

***WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
July 2025**

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District Manager

Prepared By:



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A SAFEbuilt® COMPANY

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COMMUNITY DEVELOPMENT DISTRICT***

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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

1. Landscaping & Entrance Maintenance

- A photocell malfunction caused landscape uplighting to remain on during the day. It was replaced and the time clock was reset.
- A 4-inch irrigation mainline broke on the west end of the property. The District had a new coupling installed, and the area was backfilled and resodded.
- The District received three proposals for the paver replacement at the top of the bridge. This project includes base rework and replacement using existing color and pattern schemes which are still in the selection process. Work is anticipated to begin in late August or early September and will last approximately one to two weeks. Coordination is underway with the HOA to provide advance notice of any traffic closures or detours.
- The Asset Manager and team selected the vendor for the fountain bowl capital improvement project at the front entrance. Work is expected to begin in early October. Asset Management team is coordinating on scheduling and logistics.
- The District continues to work on the holiday lighting, installation, timing, and logistics. This includes tree trimming where needed and installation of additional electrical outlets to prevent GFI tripping during the holiday season. Anticipated start day of early November and removal date of mid-February.
- The team is preparing the landscape enhancement program for Fiscal Year 2026, which includes improvements along US-41 and areas along Treviso Bay Boulevard.
- All Royal Palms and Bismarck Palms along Treviso Bay Boulevard and Southwest Boulevard were trimmed in mid-July. This included the removal of seed pods and any hanging or hazardous fronds.
- All shrubs were trimmed in mid-July. The next trimming rotation is scheduled for late August.
- The two decorative hanging baskets on the front pergola were replaced for seasonal rotation. The next refresh is scheduled for November/December, featuring holiday annuals.



New hanging arrangements located at the pergola



Entrance Annuals



Entrance Annuals

2. **Aquatic Maintenance**

- All CDD lakes were treated for shoreline invasives including: Torpedo grass, dogfennel, alligator weed, sedges, fleabane, small cattails, and other nuisance species.
- Submerged Algae (Chara) treated in:
Lakes 16, 20, 22, 22A, 25, 30, 32, 38, and 42
- Surface Algae treated in:
Lakes 19, 20, 22, 22A, 24, 25, 32, 38, 40, and 42
- Planktonic Algae treated in:
Lakes 21, 24, 25, and 31
- Submerged Vegetation treated in:
Lake 19
- Lake Dye was added to Lakes 1, 2, 5, 7, and 8 for algae and light control.
- Water levels have normalized following regular rain events.
- One additional aquatic vendor visit remains scheduled for this month.
- All Fiscal Year 2025 lake bank restoration projects have been completed.



Chara on Lake 22



Overgrown Spike Rush on Lake 7



Lake 32 Lake Bank Repair



Lake 32 Lake Bank Repair



Irrigation Break



Royal Palm Trimming

3. *Cane Toads*

- Toad and tadpole activity remained steady in July, with a slight increase following periodic rains. Over 8 lbs. of tadpoles were skimmed and removed along with 200 adult toads.
- Toads were observed and removed around:
 - The front fountain
 - Tennis courts
 - Clubhouse
 - Along Firenze and Lapari, especially from mulch beds and irrigated grass
 - Lake 8 experienced the most breeding activity, including:
 - Sustained calling
 - Multiple mating pairs captured
 - Larval strands and developing tadpoles removed from shorelines
 - Toadlet numbers increased compared to June, especially near lake edges and damp turf areas.

[illegible]