

**CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
SEPTEMBER 8, 2020**

AGENDA PACKAGE

Cedar Hammock Community Development District

Inframark, Infrastructure Management Services
210 N. University Drive • Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

September 1, 2020

Board of Supervisors
Cedar Hammock Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Cedar Hammock Community Development District will be held **Tuesday, September 8, 2020 at 2:00 p.m.** via ZOOM call under Florida Executive Order 20-69. Meeting ID: 830 4328 9952 Meeting URL: <https://us02web.zoom.us/j/83043289952>; Call in Number: (929) 205-6099. Following is the advance agenda for this meeting.

1. Roll Call

2. Approval of Agenda

3. Public Comments on Agenda Items

4. Old Business

A. Bulkhead & Bridge Repair/Replacement Project Update

- i. Kipp Schulties Golf Design, Inc. 7/15/20 Update
- ii. Kipp Schulties Golf Design, Inc. 7/22/20 Update
- iii. Kipp Schulties Golf Design, Inc. 7/30/20 Update
- iv. Kipp Schulties Golf Design, Inc. 8/6/20 Update
- v. Kipp Schulties Golf Design, Inc. 8/14/20 Update
- vi. Kipp Schulties Golf Design, Inc. 8/27/20 Update
- vii. Bridging Solutions, LLC 7/15/20 Wall Construction Diary Update
- viii. Bridging Solutions, LLC 7/15/20 Bridge Construction Diary Update

5. New Business

- A. Florida Reserve Study and Appraisal, Inc. Funding Reserve Analysis 8/20/20

6. Attorney's Report

7. Engineer's Report

- A. Cardno Quarter 2 Water Use Compliance Report

Cedar Hammock CDD
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- B. Proposed Asset Exhibit to the 4/22/08 Facilities Operation & Maintenance Memorandum of Agreement Between Cedar Hammock Community Development District & Cedar Hammock Golf & Country Club, Inc.

8. Manager's Report

- A. Approval of the Minutes of 5/12/20 Meeting
- B. Approval of the Minutes of 5/26/20 Continued Meeting
- C. Acceptance of the 7/31/20 Financial Report
 - i. Operating Reserves Discussion
- D. FY21 Budget Discussion
- E. Email Regarding Total Asphalt Technology
- F. 5/1/20 Field Management Report
- G. Discussion of Amendments to Website Requirements
- H. Follow Up Items

9. Supervisors Requests

10. Audience Comments

11. Adjournment

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Justin Faircloth

Justin Faircloth
Manager

cc: Dan Cox Brett Sealy Sam Marshall

Fourth Order of Business

4Ai

From: Kipp Schulties <kschulties@gmail.com>

Sent: Tuesday, July 14, 2020 9:49 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>

Subject: Fwd: Cedar Hammock

Justin and Jim -

Quick summary of work progress.....finally a week with more progress week over week than we have seen in some time. See pictures attached

Hole 7 - all is completed other than landscaping (by Owner) and pouring the new cart path from the back tee out to the street. This is to be done next week.

Hole 5 - four rows of rock has been installed everywhere around the island. Today, I laid out all the tees and cart paths. The two forward tees will be prepared for grass this week and sodded early next week. The fifth row of rock over the culverts is still pending as work has shifted back to hole # 4 for the moment.

Hole 4 - three rows of rock completed in front of green. We expect # 4 to now be completed by the end of July (or in about 2 to 2.5 weeks). Accordingly, we have informed the Club that the new trees behind # 4 green should be installed during the last week of July. The Club has made a deal with one of my other projects (Gulf Harbour) to take the 7 silver bismark palms that had originally been ordered by the CDD for the 4th hole. They will be going with other trees that will be provided by O'Donnell Landscaping. I will be laying out the sand bunkers on both sides of this green next week and start that construction shortly thereafter.

Hole 10 - the land bridge is completed and we are now awaiting the installation of the culvert pipe. The dewatering pump will no longer be needed on hole # 4 by early next week and will then be moved to hole # 10 to start the construction of the shelf under the rock wall.

KS

Kipp Schulties
President



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4Aii

From: Kipp Schulties <kschulties@gmail.com>

Sent: Wednesday, July 22, 2020 11:50 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>; Sam Marshall <smarshall@bankseng.com>; Ralph Verrastro <ralph@bridging-solutions.com>

Subject: Fwd:

Justin - quick summary of work since the report.

Hole # 4: rock wall is complete. All back fill is complete as of this afternoon. Bunkers are being shaped and will be done early next week (next I am there). Trees behind the green are scheduled to be installed next Tuesday by O'Donnell Landscaping. Cart path will be installed (tentatively) next Thursday or Friday and hole will be grassed out early the following week. FYI - there is a picture attached of a fully loaded dump truck with 20 tons of material in the truck (not including the weight of the truck) driving over the culvert on # 4 - no issue at all, thus good for an ambulance.

Hole # 5: 5th row of rock over both culverts is being installed now and should be done by next Monday. Tees are constructed and waiting for irrigation and sod. Concrete cart paths will be installed right after hole # 4 followed by grassing. This hole will be completed during the first week of August.

Hole # 7: All work is done and just awaiting the cart path work. This is scheduled for next Tuesday and Wednesday. This hole will be completed by the end of next week.

Hole # 10: culvert is installed. Rock wall work will commence early next week and we expect this to be done around August 17 - which is also the date that the nines will be flipped (front nine will open and back nine closes). On this date, the work on hole # 16 will commence (although there may be a little bit done while the hole is open) and the bridge on # 18 will be re-constructed. Any time after about the 24th of August, the Club can open holes 1-15.

We made an arrangement with Treviso Bay for imported fill material that is about 35% less than had been arranged prior via Glase Golf. I have authorized up to 60 loads to be delivered which should satisfy everything the project needs and what the Club needs over on hole # 16 (which is their responsibility). This 60 loads equates to about \$ 16,000. I have been carrying \$ 20,000 in the budget for imported material. Also, this \$ 16,000 will be shared between the CDD project and the Club as part of this will be used to fill hole # 16. The accounting to be done later as we needed to take all of it at once in order the make this deal happen.

I will next be on site Tuesday and Thursday next week.

Kipp Schulties
Kipp Schulties
President

KS

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4Aiii

From: Kipp Schulties <kschulties@gmail.com>

Sent: Thursday, July 30, 2020 9:59 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>; Sam Marshall <smarshall@bankseng.com>; Ralph Verrastro <ralph@bridging-solutions.com>; Lee Marshall <leemarshall00@gmail.com>; Todd Legan (golfmaint@cedarhammockcc.com) <golfmaint@cedarhammockcc.com>

Subject: Fwd: Cedar Hammock

Project update:

Concrete path was completed on hole # 7 today. Path will be poured on hole # 5 tomorrow and Saturday. Monday, concrete path will be poured at the bridge on hole # 1 and on hole # 13 (this is for the Club directly and not part of the project). Tuesday and Wednesday, concrete path will be completed on hole # 5. Concrete will be poured on hole # 4 on Thursday. Two loads of sod are coming tomorrow (Friday) and grass will be installed from the fairway on hole # 5 into the island (as far as the concrete work gets to). Sod will also be installed over the entire island on hole # 4 on Friday and Saturday other than along the cart path. All bunkers on hole # 4 will be completed and filled with sand by tomorrow.

Rock wall work has started on hole # 10. They expect to get two to three rows installed on the east side of the culvert by Saturday. On Monday, the de-watering pump will switch to the other side of the lake on hole # 10 and then they will excavate out and install the shelf below the rock wall on Monday and Tuesday next week and prepare that for rock installation.

5 silver bismark palms were installed behind # 4 green on Tuesday and one silver bismark was installed behind the most eastern tee on the island on hole # 5.

We expect to flip the nines on August 10 or 11. At that time, work on hole # 16 will commence as well as the bridge on holes # 18. Holes 1-9 will be open for play. Hole # 10 should be completed between the 17th and 24th of August including all new cart path.

I will next be on site Tuesday and Thursday next week.

Kipp Schulties

Kipp Schulties
President



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4Aiv

From: Kipp Schulties <kschulties@gmail.com>

Sent: Thursday, August 6, 2020 8:15 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Ralph Verrastro <ralph@bridging-solutions.com>; Sam Marshall <smarshall@bankseng.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>; Todd Legan (golfmaint@cedarhammockcc.com) <golfmaint@cedarhammockcc.com>

Subject: Fwd: Cedar Hammock

Project Update August 6, 2020: See pictures attached of cart path work coming across the bridge on hole # 5 (to be completed tomorrow), prepping for path on hole # 4 (to be poured on Monday), rock wall progress on hole # 10 (3 rows done on one side), and imported fill material from Treviso Bay staged in the parking lot.

In a reversal from last week's update, it was decided between Glase Golf and Cedar Hammock on Tuesday to wait until Monday the 17th to flip the course from the front nine to the back nine. This will allow time for Glase to clean up the street between holes 4 and 5 and allow time for the grass to knit in a little bit longer before being used. Hole # 4 has been sodded and hole # 5 island will be sodded early next week.

Glase Golf anticipates the rock work on the culvert on hole # 10 to be done by the end of next week and it will take one more week to remove the old path, pour new path and re-sod a couple of tees that were disturbed by construction.

