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WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report

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WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1.0 INTRODUCTION

1.1 DESCRIPTION OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

Treviso Bay (the "Development") served by the Wentworth Estates Community Development District, (the "District") is located in Collier County, Florida lying within Sections 29, 30, 31, and 32, Township 50 South, Range 26 East. More precisely the main project entrance is located at U.S. 41 and Treviso Bay Boulevard, just southeast of the intersection of County Road 864 (Rattlesnake Hammock Road) and US 41. Please see Exhibit 1 which depicts the boundary of the District.

The Development has three access points on U.S. 41 (Treviso Bay Boulevard, Southwest Boulevard and a dedicated entrance to the Commercial Parcel located in the District) and is located within the boundaries of the Wentworth Estates Planned Unit Development (Ordinance No. 03-51). The District is comprised of approximately 976.84 acres of property (740.72 acres of which are developable). Infrastructure constructed by the District will eventually serve the Development consisting of 1,212 residential dwelling units, as well as an 18-hole golf course, 85,000 square feet of commercial uses and over 230 acres of preserve land.

To date, the District has funded construction improvements totaling \$57,843,835.79, which substantially completed the improvements proposed to be funded by the District. A Certification of Substantial Completion was completed and provided to the District by Johnson Engineering within the past year.



The following table, Table 1, describes the general land use categories found within the District that District Improvements support:

TABLE 1

TYPE OF USE	ACREAGE +/-	% OF TOTAL
SINGLE FAMILY RESIDENTIAL	171.73	17.6%
MULTI FAMILY RESIDENTIAL	37.21	3.80%
COMMERCIAL	10.0	1%
GOLF COURSE, CLUBHOUSE AND MAINTENANCE FACILITY	145.63	14.9%
RIGHTS-OF-WAY	60.59	6.2%
SURFACE WATER MANAGEMENT	118.87	12.2%
MITIGATION/EASEMENTS	236.12	24.2%
OPEN SPACE	196.69	20.1%
TOTAL	976.84	100%

1.2 PURPOSE AND SCOPE OF THE REPORT

The purpose of this report begins by analyzing the expenditures from the Series 2006 Acquisition and Construction Account, then identifying the Cost Allocation Methodology to the Board. Once these two steps have been completed - then coupled with the Allocation Methodology, prepared by JPWard & Associates, LLC, these two methodologies (the Cost Allocation Methodology and the Allocation Methodology) constitute the District's procedure for instituting the Assessments to fund the capital improvement plan of the District.

The last Engineer's Report provided for the District and which was prepared and dated April, 2006 identified the projected capital improvement plan as amended, to be funded by the Series 2006 A & B Special Assessment Bonds. This report thoroughly reviews the actual capital improvements made by the District then allocates those costs into their respective projects, such as surface water management, roadways, etc.



Next, the original Developer has ceased to be involved in the District and the Treviso Bay development entirely. As a result, Lennar Homes, the new Developer has become involved in the Development and has introduced a new product mix for the residential lots being served by the District. This new product mix must be analyzed to determine the most equitable, fair and reasonable apportionment of the assessments for the entire District.

The previous Developer proposed the development of 129 Single Family Lots and 1,074 multi-family dwelling units for a total of 1,203 dwelling units; whereas, the new Developer is proposing the development of 446 Single Family Lots with varying lot sizes and 766 Multi-Family Dwelling Units, for a total of 1,212 Dwelling Units being served by the District.

The above change in dwelling units proposed for the District, combined with the change in the Developer Entity constitutes a substantial change in the allocation of construction costs set forth in the previous Engineer's Report. Therefore, it is necessary to revisit and re-establish an updated allocation of costs based on the anticipated development program being proposed by the Developer of Treviso Bay.

Based on our investigation of the existing site and permitting, we would anticipate that there will be no additional permitting necessary to complete the CDD portion of the project, except in areas owned by the new Developer where lot size modifications are proposed. These changes would necessitate very minor changes to the existing infrastructure by way of relocating water, sewer and irrigation services to each of the lots.

2.0 DISTRICT BOUNDARIES

Exhibit 1 delineates the boundaries of the District. The District is located in Sections 29, 30, 31, and 32, Township 50 South, Range 26 East, Collier County, Florida. The main entrance to the project is located on the southwest side of Tamiami Trail East (U.S. 41) approximately one and one-quarter miles southeast of the intersection of Tamiami Trail East and Rattlesnake Hammock Road (C.R. 864).

The entire property within the District is located within the Treviso Bay Development. Approximately 740.72+/- acres of the District were developable, while the remaining 232.51+/- acres and 3.61+/- acres were set aside for preserve area and easement interest, respectively.



3.0 EXISTING INFRASTRUCTURE

3.1 SURFACE WATER MANAGEMENT SYSTEM

The surface water management system consists of excavated lakes, culverts, catch basins, swales and water control structures. Stormwater runoff from the areas within the District is routed to the lakes for water quality treatment and storage. The stormwater is then released via water control structures. See Exhibit 4 of the Appendix for a map of the District's surface water management system. Construction of the District's Surface Water Management System is now complete and is considered to be in the Operations and Maintenance phase of the development.

Portions of the Surface Water Management System have been conveyed to the District by fee simple title, while the District holds easement interest over other portions of the system (such as the pipe conveyances) in order to provide operations and maintenance of the system.

3.2 UTILITIES

The District is located within the Collier County Utilities Service Area. The potable water and sewer system along Treviso Bay Boulevard and in the single-family residential areas were constructed by the District and dedicated to Collier County for ownership and operation. Potable water and sewer utilities within multi-family areas were not funded by the District and will be owned and maintained by Homeowner/Condominium Associations, rather than the District. Refer to Exhibit 3 for a map of the District's Utilities.

Potable water for the community is provided by connection to the Collier County water distribution mains. The potable water facilities include transmission and distribution mains along with valves, fire hydrants and water services to individual lots and parcels.

Wastewater from the community is collected within the site and then pumped, via force mains and pumping stations located within the site, to the Collier County force main network on U.S. 41. The wastewater facilities include gravity mains, individual lot sewer services, collection system pump stations, and force mains.

The irrigation system that has been funded by the District includes groundwater wells, an irrigation pumping facility, and irrigation distribution mains located within the Treviso Bay Boulevard right-of-way. The irrigation system is owned and maintained by the District. The irrigation system components that extend into individual development tracts (such as golf course residential and commercial tracts) were not constructed by, nor are they maintained by, the District.



As with the surface water management system, the District funded components of the Utility Systems have been fully constructed and completed.

3.3 ROADWAY IMPROVEMENTS

A main entrance road (Treviso Bay Boulevard) extends from U.S. 41 to the main guardhouse and entrance gate and serves the residential developments and the commercial portion of the development. The District constructed and now owns and maintains the main entrance road and bridge. See Exhibit 2 of the Appendix for a map of the District roadways.

All roads within the Development beyond the main entrance gate and guardhouse are private roadways. The District did not construct, nor do they own or maintain, these roads. Easements along the roadways were granted to utilities providing services to the Development.

3.4 EXTERIOR LANDSCAPING

Landscaping was installed around the exterior of the District to serve as a buffer to adjacent properties and roads and consists of perimeter berms, sod, flowers, shrubs, ground cover, littoral plants and trees. The District constructed and now owns and maintains all landscaping features along the District perimeter and main entrance road. The District does not own or maintain landscaping on individual lots or developments within the District.

3.5 OFF-SITE IMPROVEMENTS

Intersection and traffic signal improvements were constructed at the two residential project entrances (Treviso Bay Boulevard and Southwest Boulevard) and one commercial tract entrance off U.S. Hwy 41. The intersection improvements were constructed by the District and dedicated to the Florida Department of Transportation for ownership and maintenance. Improvements to Southwest Boulevard (between U.S. 41 and the District boundary) were constructed by the District and dedicated to and maintained by Collier County, with the exception of the lighting and landscaping which the District maintains. See Exhibit 5 of the Appendix for a map of off-site improvements.



3.6 MITIGATION

Mitigation (a PUD requirement as part of the permitting process) included both on-site and off-site preserve enhancement, creation and preservation. The District owns and maintains the preserve in the Treviso Bay Development that is not within the District boundary. The District also maintains the preserves on Rookery Bay National Estuarine Research Reserve property, which are owned by Rookery Bay National Estuarine Research Reserve.

On-site preserve enhancements were also performed and the proposed surface water management system was designed to improve historic wetland surface water hydrology to wetland areas on and off-site. The District owns and maintains all of the on-site preserves (within the District boundary).

4.0 ANALYSIS OF COSTS SPENT FOR CAPITAL IMPROVEMENT PLAN

A total of \$59,241,171.98 has been funded for Construction of District Infrastructure. The cost by project is noted later in this report. This represents the cost of the complete capital improvement plan intended to be constructed by the District, with the exception of the construction of a TECO Gas Main extension which has not been constructed, and drainage component construction for the Lely Canal, which was a public improvement funded by Collier County.

As stated previously, the District's Capital Improvement Program, as outlined in the latest Engineer's Report has been substantially completed and has now, for the most part, passed into the operations and maintenance phase.

