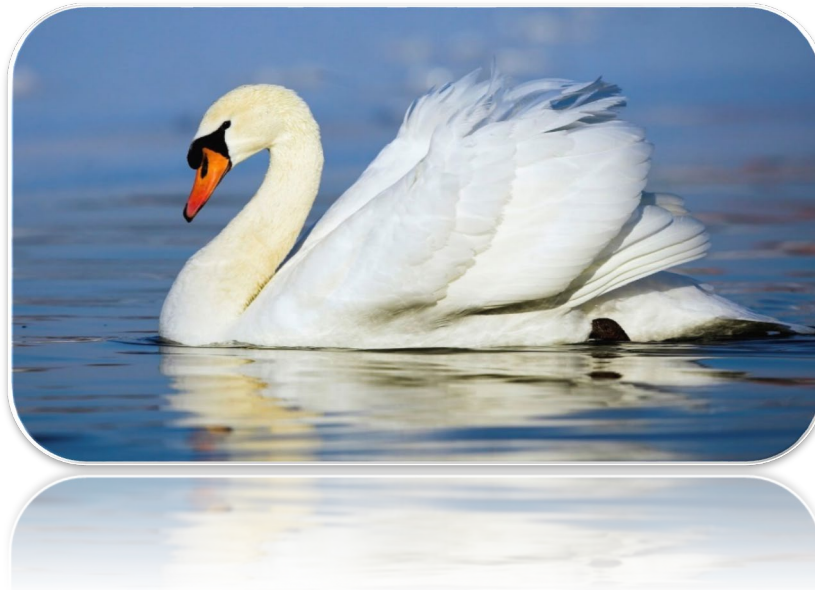


WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



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	\$ -	\$ -	\$ -	\$ -	2020 Collection Rate 84% by 12/31 - All comes in late Nov through 12/31	NO Cash from prior year to fund operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -		
Special Assessment Revenue						
Special Assessment - On-Roll	\$ 817,432	\$ 662,359	\$ 817,432	\$ 1,096,172		Assessments from Resident Owners
Special Assessment - Off-Roll		\$ -	\$ -	\$ -		Assessments from Developer - NOT APPLICABLE
Total Revenue & Other Sources	\$ 817,432	\$ 662,359	\$ 817,432	\$ 1,096,172		
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 - this 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	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	Electric turns the pumps on/off as the community irrigation system runs
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	
Pumps and Associated Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	- Two Pumps - Monthly Maintenance
Wells	\$ -	\$ -	\$ -	\$ -	\$ -	- Chemicals/Diver for Wells
Building	\$ -	\$ -	\$ -	\$ -	\$ -	- None Required for FY 21
Reserve for Pump Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ -	
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	\$ 43,847	\$ -	
Sub-Total:	\$ 32,697	\$ -	\$ 32,697	\$ 43,847	\$ -	
Total Expenditures and Other Uses	\$ 817,432	\$ 140,778	\$ 803,218	\$ 1,096,172	\$ 157,050	
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	\$ 719.27
CAP Rate Adopted (FY 2020)		\$ 600.74	\$ 805.59

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		FY 2021	
		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%	\$ 390,686.75		
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	