Work on # 16 and the bridge on # 18 will commence on Monday August 17.

The Club continues to state that this work extending beyond the desired completion date is having little if any negative financial impact and they are just glad to be able to get this all done in one summer.

Kipp Schulties

Kipp Schulties
President



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4Av

From: Kipp Schulties <kschulties@gmail.com>
Sent: Thursday, August 13, 2020 9:04 PM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Cc: Sam Marshall <smarshall@bankseng.com>; Ralph Verrastro <ralph@bridging-solutions.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>; Todd Legan (golfmaint@cedarhammockcc.com) <golfmaint@cedarhammockcc.com>
Subject: Fwd: Cedar Hammock

This is August 13, 2020 update:

Holes 4, 5 and 7 are all done and just being cleaned up. The last bit of sod will be installed tomorrow along with the landscaping. All cart path work is done and irrigation is installed.

The de-watering pump on hole # 10 will be turned off tomorrow and moved to hole # 16. Three rows of rock will be completed on hole # 10 by tomorrow with rows 4 and 5 completed by Wednesday next week.

Wood bulkhead will be removed on hole # 16 starting on Monday, the lake de-watered and the pipe extension installed later in the week. Later next week, the old cart path from # 10 will be removed and disposed in the lake on hole # 16 and the path area on hole # 10 will be prepared for the new path to be installed during the week of August 24. Hole # 10 should be ready to open for play by August 31.

I will next be on site Tuesday and Wednesday next week. Please note, I will be out of town the entire week of August 24 and will not be making a visit that week. I will coordinate with Scott and Glass Golf on this - should be no issue as they will spend the majority of the next three weeks building the wall on hole # 16 that we lay out next week.

Kipp Schulties

Kipp Schulties
President



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4Avi

From: Kipp Schulties <kschulties@gmail.com>

Sent: Wednesday, August 26, 2020 9:51 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Sam Marshall <smarshall@bankseng.com>; Ralph Verrastro <ralph@bridging-solutions.com>; Jim Kurtzeborn <gm@cedarhammockcc.com>; Todd Legan (golfmaint@cedarhammockcc.com) <golfmaint@cedarhammockcc.com>

Subject: Fwd:

All - this is the update from my visit today. See pictures attached.

10 is waiting on irrigation to be installed across the culvert. I am told this will happen on Monday and Tuesday next week and concrete cart path will be poured on Wednesday and Thursday (weather permitting). Then, the edges of the path will be back filled and readied for sod and landscaping (on the culvert). Todd - please let Lance know that the end of next week should be good for landscape installation on the culvert (next Friday-ish). While every little detail of # 10 may not be done by Labor Day weekend, it is possible that this hole could be opened that weekend if desired (please discuss with Scott about this) giving the Club holes 1-15.

16 - The lake at the tee and the approach has been filled up to the controlled water elevation (CWE). Today, I laid out the wall location and they have started to work on setting the bench for the wall. Setting the bench will take about a day or day and half and then it will be ready for the gravel base to be installed. The stacking of rock on hole # 16 should begin early next week.

I looked at the pipe on # 10. You can only see the flaw if you stand across the lake by the homes (see picture # 3645 attached). You cannot see anything when on the golf hole. While I could not get up close enough to see it because the lake was full, it does appear to just be a dent in the very end of the pipe and no structural concern. I asked Glase Golf about it and they said that Artistic Structures must have dropped a rock on the end of it or hit it with a piece of equipment. I asked Artistic Structures and they said that Glase Golf damaged it while it was being installed. Not sure what the real story is, but will ask them again when everyone is on site together (Travis was not here today). Travis did suggest that he may be able to simply bend it back into place using a pipe wrench and something with some leverage as it only seems to be impacting a few inches on the end of the pipe.

The bridge on # 18, per my discussion with Travis today, should be completed and open for use by Labor Day weekend.

KS

Kipp Schulties
President



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4Avii

PROJECT CONSTRUCTION DIARY

CEDAR HAMMOCK ROCK WALLS

March 2, 2020 to ???

Owner: Cedar Hammock CDD

Client: Cedar Hammock CDD

Contractor: Glase Golf

Engineer of Record: Bridging Solutions, LLC

Lead Inspector: Ralph Verrastro, PE

This item has been digitally signed and sealed by Ralph Verrastro, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic documents.

March 2, 2020

We attended a construction meeting at the project site on hole #17 with representatives from Banks Engineering, Kipp Shculties Golf Design Inc, Glase Golf and Artistic Structures Inc. to discuss the logistics of the project moving forward. Artistic Structures is a subcontractor to Glase Golf for the installation of the rock walls. We will coordinate with Travis Pritchett from Artistic Structures, Inc. during construction of the rock walls. Glase Golf was in the process of removing the timber walls and installing fill to form the shelf for the rock walls. The material was being mined out of a portion of the adjacent lake bank. The material was a mixture of sand and rock that was being used to create the shelf.



March 16, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #17. They were in the process of placing the first layer of rock for this wall which will need to be approximately 5 feet tall. The rocks vary in size and are approximately 45" wide at the base which is in accordance with our design plans. The rocks are being placed as close together as possible on top of a layer of #57 stone that was placed on top of 2 layers of FDOT Type D-2 geotextile. One layer of geotextile ends near the back of the wall and the other layer extends up on the embankment that will serve as siltation barrier between the embankment and drainage layer of stone behind the wall. AS will install small broken sections of rock or #57 stone in the larger gaps between the stones prior to installing a third layer of geotextile immediately behind the wall. The third layer will of geotextile will be installed behind the wall with enough slack to allow pushing it into the gaps between the stones to prevent the geotextile from spanning the gaps.



March 20, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #17. They were in the process of placing the second layer of rock for this wall. The maximum height of the rock is approximately 36" and these first two layers have no setback. AS is planning to install a total of four layers of rock which will reach a height of 5' to 5'-6".



March 27, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #17. AS completed the placement of stones in between voids in the rock layers on the back face of the wall. They were in the process of placing the #57 stone drainage layer between the rock layers and the geotextile fabric at the back of the wall. The rock wall is complete and has 4 layers, the maximum height of the rock varies between 5'-0" and 5'-6" and the setback batter varies between 4" and 6" which is in close agreement with the design plans.



April 7, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #17 and hole #4. The construction for hole #17 is substantially complete and in accordance with our design plans. They were in the process of placing the first layer of rock for hole #4. The rocks vary in size and are approximately 45" wide at the base and 14" high which is in accordance with our design plans. The rocks are being placed as close together as possible on top of a layer of #57 stone that was placed on top of 2 layers of FDOT Type D-2 geotextile. One layer of geotextile ends near the back of the wall and the other layer extends up on the embankment that will serve as siltation barrier between the embankment and drainage layer of stone behind the wall.



Hole #17



Hole #4



Hole #4



Hole #4

April 10, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #4. They were in the process of placing the third layer of rock for this wall. The maximum height of the rock is approximately 47" and the setback batter is approximately 2.5" which is in close agreement with the design plans. AS is planning to install a total of five layers of rock which will reach a height of 6' to 7'.



April 16, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at hole #4. They were in the process of placing the fourth layer of rock for this wall. The maximum height of the rock is approximately 5' to 5'-2" and the setback batter is approximately 5" which is in close agreement with the design plans.



April 23, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The rock wall at hole #4 has a total of 5 layers, the maximum height of the rock varies between 6'-0" and 7'-0". At hole #5, the rocks are being placed as close together as possible on top of a layer of #57 stone that was placed on top of 2 layers of FDOT Type D-2 geotextile. One layer of geotextile ends near the back of the wall and the other layer extends up on the embankment that will serve as siltation barrier between the embankment and drainage layer of stone behind the wall. They were in the process of placing the second layer of rock for this wall.

*Hole #4**Hole #4**Hole #5**Hole #5*

April 30, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The aluminum tubes have been installed at both locations and fill has been placed. The rock wall at hole #4 has a total of 5 layers and the rock wall at hole #5 has a total of 3 layers.



Hole #4



Hole #4



Hole #5



Hole #5

May 6, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The second aluminum tube has been installed at hole #5 and fill has been placed. The rock wall at hole #4 has a total of 5 layers with a maximum height of approximately 6' to 7' with 5" of setback. The rock wall at hole #5 has a total of 3 layers with a maximum height of approximately 4" of setback.

*Hole #4**Hole #4**Hole #5**Hole #5*

May 14, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The rock walls appear to have been constructed in accordance with our design plans.



Hole #4



Hole #5



Hole #5



Hole #5

May 21, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The rock walls appear to have been constructed in accordance with our design plans. There was damage that occurred to the installation of the aluminum pipe at hole #4 by Glase Golf.



Hole #4



Hole #4



Hole #5



Hole #5

May 28, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4 and #5. The rock walls appear to have been constructed in accordance with our design plans.



Hole #4



Hole #4



Hole #5



Hole #5

June 4, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 are being constructed by Glase Golf and are not in accordance with our design plans related to the required front face batter of 5%. Some of top stones hang over the lower layers of rock. We were unable to measure the exact batter because the walls are submerged. We were also not able to measure the sizes of the rock at the base because they were already backfilled. There was minor damage that occurred to the installation of the aluminum pipe at hole #7 by Glase Golf. The rock walls at #4 and #5 appear to have been constructed in accordance with our design plans.