5.0 COST ALLOCATION OF CAPITAL IMPROVEMENT PLAN

5.1 SURFACE WATER MANAGEMENT - \$21,183,533.25

The Water Management System costs are allocated based on the calculated stormwater runoff rates for different property types within the District. The stormwater management system includes the interconnected lake system within the District and specifically consists of stormwater management lakes, drainage pipes, catch basins, swales, berms and water control structures.

The District's surface water management system, although it can be broken down into distinctive basins, was designed to be an integrated and functional water management system for treatment and attenuation of stormwater runoff for the entire District. All parts of the system, irrespective of their geographic location within the District, are an important and integral part of the Water Management System and must be operated and maintained as one to ensure the adequate function of the system and that the



permit requirements placed on the District as a whole are being met. As such, the system is intended to and does function as one aggregate system. We recommend that the construction costs of the District's surface water management system be allocated based on the capacity usage anticipated for each land use within the District as described below.

The Cost Allocation Methodology for Water Management System will be divided into the following two components:

- 1) Common Area that benefits the entire development
 - a) Treviso Bay Boulevard
 - b) Stormwater Management Lakes
- 2) Specific Land Uses (based on ERU Calculation generated by anticipated runoff rates)
 - a) Single Family (based on lot size)
 - b) Multi-Family (Based on runoff generated per building, divided by the number of units per building)
 - c) Golf Course (including Clubhouse and Maintenance)
 - d) Commercial Development

Taking the above information into account, we are able to conclude a distribution of the costs that is based on sound engineering principals related to the Stormwater Management System and the capacity of the system being utilized for each land use within the District.

First and foremost, a substantial portion of the property within the District can be considered "common areas" that discharge stormwater runoff into the District's stormwater management system. These areas generally consist of the areas making up the drainage system (lakes) and Treviso Bay Boulevard (the main spine road right-of-way). Of the total 740.72 acres of the District not dedicated as preserve areas, approximately 151.94 acres falls within this category. Expressed as a percentage of the whole, approximately 20% of the District's geographical area can be considered common area that drains to the District's system. We propose that this 20% of the total Surface Water Management Systems cost be divided equally among all property owners within the District.

We propose the remaining 80% of the Total Annual Assessments be divided among all properties based on an ERU Factor for each unit type. The ERU Factor was calculated based on the estimated runoff that we expect would be generated from each of the land uses, utilizing the Rational Method calculation. The Rational Method is expressed by the formula $Q=ciA$. Variables within the formula consist of the following:



- Q – Calculate runoff rate, expressed in Cubic Feet Per Second (CFS)
- c – Rational Coefficient. This coefficient is derived by taking a weighted average of the pervious (open, landscaped areas) and impervious (paved areas or building coverage) areas within the drainage area with the following coefficients assigned to each ground cover type:

Cover	Rational Coefficient
Impervious	0.98
Pervious	0.25

- i – Rainfall Intensity in inches per hour (in/hr). This intensity is derived from rainfall curves which utilize historic rainfall data to assign intensities for different frequency storm events, for different geographic regions of the state. In this instance, the 25-year, 24-hour frequency storm event was utilized, as this is the typical design parameter for stormwater management systems in Southwest Florida.
- A – Drainage basin area, expressed in Acres (ac.)

The pervious/impervious coverage for each residential lot type was calculated, and weighted to determine its Rational Coefficient. Likewise, the golf course area was defined in terms of the Rational Coefficient based on its pervious and impervious area. In order to calculate Rational Coefficients for other land uses in the District, an 80% impervious coverage was assumed for the Clubhouse and Maintenance Facility, the Multi-family developments and the Commercial parcel, which is typical for this type of commercial development intensity. The calculated runoff coefficients were then incorporated into the Rational Formula for each land use to calculate the runoff rates generated for each property within the district. The benchmark for this was based on a typical 50' wide lot, which generates 0.84 cubic feet per second of runoff during the storm event. Runoff rates were calculated for each use and divided by 0.84 CFS in order to establish the following ERU Factors.



The table detailing the ERU calculations is below. The term “ERU calculations” means not only disclosure of the costs per se, but the use of the ERU factor to demonstrate the ultimate flow value.

Product Type	Impervious Area	Pervious Area	Total Area	Rational Coefficient	Rainfall Intensity	Flow	ERU Value
50' Lot	0.06	0.08	0.14	0.53	8	0.60	1
60' Lot	0.07	0.11	0.17	0.53	8	0.72	1.21
75' Lot	0.1	0.23	0.33	0.44	8	1.15	1.93
100' Lot	0.3	0.2	0.5	0.67	8	2.67	4.47
150' Lot	0.4	0.35	0.75	0.62	8	3.70	6.18
Coach Homes	0.02	0.02	0.04	0.59	8	0.19	0.32
2 Story Condos	0.03	0.01	0.04	0.79	8	0.25	0.42
4 Story Condos	0.03	0.01	0.04	0.79	8	0.25	0.42
Commercial	8	2	10	0.82	8	65.92	110.16
Golf Course	12.74	146.89	159.63	0.26	8	334.91	559.67

Utilizing the cost allocation discussed above, and the proposed unit count for the District, the following table illustrates the cost distribution per product type:

Product Type	District Common Areas - 20%	ERU's - 80%	TOTAL Surface Water Management
50' Lot	\$687,505.12	\$1,825,413.35	\$2,512,918.47
60' Lot	\$160,534.19	\$516,273.02	\$676,807.21
75' Lot	\$436,234.21	\$2,229,799.97	\$2,666,034.18
100' Lot	\$233,821.54	\$2,772,136.87	\$3,005,958.41
150' Lot	\$38,388.61	\$629,546.86	\$667,935.47
Coach Homes	\$767,772.21	\$643,173.41	\$1,410,945.62
2 Story Condos	\$753,812.72	\$840,188.63	\$1,594,001.34
4 Story Condos	\$1,151,658.32	\$1,283,621.51	\$2,435,279.83
Commercial	\$3,489.87	\$1,020,752.87	\$1,024,242.75
Golf Course	\$3,489.87	\$5,185,920.11	\$5,189,409.98
TOTAL	\$4,236,706.65	\$16,946,826.60	\$21,183,533.25

5.2 UTILITIES (\$3,001,984.97 Potable Water, \$3,462,942.91 Sanitary Sewer and \$2,217,897.07 Irrigation Systems funded by the District)

The next component of the District’s Capital Improvement Plan is the Potable Water, Wastewater and Irrigation Systems. The distribution mains installed by the District serve all components of the District. In order to establish the cost distribution for the construction of the Utility System, we will analyze the costs in two parts, with the first being the potable water and sanitary sewer costs and the second being the irrigation distribution system. It is necessary to split the Utility System in this manner in order to correctly allocate the costs based on Engineering Design principals based on projected usage by land use category.



With regard to the potable water distribution and sanitary sewer collection system, we propose to utilize typical flow rates as follows to establish ERU's for each land use category within the District:

Land Use Category	Flow Rate	ERU Value
Single Family	300	1
Multi Family	200	0.67
Commercial	8500	28.33
Golf Course	6500	21.67

Flow Rates for the above ERU calculation were based on flow rates established in F.A.C. (Florida Administrative Code) Chapter 64E-6, which sets forth flow rates for different land use categories for use in designing water and wastewater facilities. The flow rate for Single Family Land Uses is based on a 3 bedroom home with 1200-2250 Square Feet of living space (on average) and for Multi Family Uses is based on a 2 bedroom home with 751-1200 square feet of living space (on average). The flow rates for the Commercial and Golf Course uses are based on 0.1 gallons per day, per square foot (clubhouse area only for the golf course calculation).

The benchmark for the ERU factor is a Single Family Home, and in order to establish ERUs for each land use, the flow is divided by the Single Family Flow Rate of 300 gallons per day.

Utilizing the ERU factors, determined above, for each land use, the cost allocation for the Potable Water and Sanitary Sewer improvements is as follows:

Land Use Category	Cost Allocation
Single Family	\$2,864,262.75
Multi Family	\$3,279,559.44
Commercial	\$181,959.89
Golf Course	\$139,145.80
TOTAL	\$6,464,927.88

With regard to the Irrigation Distribution System, the cost distribution, again, should be prepared based on the usage expected for each land use. This, however, would be based on the irrigated area for each lot type. In the case of the residential (both single and multi family) and commercial components, the irrigated area for each lot type is simply the pervious area calculated previously in the Surface Water Management Section.



In the case of the golf course, the actual irrigated area of the golf course is was calculated based on the area of the tees, greens and fairways only, as the rough areas are not typically irrigated. This area comprises approximately 18% of the overall irrigated area of the District; therefore, we propose that 18% of the irrigation related costs be assigned to the golf course and the remaining 82% would be distributed based on the below ERU calculation.

