JPWard and Associates LLC

TOTAL Commitment to Excellence

Wentworth Estates

Community Development District
Adopted Budget — Fiscal Year 2020



JPWARD AND ASSOCIATES LLC

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Please visit our web site for additional information:

www.wentworthestatescdd.org



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Series 2017 Bonds Budget Budget Comparison Bond Amortization Schedule

General Fund - Budget Fiscal Year 2020

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Water Control Structures \$ - \$ - \$ 22,000 \$ Wetland System Routine Maintenance \$ 17,650 \$ \$ - \$ 17,650 \$ \$ - \$ 17,650 \$ \$ - \$ 20,000 \$ \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$		ç ¢	-			ć	_				-
Wetland System \$ 17,650 \$ Routine Maintenance \$ 17,650 \$ Water Quality Testing \$ \$ \$ \$ Capital Outlay \$ \$ \$ \$ \$ Aeration System \$ - \$ \$ 293,510 \$ Lake Bank Restorations \$ \$ \$ \$ \$ \$ Contingencies \$ - \$ - \$ \$ \$ Sub-Total: \$ - \$ - \$ 484,960 \$ 293 Road and Street Services Repairs and Maintenance \$ - \$ 484,960 \$ 293			-		-		-				-
Routine Maintenance \$ 17,650 \$ Water Quality Testing \$ \$ \$ \$ Capital Outlay Aeration System \$ - \$ 20,000 \$ Lake Bank Restorations \$ - \$ 293,510 \$ Erosion Restoration \$ - \$ 293,510 \$ Contingencies \$ - \$ 10,000 \$ Sub-Total: \$ - \$ 10,000 \$ Repairs and Maintenance \$ - \$ - \$ 25		Ş	-	Ş	-	Ş	-	Ş	22,000	Ş	-
Water Quality Testing \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 203,510 \$ \$ \$ - \$ 203,510 \$ \$ \$ - \$ 203,510 \$ \$ \$ - \$ 0.000 \$ \$ \$ - \$ 0.000 \$ \$ \$ \$ \$ - \$ <								ć	17 (50)	~	
Capital Outlay Aeration System \$ - \$ \$ 20,000 \$ Lake Bank Restorations \$ - \$ 293,510 \$ Erosion Restoration \$ - - \$ 293,510 \$ Contingencies \$ - \$ - \$ - \$ Sub-Total: \$ - \$ - \$ 10,000 \$ 25 Road and Street Services Repairs and Maintenance \$ - \$ 484,960 \$ 25									17,650	Ş	-
Aeration System \$ - \$ - \$ 20,000 \$ Lake Bank Restorations \$ \$ 293,510 \$ \$ 293,510 \$ Erosion Restoration \$ - \$ - \$ 293,510 \$ Contingencies \$ - \$ - \$ 10,000 \$ Sub-Total: \$ - \$ - \$ - \$ 2484,960 \$ 25 Road and Street Services Repairs and Maintenance - \$ - \$ - \$ 283,510 \$ 293,510 \$ 293,510 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 293,510 \$ 293,510 \$ 293,510 \$ \$ 293,510 \$ 293,510 \$ 293,510 \$ 293,510 \$ 293,510 \$ 293,510 \$ 293,510 \$ <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Ş</td> <td>-</td> <td></td> <td></td>								Ş	-		
Lake Bank Restorations \$ 293,510 \$ Erosion Restoration \$ - \$ - Contingencies \$ - \$ - \$ - Sub-Total: \$ - \$ - \$ 484,960 \$ 293 Road and Street Services Repairs and Maintenance *											
Erosion Restoration \$ - Contingencies \$ - \$ - \$ 10,000 \$ Sub-Total: \$ - \$ - \$ - \$ 484,960 \$ 25 Ropairs and Maintenance Repairs and Maintenance *	Aeration System	\$	-	\$	-	\$	-		20,000	\$	-
Erosion Restoration \$ - Contingencies \$ - \$ - \$ 10,000 \$ Sub-Total: \$ - \$ - \$ - \$ 484,960 \$ 25 Ropairs and Maintenance Repairs and Maintenance *	Lake Bank Restorations							\$	293,510	\$	-
Contingencies \$ - \$ - \$ - \$ 10,000 \$ Sub-Total: \$ - \$ - \$ - \$ - \$ 484,960 \$ 25 Road and Street Services Repairs and Maintenance - \$ - \$ - \$ - \$ 25									-		
Sub-Total: \$ - \$ - \$ 484,960 \$ 25 Road and Street Services Repairs and Maintenance		\$	-	\$	-	\$	-		10,000	\$	-
Road and Street Services Repairs and Maintenance		tal: \$	-	Ś			-	Ś			25,450
Repairs and Maintenance		· · Ŧ		*		*		*		+	,
	Bridge Inspection Report	\$	10,000	\$	-	\$	-	\$		\$	
puePe unbeeron unbour	bridge inspection report	د	10,000	ډ	-	ډ	-	ې	-	ې	-

General Fund - Budget Fiscal Year 2020

Description		iscal Year 19 Adopted Budget		Actual at /31/2019	γ	nticipated 'ear End 9/30/19	Fiso	cal Year 2020 Budget	Req Octo	oenditure uirements - ober 2018 - mber, 2018
Miscellaneous Repairs	\$	-	\$	850	\$	850	\$	-		
Sub-Tot	:al: \$	10,000	\$	850	\$	850	\$	-	\$	-
Reservies										
Operations Sub-tot	- <u>ş</u>	50,700 50.700	\$ S	-	ş	-	ş	96,000 96,000	\$ S	-
Other Fees and Charges	.ai. y	50,700	Ŷ	-	Ŷ	-	Ŷ	50,000	Ŷ	-
Property Appraiser, Tax Collector and										
Discount for Early Payment	Ś	10,782	\$	-	Ś	-	Ś	32,697	\$	-
Sub-Tot	al: \$	10,782	\$	-	\$	-	\$	32,697	\$	-
Total Expenditures and Other Us	es \$	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 Operation	ons				\$	50,000	\$	100,000		
Fund Balance - Available for Operations					\$	51,877	\$	97,877		
				Totals	\$	101,877	\$	197,877		
Number o		ssessment Co	ompari	son			_	FY 2020		

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

General Fund - Budget

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.	46.000
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 requied 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.	