*Hole #7**Hole #7**Hole #7**Hole #5*

June 12, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 that are being constructed by Glase Golf and are still not in accordance with our design plans related to the required front face batter of 5%. The rock walls at #4 and #5 appear to have been constructed in accordance with our design plans.

*Hole #7**Hole #7**Hole #5**Hole #5*

June 17, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 are being constructed by Glase Golf. The south side layer of rocks have been placed in accordance with our design plans, but the north side layer of rocks are not placed in accordance with our design related to the required front face batter of 5%. The rock walls at #4 and #5 appear to have been constructed in accordance with our design plans. The rock walls at #5 range between 1 and 4 layers, the maximum height of the rock varies between 5'-0" and 5'-6" and the setback batter varies between 4" and 6" which is in close agreement with the design plans.



Hole #7



Hole #7



Hole #5



Hole #5

June 26, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 are being constructed by Glase Golf. The rock layers have been placed in accordance with our design plans related to the required front face batter of 5%. The current rock height above the aluminum pipe is approximately 34" at hole #7, 33" at hole #4 and there is no rock that has been placed on either of the aluminum pipes at hole #5.

*Hole #7**Hole #7**Hole #5**Hole #5*

July 1, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 being constructed by Glase Golf are substantially complete and appear to have been constructed in accordance with our design plans. The current rock height above the aluminum pipe is approximately 34" at hole #7, 33" at hole #4 and there is no rock that has been placed on either of the aluminum pipes at hole #5.



Hole #7



Hole #7



Hole #5



Hole #5

July 9, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the construction of the rock walls at holes #4, #5 and #7. The rock walls at hole #7 constructed by Glase Golf are complete and appear to have been constructed in accordance with our design plans. The rock walls at hole #5 currently have between 2 and 4 layers of rock. The current rock height above aluminum pipe #1 at hole #5 varies between 16" and 18" and the current rock height above pipe #2 is 16" on the west side no rock has been placed above the east side. AS plans to install one additional rock layer on both pipes at hole #5 in the area surrounding the pipes. The current rock height above the aluminum pipe is approximately 33" at hole #4 on the north side and there is no coverage on the south side.

*Hole #7**Hole #7**Hole #5**Hole #4*

4Aviii

PROJECT CONSTRUCTION DIARY

CEDAR HAMMOCK GOLF CART BRIDGES

April 6, 2020 to ???

Owner: Cedar Hammock CDD

Client: Cedar Hammock CDD

Contractor: Artistic Structures

Engineer of Record: Bridging Solutions, LLC

Lead Inspector: Ralph Verrastro, PE

This item has been digitally signed and sealed by Ralph Verrastro, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic documents.

We design bridges to fit your site and budget.

April 6, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber being delivered for the construction of the golf cart bridges and reviewed the delivery tickets. The timber meets the requirements specified in our design plans. The timber is being stored temporarily in the clubhouse parking lot.



April 30, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber bridge construction at hole #9. AS has removed all of the stringers and deck boards from the previous bridge. They installed the piles and cap beams for the abutment and first span. The timber size and spacing is in accordance with our design plans.



May 6, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber bridge construction at hole #9. AS has installed the piles and cap beams for more than 50% of the bridge. The timber size and spacing is in accordance with our design plans. AS informed us that they received approval from Cedar Hammock CDD to leave the previous piles and cap boards in place to avoid leaving the utility pipe temporarily unsupported. The existing hangers will also remain in place. The pipe will be attached to the new piles and cap beams in accordance with the design plans. AS anticipates completion of the pile and cap beams for this bridge within the next 4-5 working days.



May 14, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber bridge construction at hole #9. AS finished installing the piles and cap beams for the bridge. The abutment and wingwalls at the begin bridge have been installed. The timber size and spacing is in accordance with our design plans. AS anticipates completion of this bridge within 7 working days.



May 21, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber bridge construction at hole #9. AS has completed installation of the substructure of the bridge. The timber sizes and spacing is in accordance with our design plans. AS is finalizing the installation of the deck boards.



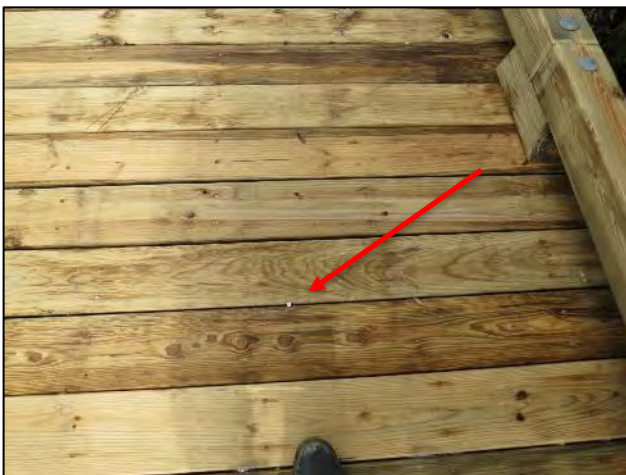
May 28, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a visual inspection of the timber bridge construction at hole #9. AS has completed installation of the superstructure of the bridge. The timber sizes and spacing is in accordance with our design plans.



June 4, 2020

We met with Travis Pritchett with Artistic Structures (AS) and performed a final visual inspection of the timber bridge construction at hole #9. AS has completed installation of the bridge and it appears in accordance with our design plans. There is some damage to the concrete sidewalks that requires repair work when the cart paths are poured. There are screws and nails that were used for spacing during installation of the deck that are lodged between the deck boards that require removal. Additionally, there is miscellaneous garbage on the work site that needs to be removed. We spoke to Travis about these issues and he said he will take care of it.



Fifth Order of Business

5A

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

Cedar Hammock CDD

September 1, 2020



Funding Reserve Analysis

for

Cedar Hammock CDD

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September 1, 2020

Cedar Hammock CDD
8660 Cedar Hammock Blvd
Naples, FL 34112

Board of Supervisors,

We are pleased to present to Cedar Hammock CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Cedar Hammock Community Development District ("Cedar Hammock CDD or "District") is an independent taxing district created and existing under Chapter 190 of the Florida Statutes. Cedar Hammock CDD commenced operations in November 1999. Cedar Hammock is comprised of 799 units which consist of single family homes and multi family homes. The community started construction in 2000 and home construction was completed in 2004. The CDD consists of 417.32 acres and is located in Naples, Collier County, Florida.

Date of Physical Inspection

The subject property was physically inspected on July 31, 2020 by Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2020-2021 fiscal year plus 30 years. The Study Start Date is October 1, 2020 and the study ends on September 30, 2051.

Governing Documents

A review was made of arials and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site

*Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued*

improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Cedar Hammock CDD for the Cedar Hammock CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2020</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>799</i>
<i>Reserve Balance as of October 1, 2020¹</i>	<i>\$ 173,042</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2021	\$ 306	\$ 244,700	\$ 287,952
2022	\$ 314	\$ 250,818	\$ 470,461
2023	\$ 322	\$ 257,088	\$ 210,837
2024	\$ 330	\$ 263,515	\$ 352,156
2025	\$ 338	\$ 270,103	\$ 627,022
2026	\$ 347	\$ 276,856	\$ 816,723

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2020

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve assessments occur annually.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

As of October 1, 2019, there was \$835,114 set aside for reserves. This number does not include operating reserves. The CDD is in the middle of a large scale renovation project to replace several bulkheads, cart bridges, and culverts. The following is the projected breakdown of costs and how it affects reserves:

Reserves as of 10/1/19	\$835,114
FY 19-20 Reserves	\$260,500
Special Assessment	\$1,079,117
Loan	\$1,300,000
Total Funds	\$3,474,731

Project Estimated Cost	\$3,301,689
------------------------	-------------

Reserve Funds 10/1/20	\$173,042
-----------------------	-----------

The projected reserve balance on October 1, 2020 will be \$173,042. These numbers were obtained from the District on the annual budget and the project expenditure tracking sheet. October 1, 2020 starts the next fiscal year. September 30, 2021 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$306.26 per owner per year in fiscal year 2020-2021 and \$244,700 in total funding.

At the current time, the District is considered to be 18 percent funded. This represents a poorly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Cedar Hammock CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Cedar Hammock CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner fees as shown in the attached "Cedar Hammock CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Cedar Hammock CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration.

Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Cedar Hammock CDD shall provide to us Cedar Hammock CDD's best-estimated age of that item. If Cedar Hammock CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and

certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Cedar Hammock CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Stormwater Drainage Notes

Cedar Hammock CDD has a large land area of 417.32 acres comprised of 799 units. The drainage for the community is comprised of inlets, drainage pipes, and retention ponds.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 85 curb inlets, 45 grate inlets, 8 manholes, 5 control structures, 50 flared end sections, and 3 mitered end sections. Additionally, there is 12,567 feet of reinforced concrete piping ranging in size from a 15 inch diameter to a 42 inch diameter.