Product Type	Irrigated Area	ERU Value
50' Lot	0.08	1
60' Lot	0.11	1.38
75' Lot	0.23	2.88
100' Lot	0.2	2.50
150' Lot	0.35	4.38
Coach Homes	0.02	0.25
2 Story Condos	0.01	0.13
4 Story Condos	0.01	0.13
Commercial	2	25.00

As with previous ERU factor calculations, the ERU Factor is established by dividing the irrigated area for each Product Type by the Irrigated Area for a 50' Lot.

Utilizing the above ERU Factor calculation, the Cost Distribution for the Irrigation System is as follows:

Product Type	Cost Allocation
50' Lot	\$364,289.88
60' Lot	\$116,961.09
75' Lot	\$664,551.64
100' Lot	\$309,738.85
150' Lot	\$88,992.13
Coach Homes	\$101,705.30
2 Story Condos	\$49,928.05
4 Story Condos	\$76,278.97
Commercial	\$46,229.68
Golf Course	\$399,221.47
TOTAL	\$2,217,897.07



5.3 **ROADWAY IMPROVEMENTS (\$9,356,056.80 funded by the District)**

The next component of the District’s Capital Improvement Plan is the Roadway improvements, which benefit all properties within the District, including the Commercial parcel. The roadway costs only include the costs associated with the entrance road, up to the guard gate, since the remainder of the roadways within the District are private. The costs for this portion of the District’s Capital Improvements are proposed to be allocated only to residential properties and the Commercial parcel. This is due to the fact that the golf course is solely for the benefit and will eventually be turned over to the residential property owners and, as such, will not be a generator of traffic on the District Roadway. The costs that might otherwise be allocated to the golf course are allocated to the residential properties.

The assignment of costs for the roadway system, facilities, and services, lend themselves to the use of trip generation rates, which is the most sound and technically practical method for the allocation of costs. Trip generation rates are traditionally used in forecasting or estimating the number of vehicles or people that will use a specific transportation facility. Throughout the District there are only three (3) use types: single family, multi family and commercial. As such, the standard trip generation rates, as per the International Traffic Engineer’s (“ITE”) Trip Generation Manual of 10 trips per day for Single Family, 7 trips per day for Multi Family and 85 trips per day for Commercial (1 trip per 1,000 Square Feet of Commercial Area) are used for the cost allocation of this portion of the Capital Improvement Plan. Based on this trip generation analysis, the following table depicts the ERU factor calculation, utilizing 10 trips for a single family unit as the benchmark for the calculation:

Land Use Category	Trips	ERU Value
Single Family	10	1
Multi Family	7	0.70
Commercial	85	8.50

Based on the above ERU calculation, the costs allocated to each land use within the District are as follows:

Land Use Category	Cost Allocation
Single Family	\$4,211,972.68
Multi Family	\$5,063,811.10
Commercial	\$80,273.02
TOTAL	\$9,356,056.80



5.4 EXTERIOR LANDSCAPING (\$1,146,832.80 funded by the District)

Exterior Landscaping that has been installed by the District consists of buffering installed along Tamiami Trail and other areas of the District. The landscaping that was installed by the District was necessitated by requirements of the Collier County Land Development Code, which requires landscape buffering along public roadways and between different zoning categories within the County.

As this requirement is due to the development of the District as a whole, there is no additional benefit to any specific land use or lot within the District above another land use. Therefore, we propose that the costs associated with the installation of the Exterior Landscaping be distributed equally among all properties in the district. Utilizing an ERU Factor of 1.0 for each property, costs are distributed based on the following unit counts:

Lot Type	Units	ERU	ERU Units
50' Lot	197	1	197
60' Lot	46	1	46
75' Lot	125	1	125
100' Lot	67	1	67
150' Lot	11	1	11
Multi Family	766	1	766
Commercial	1	1	1
Golf Course	1	1	1
TOTAL	1214		1214

Based on the above ERU Factor calculation, the costs allocated to each property within the District is as follows:

Lot Type	Cost Allocation
50' Lot	\$186,100.54
60' Lot	\$43,454.95
75' Lot	\$118,084.10
100' Lot	\$63,293.08
150' Lot	\$10,391.40
Multi Family	\$723,619.38
Commercial	\$944.67
Golf Course	\$944.67
TOTAL	\$1,146,832.80

5.5 OFF-SITE IMPROVEMENTS (\$2,599,313.47 funded by the District)

The off-site improvements funded by the District were limited to transportation related improvements within both the Tamiami Trail and Southwest Boulevard rights-of-way.



These improvements are necessitated by the traffic expected to be generated from the District as a whole, which is attributable to the Residential Uses and Commercial parcel. As with the District Roadway Improvements, the Golf Course is not included in the cost allocation, as it will not be a traffic generator once it is turned over to residents of the District and is made private.

Similar to the Cost Allocation associated with the District Roadway costs, the ITE Trip Generation Manual was utilized to determine the expected daily trips generated by each Land Use within the District, as follows:

Land Use Category	Trips	ERU Value
Single Family	10	1
Multi Family	7	0.70
Commercial	85	8.50

By utilizing the above ERU values to allocate the Offsite Improvement Costs, the following costs per land use result:

Land Use Category	Cost Allocation
Single Family	\$1,170,176.45
Multi Family	\$1,406,835.45
Commercial	\$22,301.57
TOTAL	\$2,599,313.47

5.6 **MITIGATION (\$2,944,534.31 funded by the District)**

As part of the District's Capital Improvement Program, the District was required to fund the construction of mitigation for wetland, and other habitat, impacts that were due to the development of the District's Facilities and land uses. This mitigation consists of the construction of wetland and habitat replacement. This replacement is a result of areas within the District that were subject to wetland impacts, and are not associated with any specific land uses in the District, as the development of the District as a whole was contingent upon the impact and mitigation program that was permitted by the South Florida Water Management District, United States Army Corps of Engineers and Collier County.

As mitigation is necessary in order to develop the project, we propose that the costs associated with the required Wetland Mitigation be allocated equally among all properties within the District based on the following:



Lot Type	Units	ERU	ERU Units
50' Lot	197	1	197
60' Lot	46	1	46
75' Lot	125	1	125
100' Lot	67	1	67
150' Lot	11	1	11
Multi Family	766	1	766
Commercial	1	1	1
Golf Course	1	1	1
TOTAL	1214		1214

By distributing the cost of the Mitigation program equally among all properties of the District, the following cost allocation results:

Lot Type	Cost Allocation
50' Lot	\$477,819.82
60' Lot	\$111,572.14
75' Lot	\$303,185.16
100' Lot	\$162,507.25
150' Lot	\$26,680.29
Multi Family	\$1,857,918.68
Commercial	\$2,425.48
Golf Course	\$2,425.48
TOTAL	\$2,944,534.31

5.7 PROFESSIONAL AND REGULATORY FEES (\$6,692,887.56 funded for contingencies and \$6,635,188.84 funded for Soft Costs by the District)

Professional and Regulatory Fees that were funded by the District as part of the Capital Improvement Program consist of typical soft costs associated with development projects of this size and magnitude. These generally consist of consultant fees for design, permitting and management of the Capital Improvement Project, Permit Fees, Legal Fees, etc. As with the Mitigation costs, these soft costs are not directly attributable to any specific land uses or properties within the District, but rather are associated with the development of the District as a whole. Therefore, we propose that the costs associated with the Miscellaneous Category be allocated equally among properties within the District based on the following ERU Factor Calculation:



Lot Type	Units	ERU	ERU Units
50' Lot	197	1	197
60' Lot	46	1	46
75' Lot	125	1	125
100' Lot	67	1	67
150' Lot	11	1	11
Multi Family	766	1	766
Commercial	1	1	1
Golf Course	1	1	1
TOTAL	1214		1214

The cost allocation for the Miscellaneous Costs of the District's Capital Improvement Program is as follows:

Lot Type	Cost Allocation
50' Lot	\$2,162,793.29
60' Lot	\$505,017.72
75' Lot	\$1,372,330.77
100' Lot	\$735,569.29
150' Lot	\$120,765.11
Multi Family	\$8,409,642.93
Commercial	\$10,978.65
Golf Course	\$10,978.65
TOTAL	\$13,328,076.40

6.0 SUMMARY OF ALLOCATION OF CONSTRUCTION COSTS

The following table is a summary of the Cost Allocation per Unit Type after applying the above Cost Allocation:

Lot Type	Surface Water Management	Potable Water and Sanitary Sewer	Irrigation	Roadways
50' Lot	\$2,512,918.47	\$1,265,156.42	\$364,289.88	\$1,860,445.33
60' Lot	\$676,807.21	\$295,417.23	\$116,961.09	\$434,418.71
75' Lot	\$2,666,034.18	\$802,764.22	\$664,551.64	\$1,180,485.62
100' Lot	\$3,005,958.41	\$430,281.62	\$309,738.85	\$632,740.29
150' Lot	\$667,935.47	\$70,643.25	\$88,992.13	\$103,882.73
Coach Homes	\$1,410,945.62	\$941,910.02	\$101,705.30	\$1,454,358.28
2 Story Condo	\$1,594,001.34	\$924,784.39	\$49,928.05	\$1,427,915.40
4 Story Condo	\$2,435,279.83	\$1,412,865.03	\$76,278.97	\$2,181,537.42
Commercial	\$1,024,242.75	\$181,959.89	\$46,229.68	\$80,273.02
Golf Course	\$5,189,409.98	\$139,145.80	\$399,221.47	0
TOTAL	\$21,183,533.25	\$6,464,927.88	\$2,217,897.07	\$9,356,056.80



