

***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

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

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District Manager

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**A SAFEbuilt® COMPANY**

**CGA Project No. 17-9809**

**December 1, 2025**

**WENTWORTH ESTATES  
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
4. Hog Activity

## **III. LOCATION MAP**

## ***1. Landscaping & Entrance Maintenance***

- Holiday annuals were installed during the first week of November, including red and white impatiens placed throughout landscaped beds across the property.
- Holiday lighting was installed during the second week of November. Enhancements included additional palm trees wrapped with lights, along with garland and wreaths added to the monument signs.
- New pine straw mulch was installed during the first week of November.
- CDD staff met with the contractor constructing the car condos adjacent to CDD property. Permission was granted for the vendor to access the easement near the lift station to tie in their sewer line.
- The contractor has agreed to install construction fencing for the duration of the work.
- One oak trees will need to be removed due to trench depth and placement; the vendor will replant replacement trees.
- CDD staff will continue monitoring to ensure all commitments are met and the correct plantings are installed upon completion.
- New landscaping was installed along the west end of the perimeter wall on US 41 to match the existing design on the east end. New sod was added in several areas as needed.
- Oak trees along the west end of the US 41 perimeter wall are scheduled for trimming during the first or second week of December.
- One of the newly installed medjool date palms in the entrance median is showing signs of stress. CDD staff is working with the landscape vendor to identify corrective actions and develop a fertilization program to support recovery.



*Newly Installed Plantings*





*Newly Installed Holiday Lighting*



*Recent Hog Damanges*





*Preperation for New Plantings*

## **2. Aquatic Maintenance**

- The District corrected and restored an area at the Avelino lake bank that had been previously repaired incorrectly. The work included adding a bubble-up drainage structure tied into the existing downspout pipe to eliminate the unsightly repair.
- The total cost of this corrective work was \$1,800.
- **Shoreline Weeds:**
  - All CDD lakes were treated for torpedo grass, small cattails, vines, and other shoreline weeds.
  - In Lake 10, spikerush was physically removed in one section and treated with herbicides in another.
- **Algae:**
  - Surface algae was treated in Lakes 30, 32, and 42.
  - Planktonic algae was treated in Lake 21.

- **Submerged Vegetation:**
  - Submerged algae (Chara) was treated in Lakes 12 and 22.
  - One lake management visit remains scheduled for this month.
  - Lake dye was added to Lakes 1, 2, 4, 5, 6, 7, 8, 9, 16, and 17 to support submerged vegetation and algae control.

### 3. **Cane Toads**

- Toad Cane toad activity in November followed the expected seasonal decline. Early-month hatch levels were light, consisting of small egg strands and scattered tadpoles. A brief warm-up mid-month produced the final noticeable pulse of larvae and tadpoles before activity tapered off again.
- A cold period in mid-November, with nighttime lows in the 50s, temporarily halted movement before temperatures returned to normal. Adult toad counts have remained steady, even as breeding subsides. If trends match previous years, breeding activity is likely complete until mid to late January.
- Totals Through November 20 (Approx.):
  - Eggs removed: 35,000–65,000
  - Tadpoles removed: 27,000–32,000
  - Baby toads removed: 250–300
  - Adult toads removed: 212

### 4. **Hog Activity**

- Hog activity has increased significantly over the past two months, with damage observed in several areas throughout the community and on CDD property. In response, CDD staff contacted the USDA and obtained a proposal for year-round hog trapping and monitoring. This proposal will be presented at the upcoming board meeting.



**Legend**

- Boundary
- Lake Numbers
- Entrance
- Irrigation
- Lakes
- Landscape

**Map Labels:**

- Treviso Bay Blvd Entrance
- Treviso Bay Blvd
- Southwest Blvd Entrance
- Southwest Blvd
- Montiano Dr
- Montiano Pl
- Corso Bello Dr
- Gavino Ct
- Acqua Ct
- Acqua Dr
- Lipari Ct
- Pavia Ct
- Fiorenza Dr
- Avellino Way
- Trevi Ct
- Siracusa Ct
- Travis Dr
- Vercelli Ct
- Napoli Ct
- Napoli Ln
- Prima Way
- Veneto Pl
- Placida Way
- Casoria Ct

**Map Details:**

- Map shows the community boundary, entrance points, irrigation systems, lakes, and landscapes.
- Map includes a legend, north arrow, and scale bar.
- Map is dated 2/8/2024.



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