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Cedar Hammock CDD Funding Study Summary - Continued*

Cedar Hammock Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
15"	1722'	54.00	\$ 92,988
18"	4132'	66.00	\$272,712
24"	3750'	90.00	\$337,500
30"	1560'	114.00	\$177,840
36"	759'	138.00	\$104,742
42"	630'	162.00	\$102,060

Other Drainage:

Curb Inlets	85@4000 =	\$340,000
Grate Inlets	45@3500 =	\$157,500
Manholes	8@2900 =	\$ 23,200
Mitered End Sections	3@1900 =	\$ 5,700
Flared End Sections	50@1900 =	\$ 95,000

Grand Total \$1,709,242

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District-owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2.5 percent of the original system cost should be set aside for reserves over a 5 year period, which would result in a reserve over that time of \$42,700. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Bulkhead Notes

Cedar Hammock has used bulkheads to stabilize their pond banks and golf course islands in some areas. The original installation of bulkheads was wooden timbers, as low as 4 feet in height and up to 10 feet in height. The District is in the middle of large scale renovation project to replace most bulkheads. The bulkheads on holes 4, 5, 16, and 17 are being replaced with cap stone bulkheads, which is a more durable material with a longer lifespan. The existing wooden timber bulkheads on hole 2, the putting green, and the driving range are not included in this project and are considered to be in fair condition. For the purpose of this report, it is assumed the existing wooden timber bulkheads not in the renovation project

will be replaced with a similar material.

Golf Course Bridge Notes

There are 8 golf cart bridge which cross a lake or wetlands area through the community. Originally, all 8 of the golf cart bridges were made of wood. With the recent bulkhead and cart bridge renovation project, 5 of the bridges will be transformed to rock wall culverts. The rock wall culverts will be on holes 4, 5A, 5B, 7, and 10. Bridges on holes 9 and 18 are wooden and have been replaced with new wooden bridges in this project. The wooden bridge on hole 17 was replaced in 2014 and is in good condition.

Paving Notes

Asphalt paved roads have a varying expected life from approximately 15 years to 30 years. It is typical to assume an expected life of 20 years in the District. As roads age, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated. Small road repairs can be handled from the operating budget.

Cedar Hammock CDD has roads in various conditions. The District has taken a segmented approach to replacing roads. Wax Myrtle Run and Cordgrass Way were resurfaced in 2014 and are in average condition. Cedar Hammock Circle and part of Sawgrass Way were resurfaced in 2017 and are in good condition. We project the remaining roads will be resurfaced in the following schedule: Sawgrass Way (East) and Buttonwood Circle (both in fair condition) in 2020-2021, Cedar Hammock Ct (in fair condition) in 2021-2022, and Cedar Hammock Blvd (in average condition) in 2022-2023.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Cedar Hammock, there are 16 retention ponds for stormwater drainage. These ponds are estimated to have 44,133 linear feet of shoreline area and 74.16 acres of total area. During the site inspection, we observed most shorelines in good condition and a few spots of minor erosion. There were no reported sizable erosion projects over the last few years other than the golf course bulkhead project. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 3 percent of the shoreline will erode and need refurbishment over a 5 year period. An erosion control

reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Sidewalk Notes

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to problems such as tree roots uprooting the sidewalk. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is approximately 136,100 SF of sidewalk on the District grounds. The estimated replacement cost new is approximately \$748,500, which would result in a sidewalk repair reserve of \$37,400 over a 5-year period.

Statement of Qualifications

Steven Swartz is a professional in the business of preparing reserve studies and insurance appraisals for community associations. He has provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. He has prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. He holds an engineering degree from a fully accredited university and is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Cedar Hammock CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Steven M. Swartz, RS

Enclosures:

7 Pages of Photographs Attached

*Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued*



Pier



Pier



Pier



Cap Rock Bulkhead, Hole 17



Cap Rock Bulkhead, Hole 17



Wooden Timber Bulkhead, Driving Range

Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued



Wooden Cart Bridge, Hole 18, Will be Replaced



Wooden Cart Bridge, Hole 9, New



Wooden Cart Bridge, Hole 17



Rock Wall Bridge and Culvert, Hole 7



Rock Wall Bridge and Culvert, Hole 4



Rock Wall Bridge and Culvert, Hole 5

*Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued*



Well Pump



Well Pump



Pumphouse Roofing



Pumphouse Roofing



Guardhouse

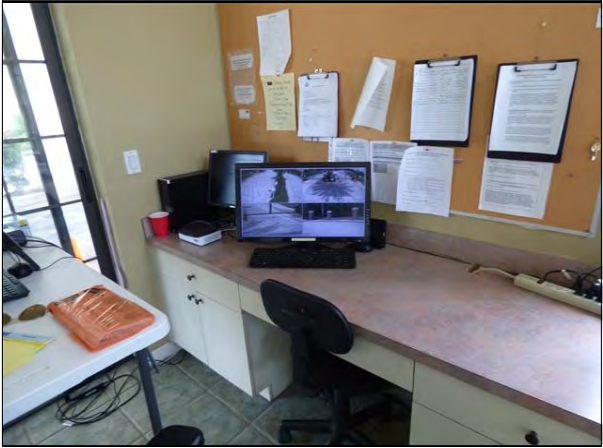


Guardhouse

Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued



Main Entrance Barrier Arm



Security Camera System



Guardhouse Interior Paint



Guardhouse HVAC



Pond



Pond

*Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued*



Pond



Rear Entrance



Rear Entrance Gate Operator



Rear Entrance Gate Operator



Rear Entrance Gates



Rear Entrance Beam Scanner

*Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued*



Rear Entrance Aluminum Fencing



Stormwater Drainage Curb Inlet



Paving, Cedar Hammock Circle



Paving, Sawgrass (Western Portion)



Paving, Wax Myrtle



Paving, Sawgrass (Eastern Portion)

Prepared by Florida Reserve Study and Appraisal
Cedar Hammock CDD Funding Study Summary - Continued



Paving, Buttonwood Way



Paving, Cedar Hammock Ct



Paving, Cedar Hammock Blvd



Paving, Cedar Hammock Blvd



Pavers, Cedar Hammock Blvd



Sidewalks

Prepared by Florida Reserve Study and Appraisal

Cedar Hammock CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pier					
Pier Deck Boards and Railings	\$ 25,350	11 Years	15 Years	\$ 34,208	Yes
Pier Frame and Pilings	\$ 10,563	11 Years	30 Years	\$ 14,253	Yes
Pier Repair Allowance	\$ 1,788	3 Years	8 Years	\$ 1,975	Yes
Bridges and Bulkheads					
Cap Rock Bulkhead Replacement Holes 4,5,16,17	\$ 2,345,504	40 Years	40 Years	\$ 6,530,177	Yes
Wooden Bulkhead Replacement Hole 2, Putting Green, Driving Range	\$ 139,410	2 Years	25 Years	\$ 150,256	Yes
Wooden Cart Bridges 9 and 18 Frame and Boards	\$ 368,160	19 Years	20 Years	\$ 606,678	Yes
Wooden Cart Bridge 17 Frame and Boards	\$ 34,080	14 Years	20 Years	\$ 49,567	Yes
Wooden Cart Bridges Repair Allowance	\$ 25,140	3 Years	5 Years	\$ 27,781	Yes
(1) Rock Wall Bridges and Culverts	\$ 590,700	40 Years	40 Years	\$ 1,644,583	Yes
Rock Wall Bridges and Culverts Repair Allowance	\$ 32,220	5 Years	5 Years	\$ 37,428	Yes
Irrigation and Pumps					
Irrigation System Modernization and Repairs	\$ 45,000	5 Years	25 Years	\$ 52,274	Yes
Well Pumps 1 and 2	\$ 13,000	1 Years	10 Year	\$ 13,666	Yes
Well Pumps 4 and 6	\$ 13,000	6 Years	10 Years	\$ 15,483	Yes
Pumphouse Tile Roof	\$ 10,912	8 Years	30 Years	\$ 13,662	Yes
Pumphouse Metal Roof	\$ 1,560	8 Years	30 Years	\$ 1,953	Yes
Main Entrance					
Barrier Arms and Operators Entrance	\$ 8,600	8 Years	15 Years	\$ 10,767	Yes
Barrier Arm and Operator Exit	\$ 4,300	0 Years	15 Years	\$ 4,409	Yes
Entry Monuments Refurbishment	\$ 13,000	12 Years	20 Years	\$ 17,986	Yes
Guardhouse Security Camera System	\$ 6,500	0 Years	10 Years	\$ 6,664	Yes
Guardhouse Tile Roof	\$ 21,075	8 Years	30 Years	\$ 26,387	Yes
BAI Beam Scanner	\$ 9,000	7 Years	15 Years	\$ 10,990	Yes
Guardhouse Exterior Paint	\$ 2,992	3 Years	8 Years	\$ 3,306	Yes

