

***WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT***

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

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District Manager

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A SAFEbuilt® COMPANY

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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

1. Landscaping & Entrance Maintenance

- All pavers throughout the community have been pressure washed, sanded, and sealed, including the pedestrian walkways and the areas around the fountain bowls.
- Several lights within the main fountain bowls were found to be out; replacements are scheduled for early November.
- The holiday annual rotation is scheduled for November 2, which will include the addition of four tons of topsoil. The hanging plant table bowls at the parking lot will also be refreshed during this rotation.
- The Fiscal Year 2026 landscape enhancement project for the west side of U.S. 41 is scheduled to begin mid-November. This project includes removal of the existing plantings and installation of new materials to mirror the design on the east side of 41. Additional sod will be placed, and irrigation will be adjusted as needed.
- District staff are also working with an electrical vendor to install new landscape lighting in select areas along 41 to complement the new plantings.
- The asphalt roadway between the pavers and the guardhouse has been seal coated and restriped.
- Paver sections were also restriped, and new raised pavement markers (RPMs) were installed from 41 just over the bridge.
- New pine straw mulch installation is scheduled for the second week of November.
- Holiday lighting and garland will be installed during that same period, with the official lighting planned for November 21.
- In July 2023, the District's contract for services was with Greenscape Landscaping (one year contract) at \$181K. In August 2024 (post Hurricane Debbie), the District requested proposals from vendors. Two were received (Crawford Landscaping \$188,925, and Estate \$176,461). Estate was given a six (6) month contract from 10/01/2024 to 04/01/2025 only since the District was implementing our landscape plan. After that six months, Estate Landscaping contract was extended for the remaining six months – total over the one year was \$169,000.00 – term ended 09/30/2025. Beginning October 2025 (FY 2026) – the District issued a new Purchase Order for a changed scope of service for \$157,651.80 and also changed the scope of services along SW Blvd for shrub trimming and utilizing a different vendor with more competitive pricing.



Fountain cleaning and light adjustments were recently completed



All traffic crossing work is now complete



Seal coating completed at the front entrance



Seal coating completed at the front entrance



The Monument is scheduled to undergo upgrades in the coming weeks

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 this month for torpedograss, small cattails, primrose willow, ragweed, umbrella sedge, and other shoreline weeds.
 - Spikerush was removed in front of 9421 Rialto Drive.
- **Algae:**
 - Surface algae was treated in Lake 42.
 - Submerged algae (Chara) was treated in Lakes 5, 10, 11, 12, 16, 21, 22A, 23, 25, 31, 34, and 42.
- **Submerged Vegetation:**
 - Lake 3 was treated for Hydrilla.
 - Lake 12 was treated for Illinois Pondweed.
 - Lake 13 was treated for Bladderwort and Illinois Pondweed.
 - Lake 30 was treated for Wigeon Grass.
 - The District is coordinating with the fountain vendor to install a new fountain in Lake 22 within the Aqua subdivision. Additionally, a purchase order has been approved to repair the fountain in Lake 26, with completion anticipated by mid-November.



Before the CDD made proper repairs to the easement



After the CDD made proper repairs to the easement

3. Cane Toads

- Toad and tadpole activity remained steady through October, with increased breeding behavior observed during the middle and later parts of the month.
- The most active zones were Lakes 8, 12, and 20, with additional clusters noted in Lakes 27 and 31.
- Evening captures were most frequent along Treviso Blvd, Corso Bello, and Giaveno, where adults were active around irrigated turf and landscaped beds.
- Several mating pairs were observed late in the month, confirming ongoing egg-laying. Juvenile toads were present along multiple lake edges. Although activity remains steady, overall levels have begun to taper slightly compared to the seasonal peak.

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
- Trivello Way
- Vercelli Ct
- Napoli Ct
- Napoli Ln
- Prima Way
- Verona Pl
- Placida Way
- Blanco Dr
- Casoria Ct
- Temimi Trail E

Map Details:

- Map Number: 10
- Scale: 1" = 100'
- Date: 2/8/2024
- GA (Georgia Association of Professional Engineers)
- 85 Years (1938-2023)



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