General Fund - Budget

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 requirments 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	\$	-

General Fund - Budget

4% Discount permitted by Law for early payment	Total Appropirations: \$	817,432
Property Appraiser, Tax Collector and Discount for Early Payment	\$	32,697
Other Fees and Charges		
Operations	\$	96,000
Reservies		
Bridge Inspection Report	\$	-
Repairs and Maintenance		
Contingencies	\$	-
Electric	\$	-
Utility Services		
Road and Street Services		
Contingencies	\$	10,000
Erosion Restoration	\$	-
Lake Bank Restorations	\$	293,510
Aeration System	\$	20,000
Capital Outlay		
Water Quality Testing	\$	-
Routine Maintenance	\$	17,650
Wetland System		
Water Control Structures	\$	22,000
Water Quality Testing	\$	14,000
Lake Bank Maintenance	\$	3,000
Aquatic Weed Control	\$	64,800
Lake & Wetland System		
Repairs & Maintenance		
Electric - Aeration System		
Utility Services	Ť	2,000
NPDES Reporting	ç Ş	2,000
Mitigation Monitoring	\$	1,00
Asset Management	\$	37,00
Stormwater Management Services Professional Services		

General Fund - Budget

Fiscal Year 2020

Capital Improvement Plan - Fiscal Year 2020 through FY 2025

scription of Capital Items		2020		2021		2022		2023		2024		025 (and eyond)
Lake System												
Improvements for Water Quality												
Littoral Shelf Plantings		5 20,00	0 \$	12,000	\$	18,000	\$	22,000	\$	8,000	\$	16,00
5	Sub-Total		0 \$	12,000	\$	18,000	\$	22,000	\$	8,000	\$	16,00
Erosion Restoration				•		•		•				i
Giaveno	(5	- \$	-	\$	-	\$	-	\$	-	\$	59,00
Venezia			- \$	-	\$	-	\$	-	\$	-	\$	17,40
Ponziane			0 \$	-	\$	-	\$	-	\$	-	\$	32,00
Acqua	(5	- \$	-	\$	-	\$	25,500	\$	63,200		
Lipari			\$	-	\$	155,000	\$	-	\$	-		
Bella Firenze	(,	65,00	0\$	216,000	\$	98,000	\$	-	\$	-		
Vercelli		5	- \$	-	\$	-	\$	-	\$	145,000		
Dinapoli		5	- \$	-	\$	-	\$	150,000			\$	48,00
Via Veneto			\$	-	\$	-	\$	-				
Piacere									\$	49,000		
italiz							\$	132,000				
Ponte Rialto											\$	78,00
Avellino	()	5 176,00	0									
Casoria							\$	93,000				
Trevi									\$	60,000		
Siracusa											\$	13,00
Pavia			\$	45,000								
Contingencies/CEI Services	()	5 20,51	.0 \$	19,110	\$	18,970	\$	29,575	\$	22,764	\$	18,43
-	Sub-Total:	293,5 1	.0\$	280,110	\$	271,970	\$	430,075	\$	339,964	\$	265,83
Total: Stormwater Manage	ment System <u>s</u>	5 313,51	.0\$	292,110	\$	289,970	\$	452,075	\$	347,964	Ş	281,83
Total Capital Im	provements:	212 51	.0\$	292,110	\$	289,970	\$	452,075	\$	347,964	<u>د</u>	281,83
		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ς γ	232,110	ې	203,370	ې	452,075	Ŷ	347,304	Ŷ	201,03
Estimated Cost Per Res	idential Unit:	\$ 220.1	2\$	205.09	\$	203.59	\$	317.40	\$	244.31	\$	197.
			Pre	pared by:								

JPWard Associates, LLC

Debt Service Fund - Series 2018 Refunding Bonds Fiscal Year 2020

	1.50									
escription		Fiscal Year 19 Adopted Budget	Actual at 03/31/2019			Anticipated 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	Ś	-			\$	-	\$	-		
Total Revenue & Other Sources	Ś	2,113,162	Ś	1,949,857	Ś	2,157,311	\$	2,117,411		
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	Ś	32,613		
	ć				\$		\$			
Fund Balance - Beginning Fund Balance - Ending	<u>~</u>	1,376,397 1,407,374	\$ \$	1,376,397 2,851,818	ې \$	1,376,397 1,411,523	ې \$	1,411,523 1,444,136		
Fund Balance - Ending	Ş	1,407,574	Ş	2,031,010	Ş	1,411,525	Ş	1,444,150		
Restricted Fund Balance:										
Reserve Account Requirement					\$	579,988				
Restricted for November 1, 2020 Interest Payme	nt				\$	440,925	-			
Total - Restricted Fund Balance:					Ś	1,020,913				

		Assessmen	t Rates						
				FY 2019	FY	FY 2020			
Description	Number of Units	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		
50' Lot	75		\$	2,079.01		\$	2,079.01		
50' 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					
Т	otal: 1429								

Wentworth Estates

Community Development District

Debt Service Fund - Series 2018 Amortization Schedule

Description	P	repayments	Principal	Coupon Rate	Interest	Fis	scal 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)