Cedar Hammock CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Guardhouse Interior Paint	\$ 1,463	3 Years	8 Years	\$ 1,617	Yes
Guardhouse HVAC 2.0 Tons	\$ 3,400	0 Years	12 Years	\$ 3,486	Yes
Ponds					
Pond Banks Erosion Control	\$ 66,200	3 Years	5 Years	\$ 73,155	Yes
Rear Entrance					
Barrier Arm and Operator	\$ 4,300	1 Years	15 Year	\$ 4,520	Yes
Gate Operators Group 1	\$ 8,600	14 Years	15 Years	\$ 12,508	Yes
Gate Operators Group 2	\$ 8,600	10 Years	15 Years	\$ 11,319	Yes
Gates	\$ 16,000	3 Years	25 Years	\$ 17,681	Yes
BAI Beam Scanner	\$ 9,000	2 Years	15 Years	\$ 9,700	Yes
Entry Monument Refurbishment	\$ 4,300	5 Years	20 Years	\$ 4,995	Yes
Aluminum Fence 4'	\$ 15,048	8 Years	30 Years	\$ 18,841	Yes
Stormwater Drainage					
Stormwater Drainage Repair Allowance	\$ 42,700	2 Years	5 Years	\$ 46,022	Yes
Streets and Sidewalks					
Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West	\$ 232,490	17 Years	20 Years	\$ 364,447	Yes
Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass	\$ 102,773	14 Years	20 Years	\$ 149,475	Yes
Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	\$ 115,174	0 Years	20 Years	\$ 118,086	Yes
Paving 1.5 Inch Mill and Overlay CH Ct	\$ 51,516	1 Years	20 Year	\$ 54,154	Yes
Paving 1.5 Inch Mill and Overlay CH Blvd	\$ 256,365	2 Years	20 Years	\$ 276,310	Yes
Pavers on Cedar Hammock Blvd	\$ 80,850	8 Years	30 Years	\$ 101,227	Yes
Sidewalk Repair Allowance	\$ 37,400	2 Years	5 Years	\$ 40,310	Yes

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 173,042

Cedar Hammock CDD Funding Study Expense Item Summary - Continued

Reserve Item Comments

(1) Rock Wall Bridges and Culverts are for holes 4, 5A, 5B, 7, and 10.

Prepared by Florida Reserve Study and Appraisal

Cedar Hammock CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pier							
Pier Deck Boards and Railings	\$ 78.00 / sf	325 sf	\$ 25,350	11 Years	15 Years	2032	\$ 34,208
				15 Years		2047	\$ 49,753
						2062	\$ 72,362
Pier Frame and Pilings	\$ 32.50 / sf	325 sf	\$ 10,563	11 Years 30 Years	30 Years	2032 2062	\$ 14,253 \$ 30,151
Pier Repair Allowance	\$ 5.50 / sf	325 sf	\$ 1,788	3 Years	8 Years	2024	\$ 1,975
						2032	\$ 2,412
				8 Years		2040	\$ 2,946
						2048	\$ 3,597
						2056	\$ 4,392
Bridges and Bulkheads							
Cap Rock Bulkhead Replacement Holes 4,5,16,17	\$ 130 / sf	18112 sf	\$ 2,345,504	40 Years	40 Years	2061	\$ 6,530,177
Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range	\$ 90.00 / sf	1549 sf	\$ 139,410	2 Years	25 Years	2023	\$ 150,256
				25 Years		2048	\$ 280,533
						2073	\$ 523,764
Wooden Cart Bridges 9 and 18 Frame and Boards	\$ 48.00 / sf	7670 sf	\$ 368,160	19 Years	20 Years	2040	\$ 606,678
				20 Years		2060	\$ 999,722
Wooden Cart Bridge 17 Frame and Boards	\$ 48.00 / sf	710 sf	\$ 34,080	14 Years	20 Years	2035	\$ 49,567
				20 Years		2055	\$ 81,679
Wooden Cart Bridges Repair Allowance	\$ 3.00 / sf	8380 sf	\$ 25,140	3 Years	5 Years	2024	\$ 27,781
						2029	\$ 31,476
						2034	\$ 35,662
				5 Years		2039	\$ 40,406
						2044	\$ 45,779
						2049	\$ 51,868
						2054	\$ 58,767

Cedar Hammock CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Rock Wall Bridges and Culverts	\$ 1,100 / lf	537 lf	\$ 590,700	40 Years	40 Years	2061	\$ 1,644,583
Rock Wall Bridges and Culverts Repair Allowance	\$ 6.00 / sf	5370 sf	\$ 32,220	5 Years	5 Years	2026 2031 2036 2041 2046 2051	\$ 37,428 \$ 42,406 \$ 48,047 \$ 54,437 \$ 61,677 \$ 69,880
Irrigation and Pumps							
Irrigation System Modernization and Repairs	\$ 45,000 / total	1 total	\$ 45,000	5 Years 25 Years	25 Years	2026 2051	\$ 52,274 \$ 97,598
Well Pumps 1 and 2	\$ 6,500 ea	2	\$ 13,000	1 Year 10 Year	10 Years	2022 2032 2042 2052	\$ 13,666 \$ 17,543 \$ 22,519 \$ 28,908
Well Pumps 4 and 6	\$ 6,500 ea	2	\$ 13,000	6 Years 10 Years	10 Years	2027 2037 2047 2057	\$ 15,483 \$ 19,876 \$ 25,515 \$ 32,753
Pumphouse Tile Roof	\$ 11.00 / sf	992 sf	\$ 10,912	8 Years 30 Years	30 Years	2029 2059	\$ 13,662 \$ 28,900
Pumphouse Metal Roof	\$ 8.00 / sf	195 sf	\$ 1,560	8 Years 30 Years	30 Years	2029 2059	\$ 1,953 \$ 4,132
Main Entrance							
Barrier Arms and Operators Entrance	\$ 4,300 ea	2	\$ 8,600	8 Years 15 Years	15 Years	2029 2044 2059	\$ 10,767 \$ 15,660 \$ 22,777
Barrier Arm and Operator Exit	\$ 4,300 ea	1	\$ 4,300	0 Years 15 Years	15 Years	2021 2036 2051	\$ 4,409 \$ 6,412 \$ 9,326
Entry	\$ 6,500 ea	2	\$ 13,000	12 Years	20 Years	2033	\$ 17,986

Cedar Hammock CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Entry	\$ 6,500 ea	2	\$ 13,000	20 Years	20 Years	2053	\$ 29,639
Guardhouse Security Camera System	\$ 6,500 ea	1	\$ 6,500	0 Years 10 Years	10 Years	2021 2031 2041 2051	\$ 6,664 \$ 8,555 \$ 10,982 \$ 14,097
Guardhouse Tile Roof	\$ 12.50 / sf	1686 sf	\$ 21,075	8 Years 30 Years	30 Years	2029 2059	\$ 26,387 \$ 55,817
BAI Beam Scanner	\$ 9,000 ea	1	\$ 9,000	7 Years 15 Years	15 Years	2028 2043 2058	\$ 10,990 \$ 15,985 \$ 23,248
Guardhouse Exterior Paint	\$ 1.10 / sf	2720 sf	\$ 2,992	3 Years 8 Years	8 Years	2024 2032 2040 2048 2056	\$ 3,306 \$ 4,038 \$ 4,930 \$ 6,021 \$ 7,352
Guardhouse Interior Paint	\$ 1.10 / sf	1330 sf	\$ 1,463	3 Years 8 Years	8 Years	2024 2032 2040 2048 2056	\$ 1,617 \$ 1,974 \$ 2,411 \$ 2,944 \$ 3,595
Guardhouse HVAC 2.0 Tons	\$ 3,400 ea	1	\$ 3,400	0 Years 12 Years	12 Years	2021 2033 2045 2057	\$ 3,486 \$ 4,704 \$ 6,348 \$ 8,566
Ponds							
Pond Banks Erosion Control	\$ 66,200 / total	1 total	\$ 66,200	3 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$ 73,155 \$ 82,884 \$ 93,908 \$ 106,398 \$ 120,549 \$ 136,582 \$ 154,748

Cedar Hammock CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Rear Entrance							
Barrier Arm and Operator	\$ 4,300 ea	1	\$ 4,300	1 Year	15 Years	2022	\$ 4,520
				15 Year		2037	\$ 6,574
						2052	\$ 9,562
Gate Operators Group 1	\$ 4,300 ea	2	\$ 8,600	14 Years	15 Years	2035	\$ 12,508
				15 Years		2050	\$ 18,192
Gate Operators Group 2	\$ 4,300 ea	2	\$ 8,600	10 Years	15 Years	2031	\$ 11,319
				15 Years		2046	\$ 16,463
						2061	\$ 23,943
Gates	\$ 4,000 ea	4	\$ 16,000	3 Years	25 Years	2024	\$ 17,681
				25 Years		2049	\$ 33,011
						2074	\$ 61,632
BAI Beam Scanner	\$ 9,000 ea	1	\$ 9,000	2 Years	15 Years	2023	\$ 9,700
				15 Years		2038	\$ 14,108
						2053	\$ 20,519
Entry Monument Refurbishment	\$ 4,300 ea	1	\$ 4,300	5 Years	20 Years	2026	\$ 4,995
				20 Years		2046	\$ 8,231
						2066	\$ 13,564
Aluminum Fence 4'	\$ 38.00 / lf	396 lf	\$ 15,048	8 Years	30 Years	2029	\$ 18,841
				30 Years		2059	\$ 39,854
Stormwater Drainage							
Stormwater Drainage Repair Allowance	\$ 42,700 / total	1 total	\$ 42,700	2 Years	5 Years	2023	\$ 46,022
						2028	\$ 52,143
						2033	\$ 59,078
				5 Years		2038	\$ 66,936
						2043	\$ 75,838
						2048	\$ 85,925
						2053	\$ 97,353
Streets and Sidewalks							
Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West	\$ 1.35 / sf	172215 sf	\$ 232,490	17 Years	20 Years	2038	\$ 364,447
				20 Years		2058	\$ 600,559

