

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

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Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget	Expenditure Requirements - October 2020 - December, 2020	Notes
Revenues and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -		Cash from prior year to fund operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -		
Special Assessment Revenue						
Special Assessment - On-Roll	\$ 1,096,172	\$ 990,601	\$ 1,096,172	\$ 1,062,099	2021 Collection Rate 94% at 1/31	Assessments from Resident Owners
Special Assessment - Off-Roll		\$ -	\$ -	\$ -		Assessments from Developer - NOT APPLICABLE
Total Revenue & Other Sources	\$ 1,096,172	\$ 990,601	\$ 1,096,172	\$ 1,062,099		
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 4,000	\$ 1,000	\$ 4,000	\$ 6,000	\$ -	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	FICA 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	\$ 3,000	\$ 4,800	\$ 4,900	\$ -	Statutory Required Audit Fees
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	\$ 4,000	Accounting for all Funds - District Manager
Assessment Roll Preparation	\$ 8,000	\$ 2,667	\$ 8,000	\$ 8,000	\$ 2,000	Statutory required maintenance of owner's par debt outstanding and 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	\$ 322	\$ 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	\$ -	SEC Required Reporting for Series 2018 Refunding Bonds
Prop. App/Tax Collector Services	\$ 25,000	\$ 19,909	\$ 19,909	\$ 22,000	\$ 22,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 800	\$ 69	\$ 300	\$ 400	\$ 200	Fees required to maintain bank account
Travel and Per Diem						
	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 332	\$ 500	\$ 500	\$ -	Mailing and postage
Insurance	\$ 60,000	\$ 47,241	\$ 47,241	\$ 53,760	\$ 53,760	Liability, D&O and Property Insurance
Printing and Binding	\$ 500	\$ 107	\$ 500	\$ 500	\$ -	Agenda books and copies
Web Site Maintenance	\$ 1,200	\$ 200	\$ 1,200	\$ 1,200	\$ 300	Statutory Maintenance of District Web Site
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Oportunity
Legal Services						
General Counsel	\$ 10,000	\$ 2,228	\$ 15,000	\$ 20,000	\$ 1,000	District Attorney
Tax Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	Not Required for FY 2021
Other General Government Services						
Engineering Services - General	\$ 12,000	\$ 1,800	\$ 12,000	\$ 15,000	\$ 3,750	District Engineer
Engineering Services - Assets	\$ 9,000	\$ -	\$ 15,000	\$ 9,000	\$ 2,250	Long Range Capial Asset Valuations/Reserve Analysis
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 218,775	\$ 101,049	\$ 211,425	\$ 224,235	\$ 101,935	
Stormwater Management Services						
Professional Services						
Asset Management	\$ 37,000	\$ 8,648	\$ 37,000	\$ 43,900	\$ 10,975	District Asset Manager
Mitigation Monitoring	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	Miscellaneous Reporting
NPDES Reporting	\$ 2,000	\$ 1,625	\$ 6,175	\$ 2,000	\$ -	Required Reporting
Utility Services						
Electric - Aeration System	\$ -	\$ -	\$ -	\$ -	\$ -	

**Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget	Expenditure Requirements - October 2020 - December, 2020	Notes
Repairs & Maintenance						
Lake & Wetland System						
Aquatic Weed Control	\$ 64,800	\$ 24,618	\$ 64,800	\$ 69,000	\$ 17,250	Periodic Spraying of Water Management System
Lake Bank Maintenance	\$ 3,000	\$ -	\$ 1,500	\$ 2,000	\$ 500	Minor Repairs to Lake Banks
Water Quality Testing	\$ 14,000	\$ -	\$ 14,000	\$ 14,000	\$ 3,500	Required Water Quality Testing
Water Control Structures	\$ 26,000	\$ 17,530	\$ 18,000	\$ 26,000	\$ 6,500	Periodic Maintenance
Wetland System						
Routine Maintenance	\$ 34,800	\$ 10,462	\$ 34,800	\$ 39,500	\$ 9,875	Permit Required Maintenance
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay						
Aeration System	\$ -	\$ 7,240	\$ 7,240	\$ -	\$ -	See CIP Program
Fountain Replacement (in Lakes)	\$ 10,000	\$ 4,550	\$ 4,550	\$ -	\$ -	See CIP Program
Lake Bank Restorations	\$ 252,450	\$ 8,616	\$ 252,450	\$ 216,800	\$ -	See CIP Program
Littoral Shelf Planting	\$ 12,000	\$ 8,750	\$ 10,000	\$ 12,000	\$ -	See CIP Program
Contingencies/Inspection Services	\$ 15,000	\$ 10,500	\$ 15,000	\$ 20,800	\$ -	
Sub-Total:	\$ 472,050	\$ 102,540	\$ 465,515	\$ 447,000	\$ 48,600	
Road and Street Services						
Professional Management						
Asset Management	\$ -	\$ -	\$ -	\$ 3,000	\$ 750	District Asset Manager
Utility Services						
Electric						
Street Lights	\$ -	\$ 130	\$ 750	\$ 1,200	\$ -	Treviso Bay Blvd Entrance St. Lts. - to Guardhouse
Pump Station	\$ -	\$ 1,672	\$ 1,672	\$ -	\$ -	- Transferring back to the HOA - the P.S. is maintained by HOA
Bridge	\$ -	\$ 114	\$ 800	\$ 1,200	\$ 300	Lighting on Bridge
Repairs and Maintenance						
Bridge - Entrance						
Bridge Inspection Report	\$ -	\$ -	\$ -	\$ 15,000	\$ 3,750	Next Inspection Date - Summary of 2022
Maintenance Services						
Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	
Entry Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	
Entry Wall	\$ -	\$ 3,496	\$ 3,496	\$ -	\$ -	
Street Lights/Directional Signs	\$ -	\$ 104	\$ 104	\$ 4,500	\$ 1,125	Periodic Maintenance
Miscellaneous Repairs	\$ 9,000	\$ 3,200	\$ 14,000	\$ 9,000	\$ 2,250	Periodic Maintenance
Capital Outlay						
Landscaping Lighting	\$ -	\$ -	\$ -	\$ 34,000	\$ 8,500	See CIP Program
Sub-Total:	\$ 9,000	\$ 8,715	\$ 20,822	\$ 67,900	\$ 16,675	
Landscaping Services						
Professional Management						
Asset Management	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	\$ 1,625	District Asset Manager
Water Quality Monitoring	\$ 10,000	\$ -	\$ 7,500	\$ 12,000	\$ 3,000	Regulatory Permit Monitoring for Water Withdrawal
Utility Services						
Electric - Landscape Lighting	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	\$ 1,125	Entrance Lighting and Street Lighting Entrance
Irrigation Water - Landscaping	\$ 7,000	\$ -	\$ -	\$ -	\$ -	- Water for Landscaping from the master irrigation system
Potable Water - Meter (Entry Fountain)	\$ -	\$ 12,180	\$ 12,180	\$ -	\$ -	- Installation of Water Meter for Fountain
Potable Water - Fountain	\$ 4,000	\$ 72	\$ 360	\$ 500	\$ 125	Monthly County Water Charges
Repairs & Maintenance						
Public Area Landscaping						
Treviso Bay Blvd - Entrance	\$ 71,000	\$ 20,947	\$ 66,000	\$ 72,000	\$ 18,000	Treviso Bay Boulevard
Southwest Boulevard	\$ 32,000	\$ 3,836	\$ 23,000	\$ 26,000	\$ 6,500	Development Order Requirement for Maintenance
Irrigation System	\$ 3,000	\$ -	\$ 3,000	\$ 3,700	\$ 925	Landscaping Irrigaion - Treviso Bay Blvd.
Well System	\$ -	\$ -	\$ -	\$ -	\$ -	
Plant Replacement	\$ 12,000	\$ 10,196	\$ 12,000	\$ 22,000	\$ 5,500	Annual Plantings/Replacement - Yearly
Fountains	\$ 15,000	\$ 685	\$ 685	\$ 8,500	\$ 2,125	8 Motor's - risk is high for replacement yearly (New CIP - 2022)
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	