Lot Type	Landscaping	Offsite Improvements	Mitigation	Miscellaneous
50' Lot	\$186,100.54	\$516,871.66	\$477,819.82	\$2,162,793.29
60' Lot	\$43,454.95	\$120,690.84	\$111,572.14	\$505,017.72
75' Lot	\$118,084.10	\$327,964.25	\$303,185.16	\$1,372,330.77
100' Lot	\$63,293.08	\$175,788.84	\$162,507.25	\$735,569.29
150' Lot	\$10,391.40	\$28,860.85	\$26,680.29	\$120,765.11
Coach Homes	\$207,828.02	\$404,051.96	\$533,605.89	\$2,415,302.15
2 Story Condo	\$204,049.33	\$396,705.56	\$523,903.96	\$2,371,387.56
4 Story Condo	\$311,742.03	\$606,077.94	\$800,408.83	\$3,622,953.22
Commercial	\$944.67	\$22,301.57	\$2,425.48	\$10,978.65
Golf Course	\$944.67	0	\$2,425.48	\$10,978.65
TOTAL	\$1,146,832.80	\$2,599,313.47	\$2,944,534.31	\$13,328,076.40

Lot Type	TOTAL
50' Lot	\$9,346,395.40
60' Lot	\$2,304,339.89
75' Lot	\$7,435,399.94
100' Lot	\$5,515,877.63
150' Lot	\$1,118,151.24
Coach Homes	\$7,469,707.23
2 Story Condo	\$7,492,675.60
4 Story Condo	\$11,447,143.27
Commercial	\$1,369,355.71
Golf Course	\$5,742,126.05
TOTAL	\$59,241,171.98

Similarly, the per unit cost allocation, based on the above, is as follows:

Lot Type	Surface Water Management	Potable Water and Sanitary Sewer	Irrigation	Roadways
50' Lot	\$12,755.93	\$6,422.11	\$1,849.19	\$9,443.88
60' Lot	\$14,713.20	\$6,422.11	\$2,542.63	\$9,443.88
75' Lot	\$21,328.27	\$6,422.11	\$5,316.41	\$9,443.88
100' Lot	\$44,865.05	\$6,422.11	\$4,622.97	\$9,443.88
150' Lot	\$60,721.41	\$6,422.11	\$8,090.19	\$9,443.88
Coach Homes	\$6,413.39	\$4,281.41	\$462.30	\$6,610.72
2 Story Condo	\$7,379.64	\$4,281.41	\$231.15	\$6,610.72
4 Story Condo	\$7,379.64	\$4,281.41	\$231.15	\$6,610.72
Commercial	\$1,024,242.75	\$181,959.89	\$46,229.68	\$80,273.02
Golf Course	\$5,189,409.98	\$139,145.80	\$399,221.47	0



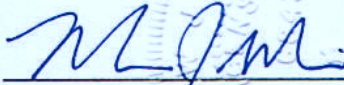
Lot Type	Landscaping	Offsite Improvements	Mitigation	Miscellaneous
50' Lot	\$944.67	\$2,623.71	\$2,425.48	\$10,978.65
60' Lot	\$944.67	\$2,623.71	\$2,425.48	\$10,978.65
75' Lot	\$944.67	\$2,623.71	\$2,425.48	\$10,978.65
100' Lot	\$944.67	\$2,623.71	\$2,425.48	\$10,978.65
150' Lot	\$944.67	\$2,623.71	\$2,425.48	\$10,978.65
Coach Homes	\$944.67	\$1,836.60	\$2,425.48	\$10,978.65
2 Story Condo	\$944.67	\$1,836.60	\$2,425.48	\$10,978.65
4 Story Condo	\$944.67	\$1,836.60	\$2,425.48	\$10,978.65
Commercial	\$944.67	\$22,301.57	\$2,425.48	\$10,978.65
Golf Course	\$944.67	0	\$2,425.48	\$10,978.65

Lot Type	TOTAL
50' Lot	\$47,443.63
60' Lot	\$50,094.35
75' Lot	\$59,483.20
100' Lot	\$82,326.53
150' Lot	\$101,650.11
Coach Homes	\$33,953.21
2 Story Condo	\$34,688.31
4 Story Condo	\$34,688.31
Commercial	\$1,369,355.71
Golf Course	\$5,742,126.05

We believe that the proposed cost allocation methodology, described above, is both technically sound as well as practical in its intent and design. The engineering principals are based on the site specific intent and function of each component of the District's infrastructure. Information was provided for use in this analysis and report by Johnson Engineering (District Engineer) as well as from first hand site inspections and review of District records and information.

This information represents the current intentions of the District, with regard to the existing and proposed infrastructure. This report may be subject to change in the future, should the intentions of the District change.

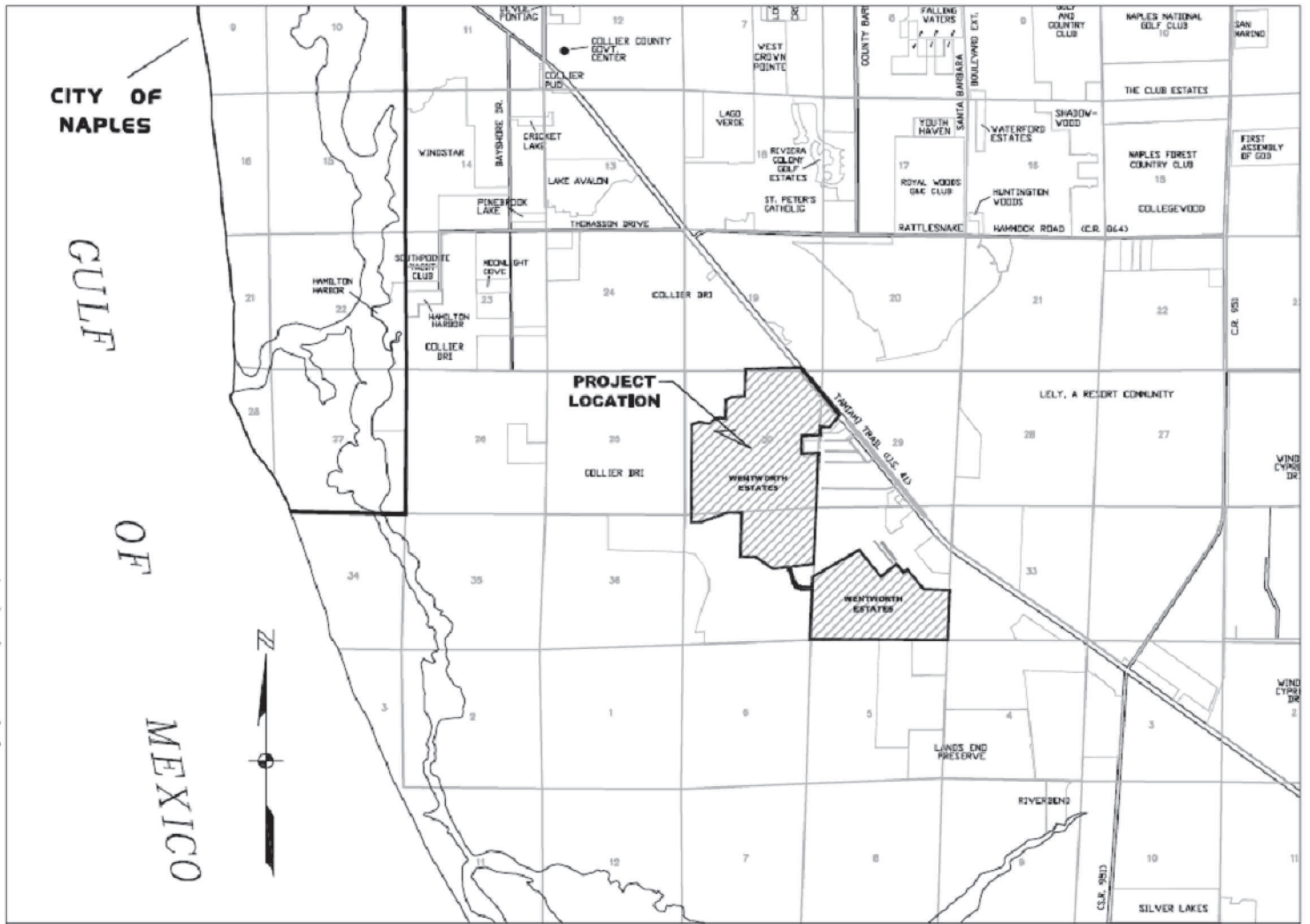
Morris Engineering and Consulting, LLC appreciates the opportunity to be of service to the Wentworth Estates Community Development District.

