

**WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**Monthly Asset Manager's Report
January 2026**

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District Manager

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Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

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**WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I. PURPOSE 3

II. CURRENT ASSET UPDATES 3

IV. LOCATION MAP 9

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping & Entrance Maintenance
2. Aquatic Maintenance
3. Cane Toads
4. Hog Activity

III. LOCATION MAP

1. Landscaping & Entrance Maintenance

Landscape Maintenance

- All annuals and select cold-sensitive plantings were covered during the last week of January to protect them from frost and freezing temperatures. Due to ongoing cold conditions, some additional plant material may experience temporary leaf drop. This is normal for the season, and plants are expected to recover by early spring.
- All newly planted plantings along US-41 continue to thrive. CDD staff will continue monitoring growth and overall health.
- Cabbage palms on the west end of 41 were trimmed.

Entrance Maintenance

- The construction vendor for the adjacent front-entry property has installed a temporary privacy fence and staked out the work area. Construction activities are scheduled to begin in early February.
- Fountain lighting was adjusted as needed, and two lights were replaced. All fountain lighting is fully operational.
- All holiday lighting was removed in late January.
- New electrical equipment installation was completed at the front entrance by the fountain pump house.
- New TPC bronze plaques were installed in place of the old ones on both monuments signs.



Entrance Fountain



Holiday Lighting



New Electrical Equipment



Tree Trimming on US-41

2. **Aquatic Maintenance**

The Shoreline Weeds

- Torpedo grass and other shoreline weeds were treated in Lakes 1–17 and 26–42.

Algae

- Surface algae treatments were performed in multiple lakes as needed.
- Submerged Chara algae was treated in Lakes 15, 23, 24, and 32.
- Surface algae was physically raked and removed from Lake 21.
- CDD staff is currently developing the Fiscal Year 2026 Lake Bank Restoration Program. Areas under evaluation include lake bank repairs along the golf course, shoreline repairs at Lake 42, and repairs to existing geotubes at Lake 7, where several sections have failed. Staff is awaiting proposals for the selected repair areas before moving forward.
- The annual storm drain inspection and assessment is scheduled to begin in February. Once inspection results are received, the District will proceed with any necessary cleaning and maintenance.
- One additional service visit is scheduled for January 27.
- Lake dye was added to Lakes 1, 2, 5, 6, 7, 8, 9, 16, 17, 22A, and 24 to assist with algae control and improve aesthetics.
- Trash and landscape debris, including coconuts and palm fronds, were removed from lake edges in Lakes 24–42.
- Quarterly preserve maintenance is scheduled for the week of January 26–31.
- The fountain and aeration contractor installed a warranty compressor at Lake 7 and replaced fountain lighting at Lake 26. All fountain lighting is operational.

3. **Cane Toads**

- Cane toad activity remained seasonally low throughout January. No egg strands, larvae, or baby toads were observed. Adult cane toads remained established throughout the community and were consistently removed in irrigated and landscaped areas during routine service.
- January Totals (approximate):
 - Eggs: 0
 - Tadpoles: 0
 - Larvae: 0
 - Baby toads: 0
 - Adults: ~170–200

4. **Hog Activity**

- A total of 44 feral hogs have been removed from the property to date. An estimated 2–4 hogs continue to intermittently appear at active trap locations. Traps will remain baited, and activity will continue to be closely monitored.

Trap Location 1 – Boundary Line

- (26.07496, -81.74382)
- Total Removed: 26
- Damage: No active damage observed
- Notes: Location selected due to heavy hog traffic from Rookery Bay Preserve toward Treviso Bay
- Action Plan: Continued monitoring; 1–2 hogs still occasionally returning