Wentworth Estates
Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget	Expenditure Requirements - October 2020 - December, 2020	Notes
Operating Supplies						
Mulch	\$ 5,000	\$ 5,000	\$ 6,500	\$ 6,500	\$ 1,625	Entrance Mulch - once/year
Contingencies	\$ 7,500	\$ 1,437	\$ 4,312	\$ 10,000	\$ 2,500	Contingencies
Capital Outlay						
Engineering - Fountain Mechanical			\$ -	\$ 26,000	\$ 6,500	See CIP Program
Sub-Total:	\$ 177,500	\$ 54,352	\$ 146,537	\$ 198,200	\$ 49,550	
Reserves						
Operations	\$ 175,000	\$ -	\$ -	\$ -	\$ -	In FY 2021 - The Distrit Reserved sufficient cash for Operations This is year 1 of a multi-year program - In FY 2023 Budget - will update based on asset valuations/reserve study being conducted in FY 2021/22 (expected completion of valuation/reserve September, 2021)
Storm Events/Unforseen Capital /Reserves				\$ 82,280		
Sub-total:	\$ 175,000	\$ -	\$ -	\$ 82,280	\$ -	
Other Fees and Charges						
Discount for Early Payment	\$ 43,847	\$ -	\$ 43,847	\$ 42,484	\$ -	
Sub-Total:	\$ 43,847	\$ -	\$ 43,847	\$ 42,484	\$ -	
Total Expenditures and Other Uses	\$ 1,096,172	\$ 266,656	\$ 888,145	\$ 1,062,099	\$ 168,160	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 723,945	\$ 208,027	\$ 82,280		
Fund Balance						
Beginning	\$ 134,503	\$ 134,503	\$ 134,503	\$ 33,027		
Reserved for Operations			\$ 175,000	\$ 175,000		
Storm Events/Unforseen Capital /Reserves			\$ -	\$ 82,280		
Results from Current Operations			\$ 33,027	\$ -		
Total Fund Balance	\$ 134,503	\$ 858,448	\$ 342,530	\$ 290,307		

Assessment Comparison				
Description	Number of Units	FY 2021 Rate/Unit	FY 2022 Rate/Unit	
Residential	1432	\$ 719.27	\$ 726.11	
Commercial	N/A	\$ 23,025.09	\$ 22,309.39	\$
CAP Rate Adopted (FY 2020)		\$ 805.59	\$ 805.59	\$
				1,062,098.96
				-

Wentworth Estates
Community Development District
Debt Service Fund - Series 2018 Refunding Bonds
Fiscal Year 2022

Description	Fiscal Year 2021 Adopted Budget	Actual at 01/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 2,112,361	\$ 1,735,048	\$ 2,112,361	2,112,361
Special Assessment - Off-Roll	\$ -			
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest Income				
Sinking Fund	\$ -		\$ -	\$ -
Interest Account-Series A	\$ 450	\$ 0	\$ 1	\$ -
Reserve Account-Series A	\$ 630	\$ 7	\$ 29	\$ -
Prepayment Account	\$ -	\$ -	\$ -	
Revenue Account	\$ 1,000	\$ 9	\$ 36	\$ -
Intragovernmental Transfers In				
Debt Service Fund - Series 2006 Bonds	-	\$ -	-	\$ -
Debt Proceeds				
Series 2017 Refunding Bonds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 2,114,441	\$ 1,735,065	\$ 2,112,426	\$ 2,112,361
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 1,065,000	\$ -	\$ 1,065,000	\$ 1,095,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -		\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 881,850	\$ 440,925	\$ 881,850	\$ 849,900
Other Fees and Charges				
Discounts/Fees and Charges	\$ 138,192	\$ -	\$ 138,192	\$ 138,192
Operating Transfers Out				
Total Expenditures and Other Uses	\$ 2,085,042	\$ 440,925	\$ 2,085,042	\$ 2,083,092
Net Increase/(Decrease) in Fund Balance		\$ 1,294,140	\$ 27,384	\$ 29,269
Fund Balance - Beginning	\$ 1,432,432	\$ 1,432,432	\$ 1,432,432	\$ 1,459,816
Fund Balance - Ending	\$ 1,432,432	\$ 2,726,571	\$ 1,459,816	\$ 1,489,085

Restricted Fund Balance:

Reserve Account Requirement	\$ 579,988
Restricted for November 1, 2022 Interest Payment	\$ 408,525
Total - Restricted Fund Balance:	\$ 988,513

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

Wentworth Estates
Community Development District
Debt Service Fund - Series 2018 Amortization Schedule
Fiscal Year 2022

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	