 8/15/12
 Matthew J. Morris Date
 FL License No. 68434



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APPENDIX



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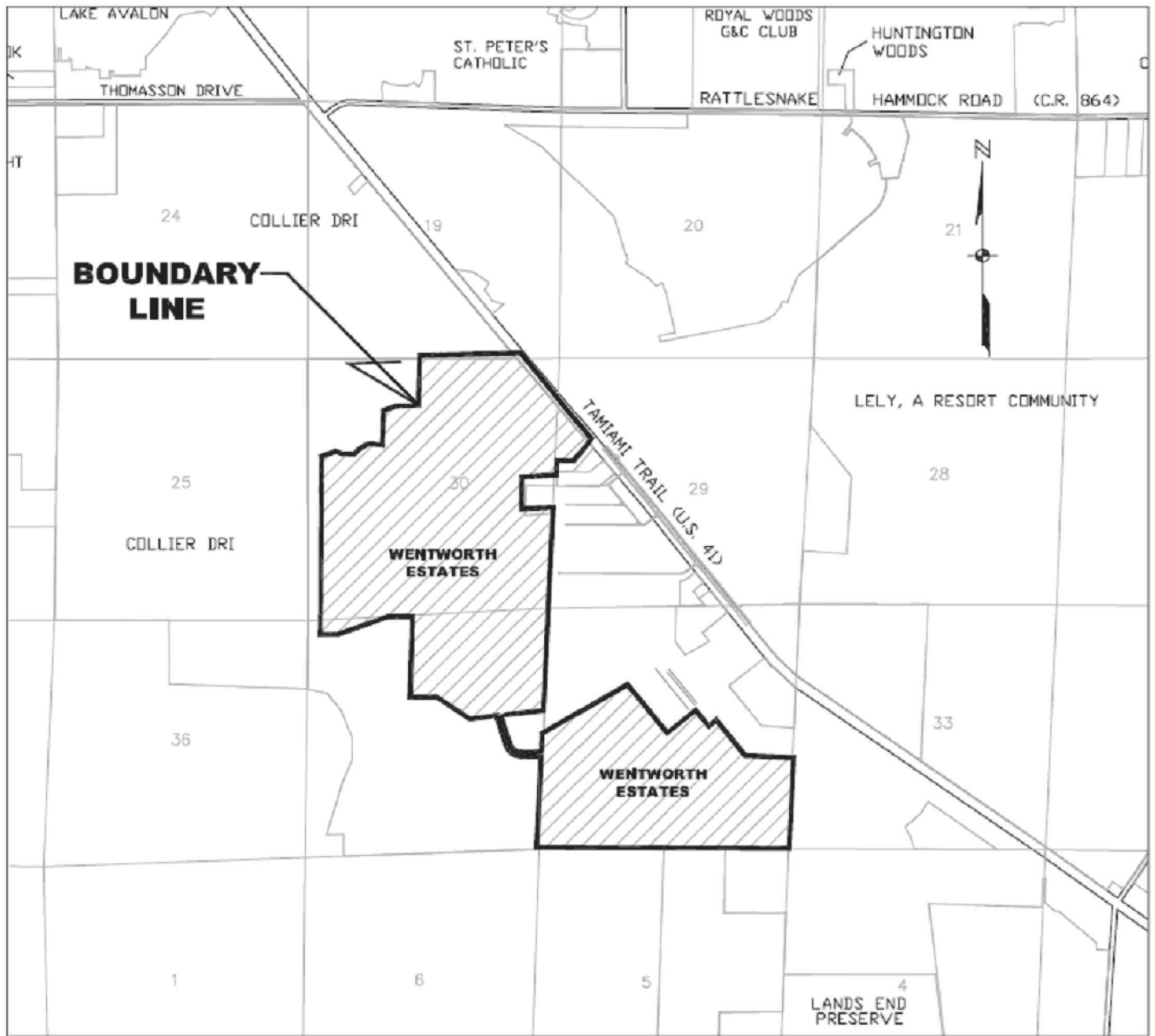


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DATE 2/17/12	
PROJECT CDD	
DRAWING District Exhibits	
DRAWN DES	CHECKED MAN

WENTWORTH ESTATES CDD
Location Map
 Collier County, Florida

SCALE NTS	
SEC.-TSP.-RNG.	
SHEET 1	OF 10



NOT TO SCALE

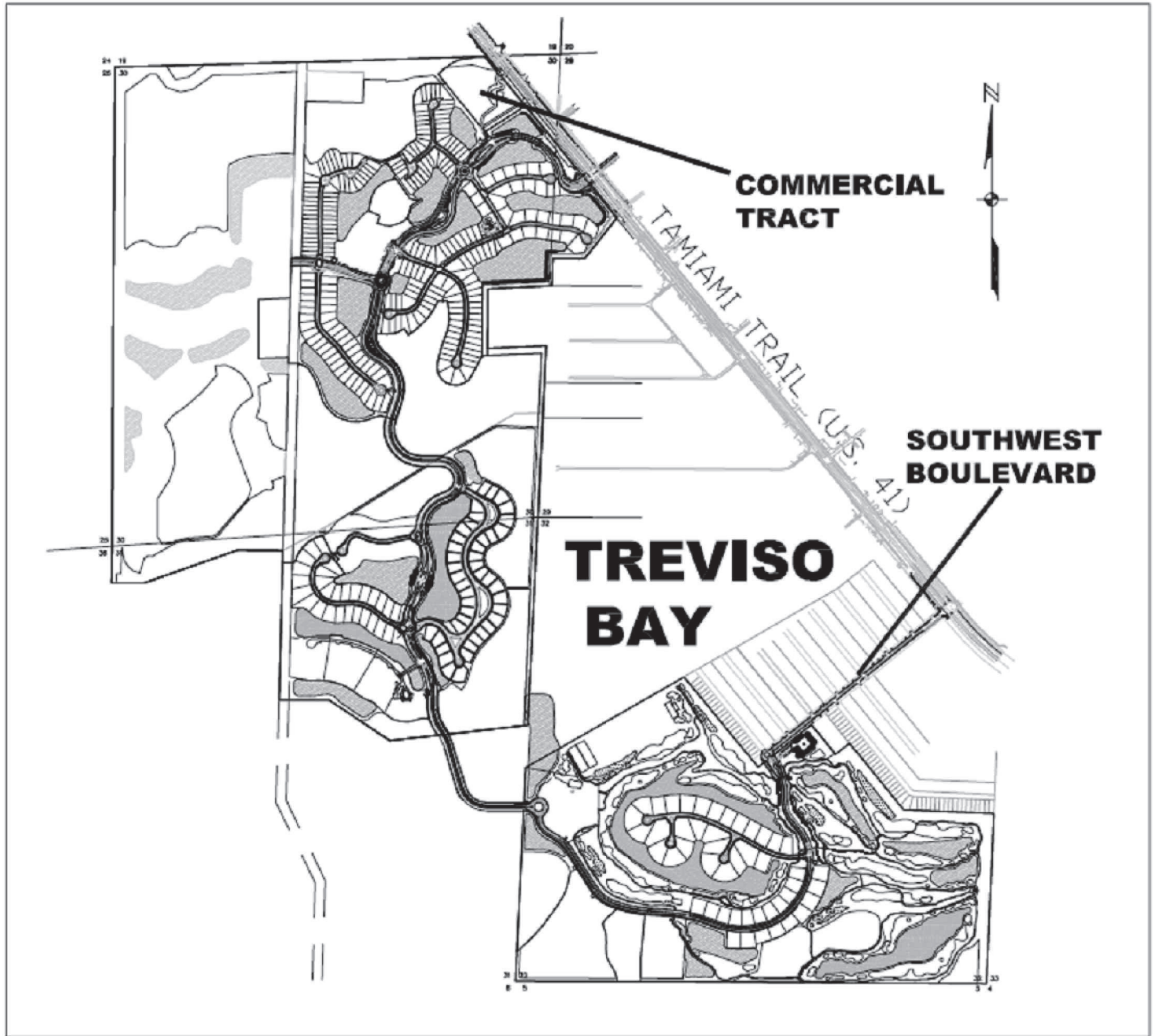


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WENTWORTH ESTATES CDD
 District Boundary Exhibit
 Collier County, Florida

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SEC.-TSP.-RNG.	
SHEET 2	OF 10



