Electric - Aeration System

Repairs & Maintenance

Lake & Wetland System		
Aquatic Weed Control	\$	64,800
Lake Bank Maintenance	\$	3,000
Water Quality Testing	\$	14,000
Water Control Structures	\$	22,000

Wetland System

Routine Maintenance	\$	17,650
Water Quality Testing	\$	-

Capital Outlay

Aeration System	\$	20,000
Lake Bank Restorations	\$	293,510
Erosion Restoration	\$	-

Contingencies	\$	10,000
---------------	----	--------

Road and Street Services

Utility Services

Electric	\$	-
Contingencies	\$	-

Repairs and Maintenance

Bridge Inspection Report	\$	-
--------------------------	----	---

Reservies

Operations	\$	96,000
------------	----	--------

Other Fees and Charges

Property Appraiser, Tax Collector and Discount for Early Payment 4% Discount permitted by Law for early payment	\$	32,697
--	----	--------

Total Appropriations:	\$	817,432
------------------------------	----	----------------

Wentworth Estates Community Development District

General Fund - Budget

Fiscal Year 2020

Capital Improvement Plan - Fiscal Year 2020 through FY 2025

Description of Capital Items	2020	2021	2022	2023	2024	2025 (and beyond)
Lake System						
Improvements for Water Quality						
Littoral Shelf Plantings	\$ 20,000	\$ 12,000	\$ 18,000	\$ 22,000	\$ 8,000	\$ 16,000
Sub-Total	\$ 20,000	\$ 12,000	\$ 18,000	\$ 22,000	\$ 8,000	\$ 16,000
Erosion Restoration						
Giaveno	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,000
Venezia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,400
Ponziane	\$ 32,000	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Acqua	\$ -	\$ -	\$ -	\$ 25,500	\$ 63,200	
Lipari		\$ -	\$ 155,000	\$ -	\$ -	
Bella Firenze	\$ 65,000	\$ 216,000	\$ 98,000	\$ -	\$ -	
Vercelli	\$ -	\$ -	\$ -	\$ -	\$ 145,000	
Dinapoli	\$ -	\$ -	\$ -	\$ 150,000		\$ 48,000
Via Veneto		\$ -	\$ -	\$ -		
Piacere					\$ 49,000	
italiz				\$ 132,000		
Ponte Rialto						\$ 78,000
Avellino	\$ 176,000					
Casoria				\$ 93,000		
Trevi					\$ 60,000	
Siracusa						\$ 13,000
Pavia		\$ 45,000				
Contingencies/CEI Services	\$ 20,510	\$ 19,110	\$ 18,970	\$ 29,575	\$ 22,764	\$ 18,438
Sub-Total:	\$ 293,510	\$ 280,110	\$ 271,970	\$ 430,075	\$ 339,964	\$ 265,838
Total: Stormwater Management System	\$ 313,510	\$ 292,110	\$ 289,970	\$ 452,075	\$ 347,964	\$ 281,838
Total Capital Improvements:	\$ 313,510	\$ 292,110	\$ 289,970	\$ 452,075	\$ 347,964	\$ 281,838
Estimated Cost Per Residential Unit:	\$ 220.12	\$ 205.09	\$ 203.59	\$ 317.40	\$ 244.31	\$ 197.88

Prepared by:

JPWard Associates, LLC

**Wentworth Estates
Community Development District
Debt Service Fund - Series 2018 Refunding Bonds
Fiscal Year 2020**

Description	Fiscal Year		Anticipated	
	2019 Adopted Budget	Actual at 03/31/2019	Year End 09/30/19	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ 40,000	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 2,112,361	\$ 1,947,393	\$ 2,112,361	2,112,361
Special Assessment - Off-Roll	\$ -			
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest Income				
Sinking Fund	\$ 100		\$ -	\$ 100
Interest Account-Series A	\$ 300	\$ 426	\$ 850	\$ 850
Reserve Account-Series A	\$ 300	\$ 863	\$ 1,600	\$ 1,600
Prepayment Account	\$ 1	\$ -	\$ -	
Revenue Account	\$ 100	\$ 1,176	\$ 2,500	\$ 2,500
Intragovernmental Transfers In				
Debt Service Fund - Series 2006 Bonds	-		-	\$ -
Debt Proceeds				
Series 2017 Refunding Bonds	\$ -		\$ -	\$ -
Total Revenue & Other Sources	\$ 2,113,162	\$ 1,949,857	\$ 2,157,311	\$ 2,117,411
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 1,005,000	\$ -	\$ 1,005,000	\$ 1,035,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -		\$ 40,000	\$ -
Interest Expense				
Series A Bonds	\$ 938,993	\$ 469,496	\$ 938,993	\$ 911,606
Other Fees and Charges				
Discounts/Fees and Charges	\$ 138,192	\$ 4,940	\$ 138,192	\$ 138,192
Operating Transfers Out				
###	\$ -	\$ -	\$ -	
Total Expenditures and Other Uses	\$ 2,082,185	\$ 474,437	\$ 2,122,185	\$ 2,084,798
Net Increase/(Decrease) in Fund Balance	\$ 30,977	\$ 1,475,421	\$ 35,126	\$ 32,613
Fund Balance - Beginning	\$ 1,376,397	\$ 1,376,397	\$ 1,376,397	\$ 1,411,523
Fund Balance - Ending	\$ 1,407,374	\$ 2,851,818	\$ 1,411,523	\$ 1,444,136