Cedar Hammock CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass	\$ 1.35 / sf	76128 sf	\$ 102,773	14 Years	20 Years	2035	\$ 149,475
				20 Years		2055	\$ 246,315
Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	\$ 1.35 / sf	85314 sf	\$ 115,174	0 Years	20 Years	2021	\$ 118,086
				20 Years		2041	\$ 194,590
						2061	\$ 320,659
Paving 1.5 Inch Mill and Overlay CH Ct	\$ 1.35 / sf	38160 sf	\$ 51,516	1 Year	20 Years	2022	\$ 54,154
				20 Year		2042	\$ 89,239
						2062	\$ 147,054
Paving 1.5 Inch Mill and Overlay CH Blvd	\$ 1.35 / sf	189900 sf	\$ 256,365	2 Years	20 Years	2023	\$ 276,310
				20 Years		2043	\$ 455,322
						2063	\$ 750,308
Pavers on Cedar Hammock Blvd	\$ 5.50 / sf	14700 sf	\$ 80,850	8 Years	30 Years	2029	\$ 101,227
				30 Years		2059	\$ 214,130
Sidewalk Repair Allowance	\$ 37,400 / total	1 total	\$ 37,400	2 Years	5 Years	2023	\$ 40,310
				5 Years		2028	\$ 45,671
						2033	\$ 51,745
						2038	\$ 58,627
						2043	\$ 66,425
						2048	\$ 75,260
	2053	\$ 85,269					

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 173,042

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Pier	Pier Deck Boards and Railings	325 sf	\$ 78.00 / sf	\$ 25,350.00
	Pier Frame and Pilings	325 sf	\$ 32.50 / sf	\$ 10,562.50
	Pier Repair Allowance	325 sf	\$ 5.50 / sf	\$ 1,787.50
Pier Sub Total =				\$ 37,700.00
Bridges and Bulkheads	Cap Rock Bulkhead Replacement Holes 4,5,16,17	18112 sf	\$ 129.50 / sf	\$ 2,345,504.00
	Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range	1549 sf	\$ 90.00 / sf	\$ 139,410.00
	Wooden Cart Bridges 9 and 18 Frame and Boards	7670 sf	\$ 48.00 / sf	\$ 368,160.00
	Wooden Cart Bridge 17 Frame and Boards	710 sf	\$ 48.00 / sf	\$ 34,080.00
	Wooden Cart Bridges Repair Allowance	8380 sf	\$ 3.00 / sf	\$ 25,140.00
	Rock Wall Bridges and Culverts	537 lf	\$ 1,100.00 / lf	\$ 590,700.00
	Rock Wall Bridges and Culverts Repair Allowance	5370 sf	\$ 6.00 / sf	\$ 32,220.00
Bridges and Bulkheads Sub Total =				\$ 3,535,214.00
Irrigation and Pumps	Irrigation System Modernization and Repairs	1 total	\$ 45,000.00 / total	\$ 45,000.00
	Well Pumps 1 and 2	2	\$ 6,500.00 ea	\$ 13,000.00
	Well Pumps 4 and 6	2	\$ 6,500.00 ea	\$ 13,000.00
	Pumphouse Tile Roof	992 sf	\$ 11.00 / sf	\$ 10,912.00
	Pumphouse Metal Roof	195 sf	\$ 8.00 / sf	\$ 1,560.00
Irrigation and Pumps Sub Total =				\$ 83,472.00
Main Entrance	Barrier Arms and Operators Entrance	2	\$ 4,300.00 ea	\$ 8,600.00
	Barrier Arm and Operator Exit	1	\$ 4,300.00 ea	\$ 4,300.00
	Entry Monuments Refurbishment	2	\$ 6,500.00 ea	\$ 13,000.00
	Guardhouse Security Camera System	1	\$ 6,500.00 ea	\$ 6,500.00
	Guardhouse Tile Roof	1686 sf	\$ 12.50 / sf	\$ 21,075.00
	BAI Beam Scanner	1	\$ 9,000.00 ea	\$ 9,000.00
	Guardhouse Exterior Paint	2720 sf	\$ 1.10 / sf	\$ 2,992.00
	Guardhouse Interior Paint	1330 sf	\$ 1.10 / sf	\$ 1,463.00
	Guardhouse HVAC 2.0 Tons	1	\$ 3,400.00 ea	\$ 3,400.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Main Entrance Sub Total =				\$ 70,330.00
Ponds	Pond Banks Erosion Control	1 total	\$ 66,200.00 / total	\$ 66,200.00
Rear Entrance	Barrier Arm and Operator	1	\$ 4,300.00 ea	\$ 4,300.00
	Gate Operators Group 1	2	\$ 4,300.00 ea	\$ 8,600.00
	Gate Operators Group 2	2	\$ 4,300.00 ea	\$ 8,600.00
	Gates	4	\$ 4,000.00 ea	\$ 16,000.00
	BAI Beam Scanner	1	\$ 9,000.00 ea	\$ 9,000.00
	Entry Monument Refurbishment	1	\$ 4,300.00 ea	\$ 4,300.00
	Aluminum Fence 4'	396 lf	\$ 38.00 / lf	\$ 15,048.00
Rear Entrance Sub Total =				\$ 65,848.00
Stormwater Drainage	Stormwater Drainage Repair Allowance	1 total	\$ 42,700.00 / total	\$ 42,700.00
Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West	172215 sf	\$ 1.35 / sf	\$ 232,490.25
	Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass	76128 sf	\$ 1.35 / sf	\$ 102,772.80
	Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	85314 sf	\$ 1.35 / sf	\$ 115,173.90
	Paving 1.5 Inch Mill and Overlay CH Ct	38160 sf	\$ 1.35 / sf	\$ 51,516.00
	Paving 1.5 Inch Mill and Overlay CH Blvd	189900 sf	\$ 1.35 / sf	\$ 256,365.00
	Pavers on Cedar Hammock Blvd	14700 sf	\$ 5.50 / sf	\$ 80,850.00
	Sidewalk Repair Allowance	1 total	\$ 37,400.00 / total	\$ 37,400.00
Streets and Sidewalks Sub Total =				\$ 876,567.95
Totals =				\$ 4,778,031.95

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Cedar Hammock CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2021	\$ 244,700	\$ 2,855	\$ 132,646	\$ 287,952	26.6%
2022	\$ 250,818	\$ 4,032	\$ 72,341	\$ 470,461	40.3%
2023	\$ 257,088	\$ 5,886	\$ 522,598	\$ 210,837	16.0%
2024	\$ 263,515	\$ 3,320	\$ 125,515	\$ 352,156	34.4%
2025	\$ 270,103	\$ 4,763		\$ 627,022	55.1%
2026	\$ 276,856	\$ 7,543	\$ 94,698	\$ 816,723	58.9%
2027	\$ 283,777	\$ 9,471	\$ 15,483	\$ 1,094,488	70.5%
2028	\$ 290,871	\$ 12,282	\$ 108,804	\$ 1,288,836	71.2%
2029	\$ 298,143	\$ 14,259	\$ 287,197	\$ 1,314,041	66.3%
2030	\$ 305,597	\$ 14,545		\$ 1,634,183	82.3%
2031	\$ 313,237	\$ 17,781	\$ 62,280	\$ 1,902,921	83.2%
2032	\$ 321,068	\$ 20,505	\$ 74,428	\$ 2,170,065	85.5%
2033	\$ 329,094	\$ 23,213	\$ 133,514	\$ 2,388,859	85.6%
2034	\$ 337,322	\$ 25,439	\$ 129,570	\$ 2,622,049	87.5%
2035	\$ 345,755	\$ 27,810	\$ 211,550	\$ 2,784,063	86.5%
2036	\$ 354,399	\$ 29,469	\$ 54,459	\$ 3,113,473	92.4%
2037	\$ 363,259	\$ 32,804	\$ 26,450	\$ 3,483,085	94.3%
2038	\$ 372,340	\$ 36,542	\$ 504,118	\$ 3,387,849	83.4%
2039	\$ 381,648	\$ 35,633	\$ 146,803	\$ 3,658,327	92.5%
2040	\$ 391,190	\$ 38,381	\$ 616,964	\$ 3,470,934	82.2%
2041	\$ 400,969	\$ 36,552	\$ 260,009	\$ 3,648,446	90.7%
2042	\$ 410,994	\$ 38,373	\$ 111,759	\$ 3,986,055	95.0%
2043	\$ 421,269	\$ 41,797	\$ 613,569	\$ 3,835,550	84.7%
2044	\$ 431,800	\$ 40,340	\$ 181,989	\$ 4,125,702	94.5%
2045	\$ 442,595	\$ 43,291	\$ 6,348	\$ 4,605,240	99.0%
2046	\$ 453,660	\$ 48,137	\$ 86,371	\$ 5,020,667	97.8%
2047	\$ 465,002	\$ 52,344	\$ 75,268	\$ 5,462,745	98.4%
2048	\$ 476,627	\$ 56,818	\$ 454,279	\$ 5,541,911	92.3%
2049	\$ 488,542	\$ 57,664	\$ 221,461	\$ 5,866,657	96.3%
2050	\$ 500,756	\$ 60,968	\$ 18,192	\$ 6,410,189	99.7%
2051	\$ 513,275	\$ 66,461	\$ 190,902	\$ 6,799,023	97.3%
Totals :	\$ 11,256,266	\$ 909,280	\$ 5,539,566		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2021: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 173,042.00 Final Reserve Value = \$ 6,799,022.70