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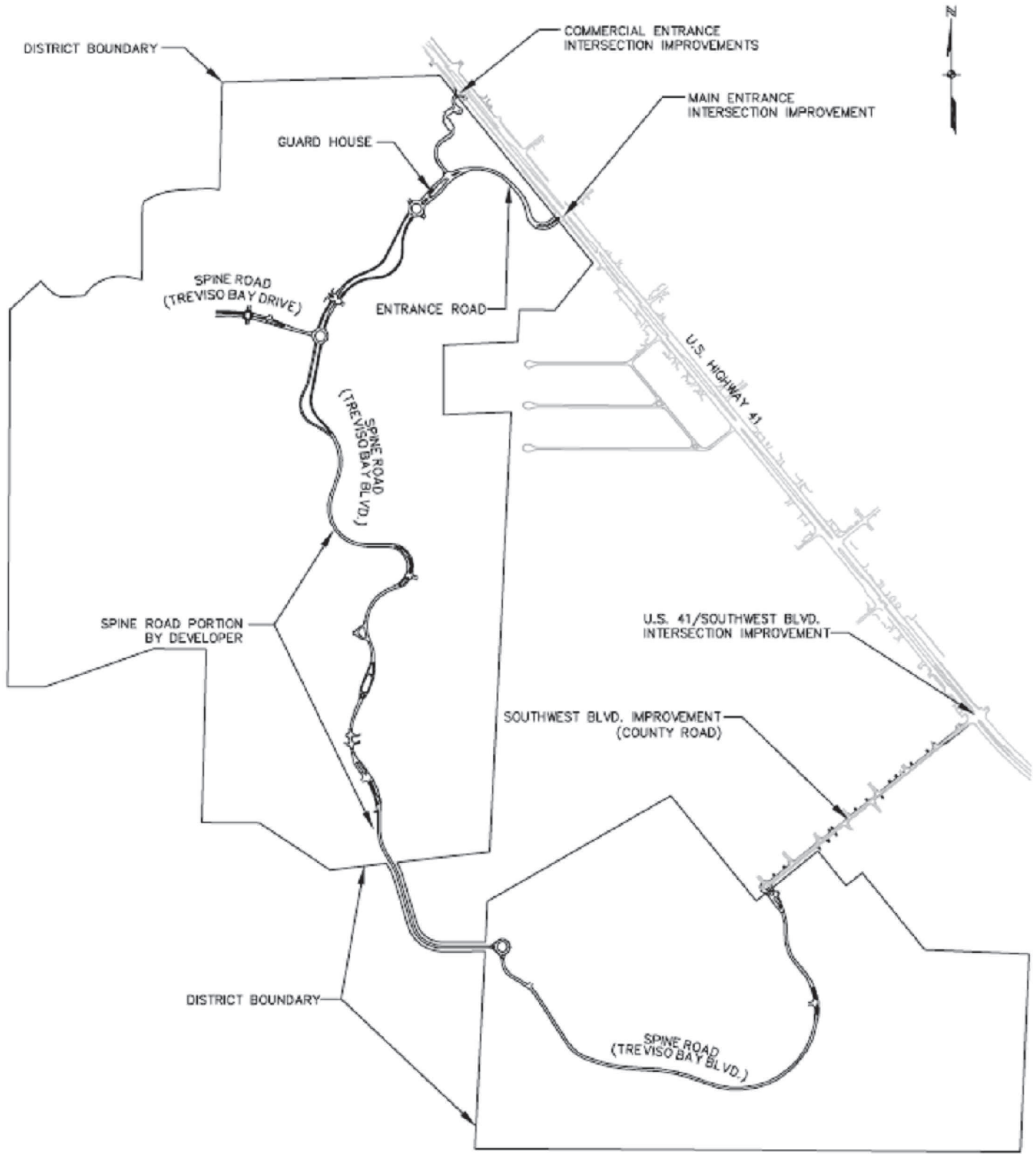


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 Development Exhibit
 Collier County, Florida

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SHEET 3	OF 10

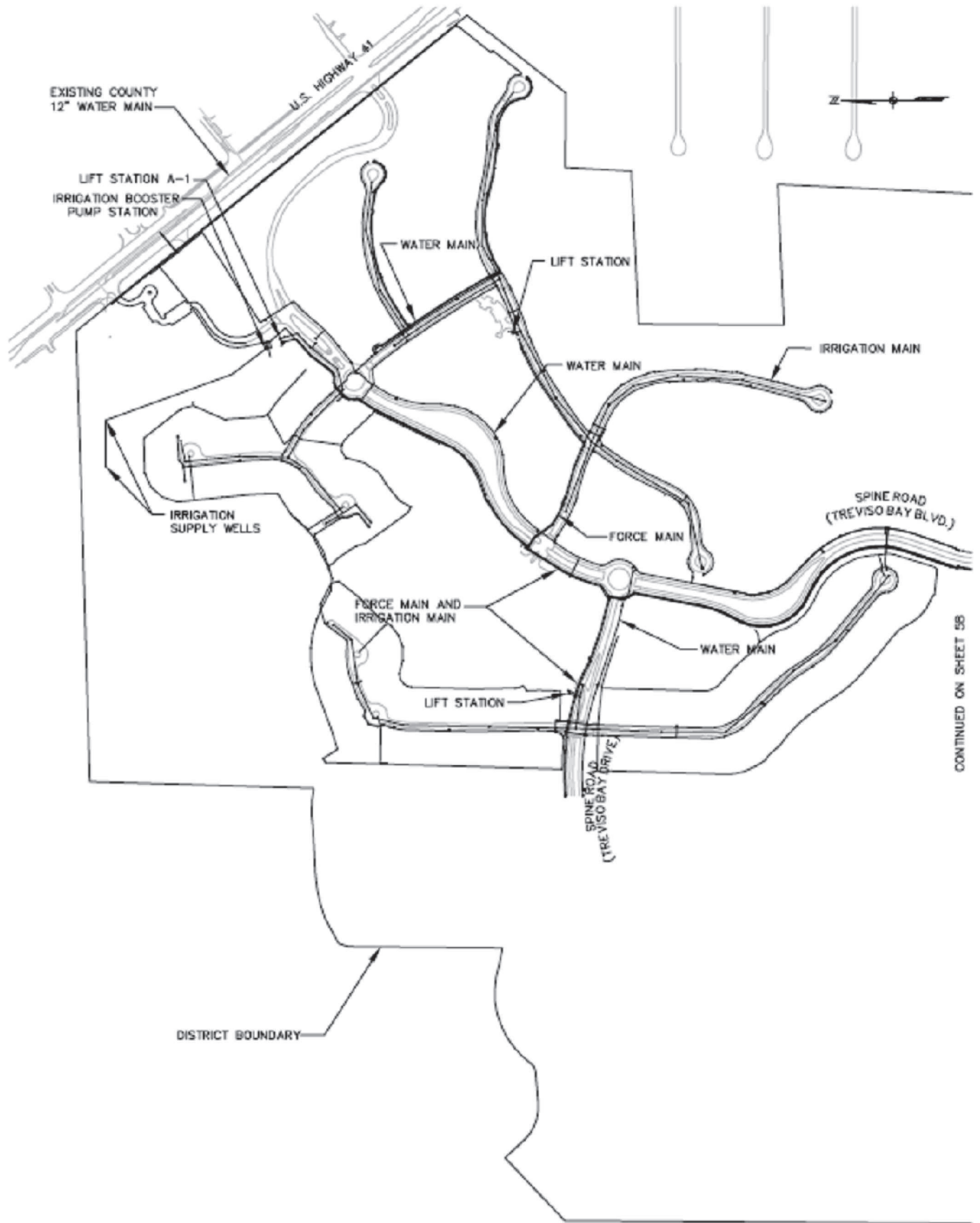


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WENTWORTH ESTATES CDD
District Roadway Exhibit
 Collier County, Florida

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SHEET 4	OF 10



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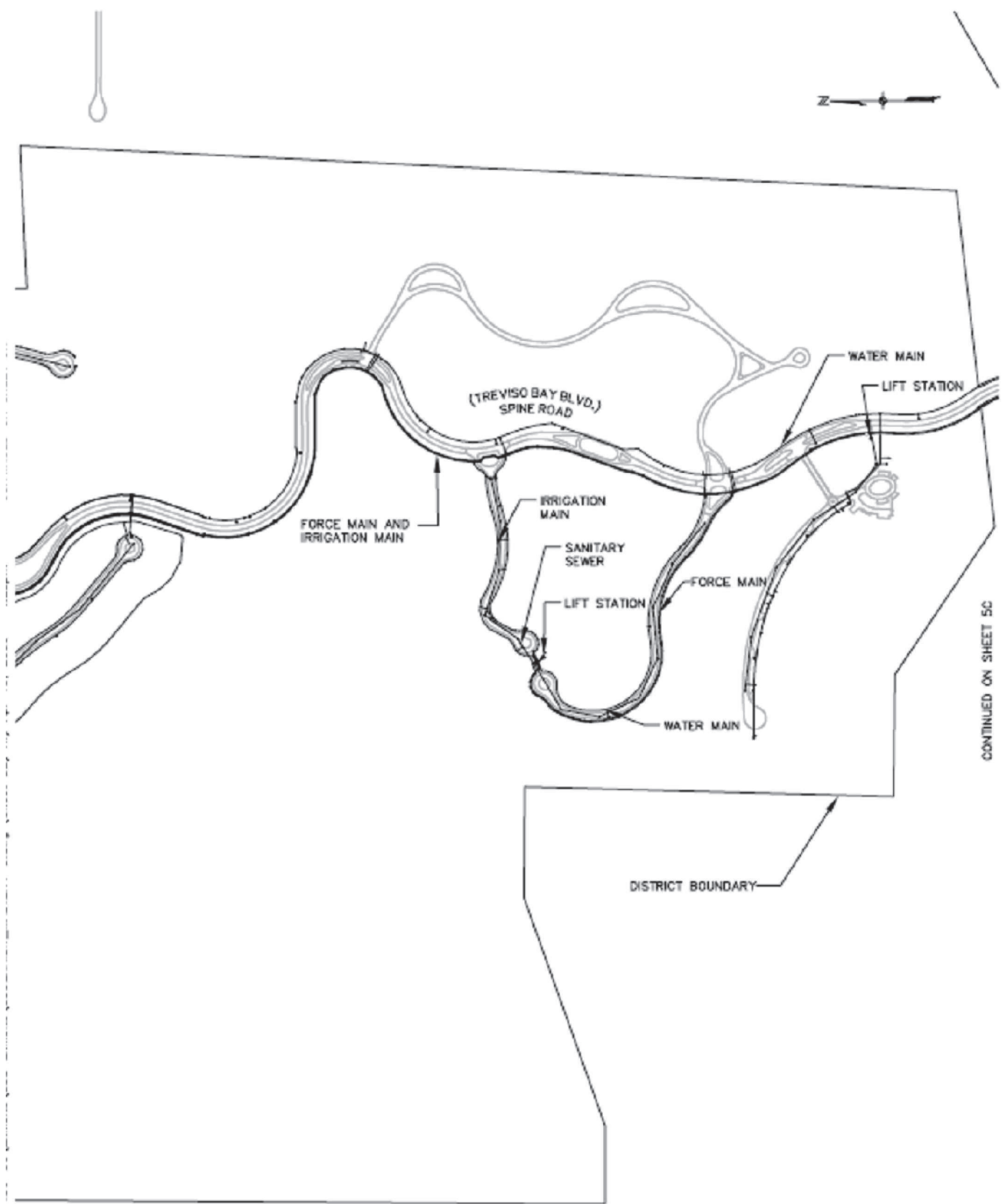