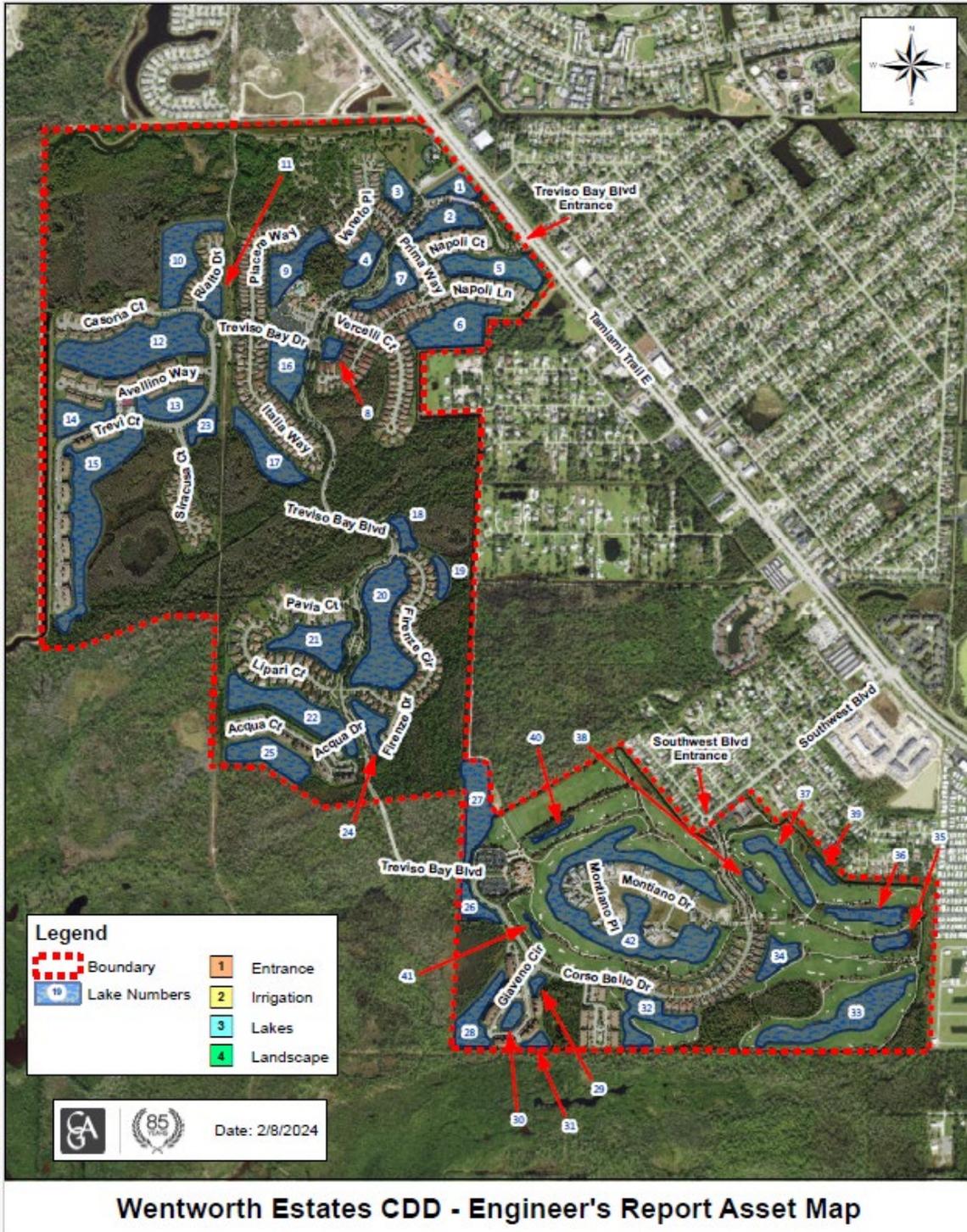
Trap Location 2 – Golf Course

- (26.06618, -81.72838)
- Total Removed: 17
- Damage: Previous damage along golf course edges and one residence on Corso Bello Drive
- Action Plan: No new damage observed since removals; staff remains in contact with the affected homeowner

Trap Location 3 – Giaveno Circle

- (26.06618, -81.73509)
- Total Removed: 1
- Damage: Significant damage occurring in mulched and grassy areas near apartment buildings
- Notes: Damage attributed to 3–4 adult boar hogs accessing the area from Rookery Bay
- Action Plan: A trap has been installed along the travel corridor. The first hog was removed on January 21, 2026. Remaining hogs are appearing independently and will be removed as observed. Collared hunting dogs seen on camera may be contributing to increased hog movement.
- Quarterly preserve maintenance is scheduled and ongoing.

IV. LOCATION MAP



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