Restricted Fund Balance:
Reserve Account Requirement \$ 579,988
Restricted for November 1, 2020 Interest Payment \$ 440,925
Total - Restricted Fund Balance: \$ 1,020,913

Description	Number of Units	Assessment Rates			
		FY 2019		FY 2020	
		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 2020**

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	\$ (40,000)

RESOLUTION 2019-4

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, 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 2018 (“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 2019; 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, 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” and “B” the Budget and Methodology respectively; 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

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; 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

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

RESOLUTION 2019-4

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, 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, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Wentworth Estates Community Development District (the “Methodology”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Wentworth Estates Community Development District (the “Assessment Roll”) attached to this Resolution as Table 1 contained in Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit “B” to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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” and “B” the Budget and Methodology respectively confer 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 Exhibit “B”, and 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 “B” the Methodology. 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 on lands noted as on-roll in Table 1 of Exhibit “B” shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit “B,” 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

RESOLUTION 2019-4

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.

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 Supervisor's 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.

PASSED AND ADOPTED this 11th day of July, 2019.

ATTEST:

**WENTWORTH ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Joseph Newcomb, Chairman

Wentworth Estates Community Development District

Financial Statements

May 31, 2019



Prepared by:

JPWARD AND ASSOCIATES LLC

2900 NORTHEAST 12th TERRACE

Suite 1

OAKLAND PARK , FLORIDA 33334

E-MAIL: JIMWARD@JPWARDASSOCIATES.COM

PHONE: (954) 658-4900

Wentworth Estates Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund—Series 2018</i>	<i>5</i>

JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

**Wentworth Estates Community Development District
Balance Sheet
for the Period Ending May 31, 2019**

	Governmental Funds				Totals (Memorandum Only)
	Account Groups				
	General Fund	Debt Service Fund Series 2018	General Long Term Debt	Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ -	\$ -	\$ -	---	\$ -
General Fund - Hancock Bank	\$ 154,959				\$ 154,959
Construction Account	-	-	-		-
Debt Service Fund					
Interest Account	-	125,339	-		125,338.65
Sinking Account	-	-	-		-
Reserve Account	-	579,988	-		579,988.13
Revenue	-	714,558	-		714,557.84
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	-	-	1,419,885		1,419,884.62
Amount to be Provided by Debt Service Funds	-	-	23,805,115		23,805,115.38
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,257,809	45,257,809.00
Total Assets	\$ 154,959	\$ 1,419,885	\$ 25,225,000	\$ 45,257,809	\$ 72,057,653

Wentworth Estates Community Development District
Balance Sheet
for the Period Ending May 31, 2019

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Account Groups		Fixed Assets	
		Debt Service Fund Series 2018	General Long Term Debt		
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	-	-	1,005,000		1,005,000
Long Term	-	-	24,220,000		24,220,000
Matured Bonds Payable	-	-	-		-
Matured Interest Payable	-	-	-		-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,225,000</u>	<u>\$ -</u>	<u>\$ 25,225,000</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,257,809	45,257,809.00
Fund Balance					
Restricted					
Beginning: October 1, 2018 (Audited)	-	1,376,397	-		1,376,397.39
Results from Current Operations	-	43,487	-		43,487.23
Unassigned					-
Beginning: October 1, 2018 (Audited)	46,892	-	-		46,891.81
Results from Current Operations	108,067	-	-		108,067.35
Total Fund Equity and Other Credits	<u>\$ 154,959</u>	<u>\$ 1,419,885</u>	<u>\$ -</u>	<u>\$ 45,257,809</u>	<u>\$ 46,832,653</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 154,959</u>	<u>\$ 1,419,885</u>	<u>\$ 25,225,000</u>	<u>\$ 45,257,809</u>	<u>\$ 72,057,653</u>

Prepared by:

JPWARD and Associates, LLC

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	0	
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	1,200	0%
Special Assessment Revenue											
Special Assessments - On-Roll	-	97,666	119,240	17,011	12,747	7,382	4,265	1,105	259,416	257,575	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0	N/A
Miscellaneous Revenue											
	-	-	-	-	-	-	-	-	-	0	N/A
Intergovernmental Transfers In											
	-	-	-	-	-	-	-	-	-	-	
Total Revenue and Other Sources:	0	97,666	\$119,240	\$17,011	\$12,747	\$7,382	\$4,265	\$1,105	259,416	\$ 258,775	100%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	-	-	-	-	-	1,000	-	1,000	2,000	2,500	80%
Board of Supervisor's - Taxes	-	-	-	-	-	-	-	-	-	-	N/A
Executive											
Professional Management	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	33,333	50,000	67%
Financial and Administrative											
Audit Services	-	-	-	4,600	-	-	-	-	4,600	4,500	102%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	667	667	667	667	667	667	667	667	5,333	8,000	67%
Assessment Methodology Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	5,906	-	-	-	5,906	2,900	204%
Trustee Services	-	-	-	-	-	8,331	-	-	8,331	8,400	99%
Dissemination	-	-	-	-	-	-	-	-	-	5,000	0%
Property Appraiser/Tax Collector Fees	-	645	-	-	-	-	-	-	645	25,000	3%
Bank Service Charges	41	45	27	-	-	-	6	21	141	800	18%
Travel and Per Diem											
	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											

Wentworth Estates Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Annual Budget	% of Budget
Telephone	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	61	-	9	207	1,784	2,060	600	343%
Insurance	-	-	59,964	-	-	-	-	-	59,964	61,000	98%
Printing & Binding	-	-	-	320	-	-	-	97	417	500	83%
Website Development	50	50	50	50	50	50	-	100	400	1,200	33%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	1,325	4,545	-	171	428	-	2,038	8,507	5,500	155%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Tax Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond/Disclosure Counsel	-	-	4,246	-	-	-	-	-	4,246	-	N/A
Other General Government Services											
Engineering Services - General Fund	-	-	-	350	-	-	700	225	1,275	5,500	23%
Appraisal Services	-	-	-	-	-	-	-	2,500	2,500	N/A	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A	N/A
Road and Street Services											
Repairs and Maintenance	-	-	-	850	-	-	-	-	850	-	N/A
Bridge Inspection Report	-	-	-	-	-	-	-	-	-	10,000	0%
Reserves											
Operations	-	-	-	-	-	-	-	-	-	50,700	N/A
Sub-Total:	6,258	8,406	74,999	12,397	12,294	15,984	7,079	13,932	151,349	258,775	58%
Total Expenditures and Other Uses:	\$ 6,258	\$ 8,406	\$ 74,999	\$ 12,397	\$ 12,294	\$ 15,984	\$ 7,079	\$ 13,932	151,349	\$ 258,775	58%
Net Increase/ (Decrease) in Fund Balance	(6,258)	89,260	44,241	4,614	454	(8,602)	(2,814)	(12,827)	108,067	-	
Fund Balance - Beginning	46,892	40,634	129,893	174,134	178,748	179,202	170,600	167,786	46,892	27,882	
Fund Balance - Ending	\$ 40,634	\$ 129,893	\$ 174,134	\$ 178,748	\$ 179,202	\$ 170,600	\$ 167,786	\$ 154,959	154,959	\$ 27,882	

Wentworth Estates Community Development District
Debt Service Fund - Series 2018 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward											-
Interest Income											
Revenue Account	49	51	50	214	378	433	516	515	2,207	100	N/A
Reserve Account	143	148	143	148	148	133	148	143	1,154	300	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	147	152	35	32	32	29	32	35	492	300	N/A
Sinking Fund Account	-	-	-	-	-	-	-	8	8	100	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	748,660	914,032	130,399	97,713	56,588	32,696	8,470	1,988,559	1,974,169	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Discounts on Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Proceeds from Refunding Bonds											
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 339	\$ 749,011	\$ 914,260	\$ 130,793	\$ 98,271	\$ 57,183	\$ 33,392	\$ 9,171	1,992,420	\$ 1,974,969	N/A
Expenditures and Other Uses											
Property Appraiser/Tax Collector Fees											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018 Bonds	-	-	-	-	-	-	-	1,005,000	1,005,000	\$ 1,005,000	N/A
Principal Debt Service - Prepayments											
Series 2018 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018 Bonds	-	469,496	-	-	-	-	-	469,496	938,993	938,993	N/A
Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser & Tax Collector	-	4,940	-	-	-	-	-	-	4,940	-	N/A
Pymt to Refunded Bonds Escrow Agent											
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers Out	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 474,437	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$1,474,496.27	1,948,933	\$ 1,943,993	N/A
Net Increase/ (Decrease) in Fund Balance	339	274,574	914,260	130,793	98,271	57,183	33,392	(1,465,325)	43,487	30,976	
Fund Balance - Beginning	1,376,397	1,376,736	1,651,310	2,565,570	2,696,364	2,794,634	2,851,818	2,885,210	1,376,397	-	
Fund Balance - Ending	\$ 1,376,736	\$ 1,651,310	\$ 2,565,570	\$ 2,696,364	\$ 2,794,634	\$ 2,851,818	\$ 2,885,210	\$ 1,419,885	1,419,885	\$ 30,976	