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District Utilities Exhibit A
 Collier County, Florida

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SHEET 5	OF 10



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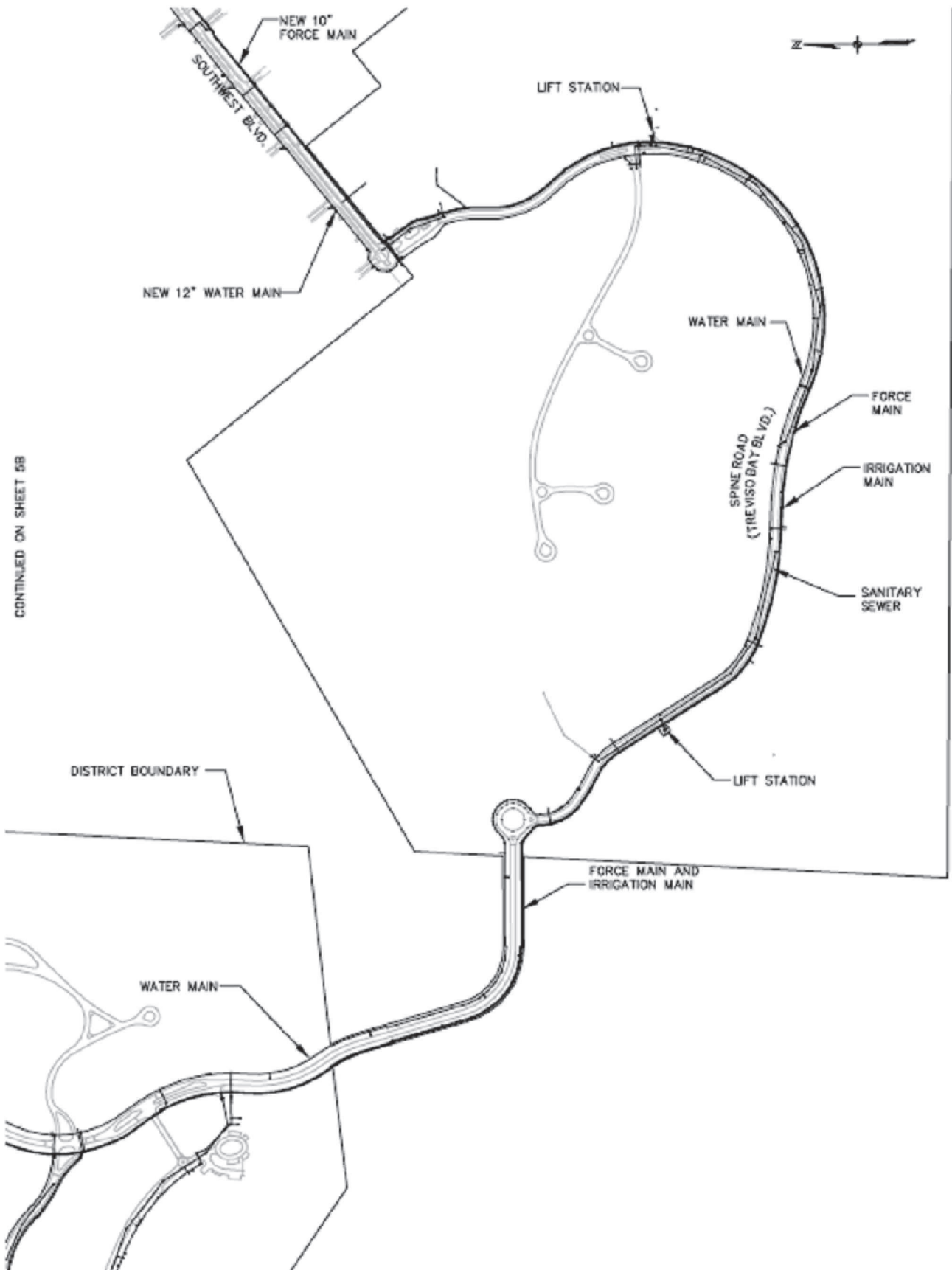


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WENTWORTH ESTATES CDD
District Utilities Exhibit B
 Collier County, Florida

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SHEET 6	OF 10



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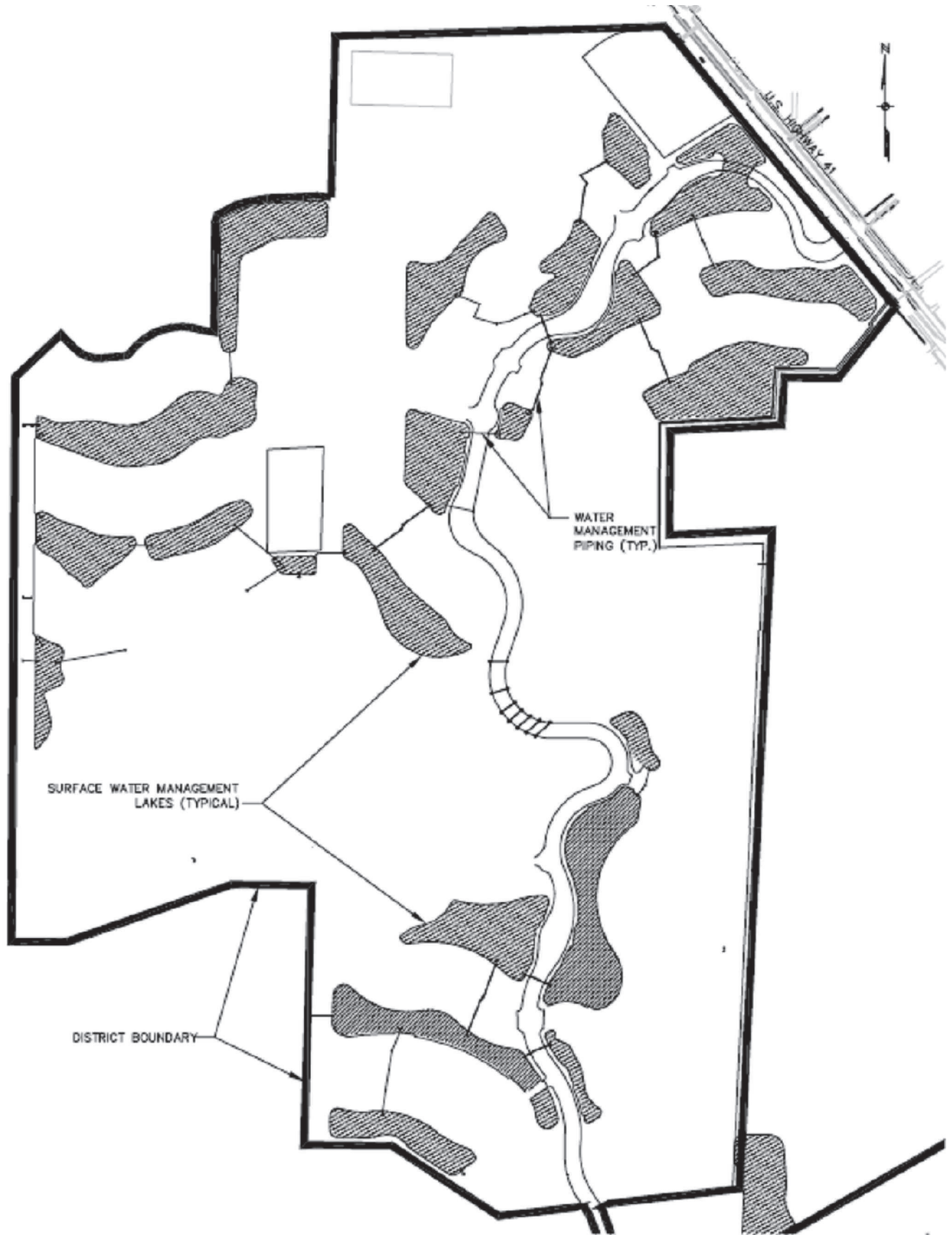