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Cedar Hammock CDD Modified Reserve Assessment Summary

Projected Assessments by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2021	\$ 306.26	\$ 244,700
2022	\$ 313.91	\$ 250,818
2023	\$ 321.76	\$ 257,088
2024	\$ 329.81	\$ 263,515
2025	\$ 338.05	\$ 270,103
2026	\$ 346.50	\$ 276,856
2027	\$ 355.17	\$ 283,777
2028	\$ 364.04	\$ 290,871
2029	\$ 373.15	\$ 298,143
2030	\$ 382.47	\$ 305,597
2031	\$ 392.04	\$ 313,237
2032	\$ 401.84	\$ 321,068
2033	\$ 411.88	\$ 329,094
2034	\$ 422.18	\$ 337,322
2035	\$ 432.73	\$ 345,755
2036	\$ 443.55	\$ 354,399
2037	\$ 454.64	\$ 363,259
2038	\$ 466.01	\$ 372,340
2039	\$ 477.66	\$ 381,648
2040	\$ 489.60	\$ 391,190
2041	\$ 501.84	\$ 400,969
2042	\$ 514.39	\$ 410,994
2043	\$ 527.24	\$ 421,269
2044	\$ 540.43	\$ 431,800
2045	\$ 553.94	\$ 442,595
2046	\$ 567.78	\$ 453,660
2047	\$ 581.98	\$ 465,002
2048	\$ 596.53	\$ 476,627
2049	\$ 611.44	\$ 488,542
2050	\$ 626.73	\$ 500,756
2051	\$ 642.40	\$ 513,275

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2021: 12

Number of Years of Constant Payments: 1

No of Assessed Owners: 799

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Cedar Hammock CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2026	FY 2027	FY 2028	FY 2029	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Reserve Category : Pier																				
Pier Deck Boards and Railings										\$ 34,208										
Pier Frame and Pilings										\$ 14,253										
Pier Repair Allowance				\$ 1,975						\$ 2,412								\$ 2,946		
Category Subtotal :				\$ 1,975						\$ 50,873								\$ 2,946		
Reserve Category : Bridges and Bulkheads																				
Cap Rock Bulkhead Replacement Holes 4,5,16,17																				
Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range			\$ 150,256																	
Wooden Cart Bridges 9 and 18 Frame and Boards																		\$ 606,678		
Wooden Cart Bridge 17 Frame and Boards													\$ 49,567							
Wooden Cart Bridges Repair Allowance				\$ 27,781				\$ 31,476				\$ 35,662					\$ 40,406			
Rock Wall Bridges and Culverts																				
Rock Wall Bridges and Culverts Repair Allowance					\$ 37,428				\$ 42,406					\$ 48,047					\$ 54,437	
Category Subtotal :			\$ 150,256	\$ 27,781	\$ 37,428			\$ 31,476	\$ 42,406			\$ 35,662	\$ 49,567	\$ 48,047			\$ 40,406	\$ 606,678	\$ 54,437	
Reserve Category : Irrigation and Pumps																				
Irrigation System Modernization and Repairs					\$ 52,274															
Well Pumps 1 and 2		\$ 13,666								\$ 17,543										\$ 22,519
Well Pumps 4 and 6						\$ 15,483									\$ 19,876					
Pumphouse Tile Roof								\$ 13,662												
Pumphouse Metal Roof								\$ 1,953												
Category Subtotal :		\$ 13,666			\$ 52,274	\$ 15,483		\$ 15,615		\$ 17,543					\$ 19,876					\$ 22,519
Reserve Category : Main Entrance																				
Barrier Arms and Operators Entrance								\$ 10,767												
Barrier Arm and Operator Exit	\$ 4,409													\$ 6,412						
Entry Monuments Refurbishment											\$ 17,986									
Guardhouse Security Camera System	\$ 6,664								\$ 8,555										\$ 10,982	
Guardhouse Tile Roof								\$ 26,387												

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Cedar Hammock CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2026	FY 2027	FY 2028	FY 2029	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
BAI Beam Scanner							\$ 10,990													
Guardhouse Exterior Paint				\$ 3,306						\$ 4,038								\$ 4,930		
Guardhouse Interior Paint				\$ 1,617						\$ 1,974								\$ 2,411		
Guardhouse HVAC 2.0 Tons	\$ 3,486										\$ 4,704									
Category Subtotal :	\$ 14,559			\$ 4,923			\$ 10,990	\$ 37,154	\$ 8,555	\$ 6,012	\$ 22,690			\$ 6,412				\$ 7,341	\$ 10,982	
Reserve Category : Ponds																				
Pond Banks Erosion Control				\$ 73,155				\$ 82,884				\$ 93,908					\$ 106,398			
Reserve Category : Rear Entrance																				
Barrier Arm and Operator		\$ 4,520													\$ 6,574					
Gate Operators Group 1													\$ 12,508							
Gate Operators Group 2									\$ 11,319											
Gates				\$ 17,681																
BAI Beam Scanner			\$ 9,700														\$ 14,108			
Entry Monument Refurbishment					\$ 4,995															
Aluminum Fence 4'								\$ 18,841												
Category Subtotal :		\$ 4,520	\$ 9,700	\$ 17,681	\$ 4,995			\$ 18,841	\$ 11,319				\$ 12,508		\$ 6,574	\$ 14,108				
Reserve Category : Stormwater Drainage																				
Stormwater Drainage Repair Allowance			\$ 46,022				\$ 52,143				\$ 59,078					\$ 66,936				
Reserve Category : Streets and Sidewalks																				
Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West																\$ 364,447				
Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass													\$ 149,475							
Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	\$ 118,086																		\$ 194,590	
Paving 1.5 Inch Mill and Overlay CH Ct		\$ 54,154																		\$ 89,239
Paving 1.5 Inch Mill and Overlay CH Blvd			\$ 276,310																	
Pavers on Cedar Hammock Blvd								\$ 101,227												
Sidewalk Repair Allowance			\$ 40,310				\$ 45,671				\$ 51,745					\$ 58,627				
Category Subtotal :	\$ 118,086	\$ 54,154	\$ 316,620				\$ 45,671	\$ 101,227			\$ 51,745		\$ 149,475			\$ 423,074			\$ 194,590	\$ 89,239
Expense Totals :																				
Expense Totals :	\$ 132,646	\$ 72,341	\$ 522,598	\$ 125,515	\$ 94,698	\$ 15,483	\$ 108,804	\$ 287,197	\$ 62,280	\$ 74,428	\$ 133,514	\$ 129,570	\$ 211,550	\$ 54,459	\$ 26,450	\$ 504,118	\$ 146,803	\$ 616,964	\$ 260,009	\$ 111,759

Prepared by Florida Reserve Study and Appraisal

Cedar Hammock CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>
<i>Reserve Category : Pier</i>									
<i>Pier Deck Boards and Railings</i>					\$ 49,753				
<i>Pier Frame and Pilings</i>									
<i>Pier Repair Allowance</i>						\$ 3,597			
Category Subtotal :					\$ 49,753	\$ 3,597			
<i>Reserve Category : Bridges and Bulkheads</i>									
<i>Cap Rock Bulkhead Replacement Holes 4,5,16,17</i>									
<i>Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range</i>						\$ 280,533			
<i>Wooden Cart Bridges 9 and 18 Frame and Boards</i>									
<i>Wooden Cart Bridge 17 Frame and Boards</i>									
<i>Wooden Cart Bridges Repair Allowance</i>		\$ 45,779					\$ 51,868		
<i>Rock Wall Bridges and Culverts</i>									
<i>Rock Wall Bridges and Culverts Repair Allowance</i>				\$ 61,677					\$ 69,880
Category Subtotal :		\$ 45,779		\$ 61,677		\$ 280,533	\$ 51,868		\$ 69,880
<i>Reserve Category : Irrigation and Pumps</i>									
<i>Irrigation System Modernization and Repairs</i>									\$ 97,598
<i>Well Pumps 1 and 2</i>									
<i>Well Pumps 4 and 6</i>					\$ 25,515				
<i>Pumphouse Tile Roof</i>									
<i>Pumphouse Metal Roof</i>									
Category Subtotal :					\$ 25,515				\$ 97,598
<i>Reserve Category : Main Entrance</i>									
<i>Barrier Arms and Operators Entrance</i>		\$ 15,660							
<i>Barrier Arm and Operator Exit</i>									\$ 9,326
<i>Entry Monuments Refurbishment</i>									
<i>Guardhouse Security Camera System</i>									\$ 14,097
<i>Guardhouse Tile Roof</i>									