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WENTWORTH ESTATES CDD
District Utilities Exhibit C
 Collier County, Florida

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SHEET 7	OF 10

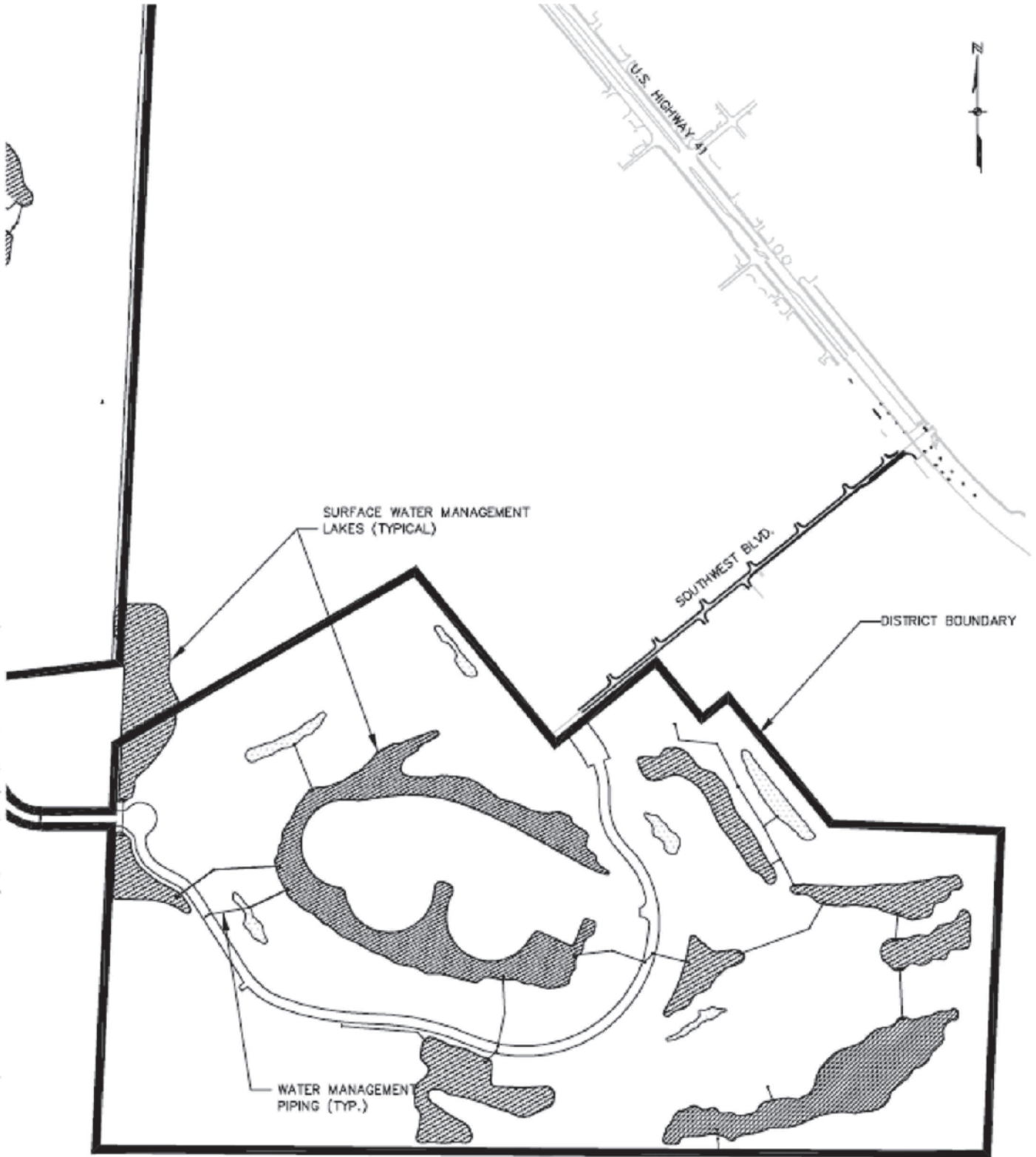


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WENTWORTH ESTATES CDD
 District Drainage Exhibit A
 Collier County, Florida

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SHEET 8	OF 10

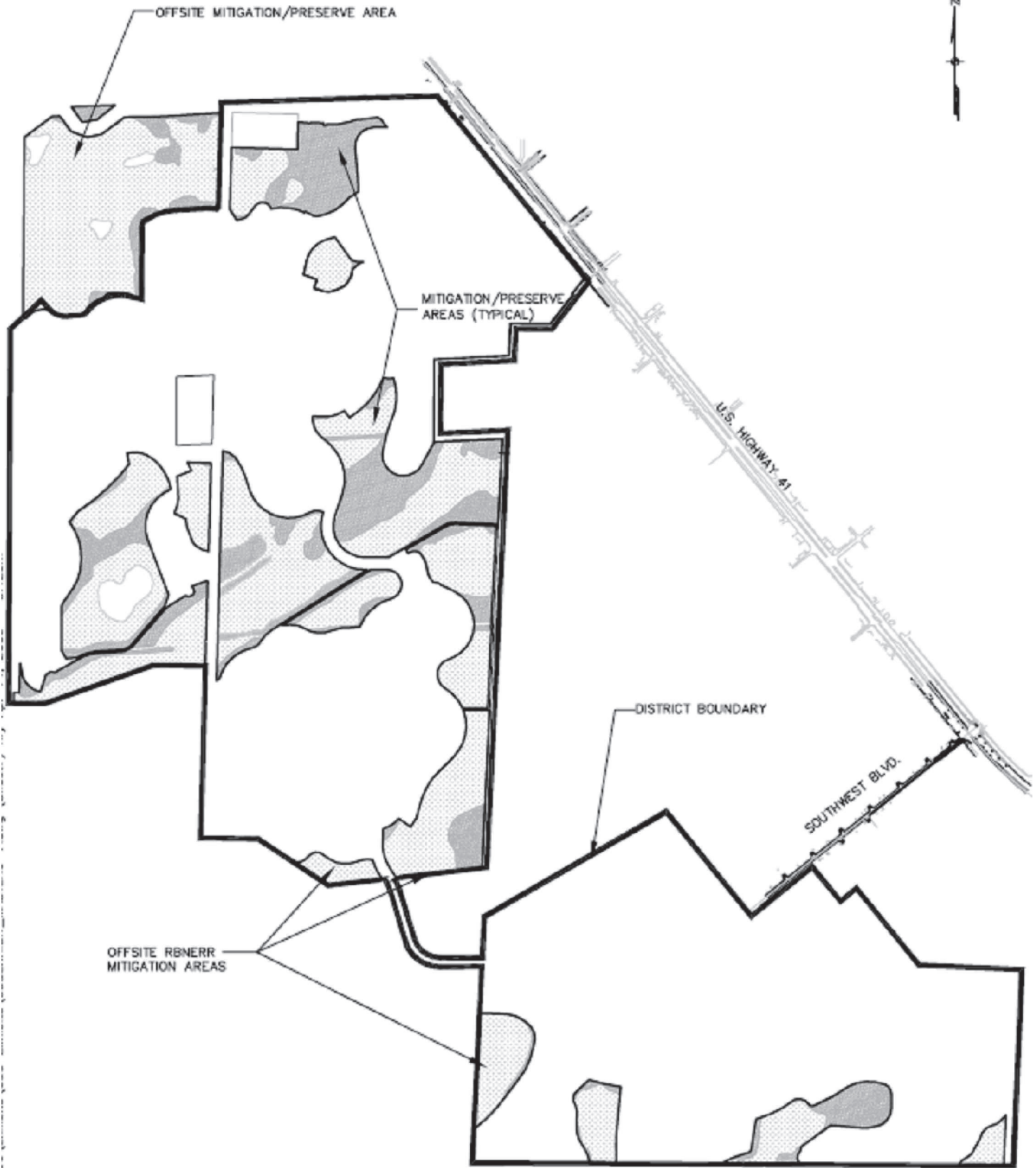


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WENTWORTH ESTATES CDD
District Drainage Exhibit B
 Collier County, Florida

SCALE N.T.S.	
SEC.-TSP.-RNG.	
SHEET 9	OF 10



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 Misc. Improvements Exhibit
 Collier County, Florida

SCALE HTS	
SEC.-TSP.-RNG.	
SHEET 10	OF 10