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Cedar Hammock CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2043</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>
<i>BAI Beam Scanner</i>	\$ 15,985								
<i>Guardhouse Exterior Paint</i>						\$ 6,021			
<i>Guardhouse Interior Paint</i>						\$ 2,944			
<i>Guardhouse HVAC 2.0 Tons</i>			\$ 6,348						
Category Subtotal :	\$ 15,985	\$ 15,660	\$ 6,348			\$ 8,965			\$ 23,423
Reserve Category : Ponds									
<i>Pond Banks Erosion Control</i>		\$ 120,549					\$ 136,582		
Reserve Category : Rear Entrance									
<i>Barrier Arm and Operator</i>									
<i>Gate Operators Group 1</i>								\$ 18,192	
<i>Gate Operators Group 2</i>				\$ 16,463					
<i>Gates</i>							\$ 33,011		
<i>BAI Beam Scanner</i>									
<i>Entry Monument Refurbishment</i>				\$ 8,231					
<i>Aluminum Fence 4'</i>									
Category Subtotal :				\$ 24,694			\$ 33,011	\$ 18,192	
Reserve Category : Stormwater Drainage									
<i>Stormwater Drainage Repair Allowance</i>	\$ 75,838					\$ 85,925			
Reserve Category : Streets and Sidewalks									
<i>Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West</i>									
<i>Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass</i>									
<i>Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood</i>									
<i>Paving 1.5 Inch Mill and Overlay CH Ct</i>									
<i>Paving 1.5 Inch Mill and Overlay CH Blvd</i>	\$ 455,322								
<i>Pavers on Cedar Hammock Blvd</i>									
<i>Sidewalk Repair Allowance</i>	\$ 66,425					\$ 75,260			
Category Subtotal :	\$ 521,747					\$ 75,260			
Expense Totals :									
Expense Totals :	\$ 613,569	\$ 181,989	\$ 6,348	\$ 86,371	\$ 75,268	\$ 454,279	\$ 221,461	\$ 18,192	\$ 190,902

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

September 1, 2020

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2021	Main Entrance	Barrier Arm and Operator Exit	\$ 4,409
		Guardhouse Security Camera System	\$ 6,664
		Guardhouse HVAC 2.0 Tons	\$ 3,486
	Main Entrance Subtotal = \$ 14,559.00		
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	\$ 118,086
Annual Expense Total = \$ 132,645			
FY 2022	Irrigation and Pumps	Well Pumps 1 and 2	\$ 13,666
	Rear Entrance	Barrier Arm and Operator	\$ 4,520
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Ct	\$ 54,154
FY 2022 Annual Expense Total = \$ 72,340			
FY 2023	Bridges and Bulkheads	Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range	\$ 150,256
	Rear Entrance	BAI Beam Scanner	\$ 9,700
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 46,022
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Blvd	\$ 276,310
		Sidewalk Repair Allowance	\$ 40,310
	Streets and Sidewalks Subtotal = \$ 316,620.00		
FY 2023 Annual Expense Total = \$ 522,598			
FY 2024	Pier	Pier Repair Allowance	\$ 1,975
	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 27,781
	Main Entrance	Guardhouse Exterior Paint	\$ 3,306
		Guardhouse Interior Paint	\$ 1,617
	Main Entrance Subtotal = \$ 4,923.00		
	Ponds	Pond Banks Erosion Control	\$ 73,155
	Rear Entrance	Gates	\$ 17,681
FY 2024 Annual Expense Total = \$ 125,515			

Year	Category	Item Name	Expense	
FY 2026	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 37,428	
	Irrigation and Pumps	Irrigation System Modernization and Repairs	\$ 52,274	
	Rear Entrance	Entry Monument Refurbishment	\$ 4,995	
FY 2026 Annual Expense Total = \$ 94,697				
FY 2027	Irrigation and Pumps	Well Pumps 4 and 6	\$ 15,483	
Annual Expense Total = \$ 15,483				
FY 2028	Main Entrance	BAI Beam Scanner	\$ 10,990	
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 52,143	
	Streets and Sidewalks	Sidewalk Repair Allowance	\$ 45,671	
FY 2028 Annual Expense Total = \$ 108,804				
FY 2029	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 31,476	
	Irrigation and Pumps	Pumphouse Tile Roof	\$ 13,662	
		Pumphouse Metal Roof	\$ 1,953	
	Irrigation and Pumps Subtotal = \$ 15,615.00			
	Main Entrance	Barrier Arms and Operators Entrance	\$ 10,767	
		Guardhouse Tile Roof	\$ 26,387	
	Main Entrance Subtotal = \$ 37,154.00			
	Ponds	Pond Banks Erosion Control	\$ 82,884	
	Rear Entrance	Aluminum Fence 4'	\$ 18,841	
	Streets and Sidewalks	Pavers on Cedar Hammock Blvd	\$ 101,227	
FY 2029 Annual Expense Total = \$ 287,197				
FY 2031	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 42,406	
	Main Entrance	Guardhouse Security Camera System	\$ 8,555	
	Rear Entrance	Gate Operators Group 2	\$ 11,319	
FY 2031 Annual Expense Total = \$ 62,280				
FY 2032	Pier	Pier Deck Boards and Railings	\$ 34,208	
		Pier Frame and Pilings	\$ 14,253	
		Pier Repair Allowance	\$ 2,412	
	Pier Subtotal = \$ 50,873.00			
	Irrigation and Pumps	Well Pumps 1 and 2	\$ 17,543	
	Main Entrance	Guardhouse Exterior Paint	\$ 4,038	
		Guardhouse Interior Paint	\$ 1,974	
	Main Entrance Subtotal = \$ 6,012.00			
FY 2032 Annual Expense Total = \$ 74,428				

Year	Category	Item Name	Expense
FY 2033	Main Entrance	Entry Monuments Refurbishment	\$ 17,986
		Guardhouse HVAC 2.0 Tons	\$ 4,704
	Main Entrance Subtotal = \$ 22,690.00		
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 59,078
	Streets and Sidewalks	Sidewalk Repair Allowance	\$ 51,745
FY 2033 Annual Expense Total = \$ 133,513			
FY 2034	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 35,662
	Ponds	Pond Banks Erosion Control	\$ 93,908
FY 2034 Annual Expense Total = \$ 129,570			
FY 2035	Bridges and Bulkheads	Wooden Cart Bridge 17 Frame and Boards	\$ 49,567
	Rear Entrance	Gate Operators Group 1	\$ 12,508
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay Wax Myrtle and Cordgrass	\$ 149,475
FY 2035 Annual Expense Total = \$ 211,550			
FY 2036	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 48,047
	Main Entrance	Barrier Arm and Operator Exit	\$ 6,412
FY 2036 Annual Expense Total = \$ 54,459			
FY 2037	Irrigation and Pumps	Well Pumps 4 and 6	\$ 19,876
	Rear Entrance	Barrier Arm and Operator	\$ 6,574
FY 2037 Annual Expense Total = \$ 26,450			
FY 2038	Rear Entrance	BAI Beam Scanner	\$ 14,108
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 66,936
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Cir and Sawgrass West	\$ 364,447
		Sidewalk Repair Allowance	\$ 58,627
	Streets and Sidewalks Subtotal = \$ 423,074.00		
FY 2038 Annual Expense Total = \$ 504,118			
FY 2039	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 40,406
	Ponds	Pond Banks Erosion Control	\$ 106,398
FY 2039 Annual Expense Total = \$ 146,804			
FY 2040	Pier	Pier Repair Allowance	\$ 2,946
	Bridges and Bulkheads	Wooden Cart Bridges 9 and 18 Frame and Boards	\$ 606,678
	Main Entrance	Guardhouse Exterior Paint	\$ 4,930
		Guardhouse Interior Paint	\$ 2,411

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Year	Category	Item Name	Expense
	Main Entrance Subtotal = \$ 7,341.00		
FY 2040 Annual Expense Total = \$ 616,965			
FY 2041	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 54,437
	Main Entrance	Guardhouse Security Camera System	\$ 10,982
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay Sawgrass East and Buttonwood	\$ 194,590
FY 2041 Annual Expense Total = \$ 260,009			
FY 2042	Irrigation and Pumps	Well Pumps 1 and 2	\$ 22,519
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Ct	\$ 89,239
FY 2042 Annual Expense Total = \$ 111,758			
FY 2043	Main Entrance	BAI Beam Scanner	\$ 15,985
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 75,838
	Streets and Sidewalks	Paving 1.5 Inch Mill and Overlay CH Blvd	\$ 455,322
		Sidewalk Repair Allowance	\$ 66,425
	Streets and Sidewalks Subtotal = \$ 521,747.00		
FY 2043 Annual Expense Total = \$ 613,570			
FY 2044	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 45,779
	Main Entrance	Barrier Arms and Operators Entrance	\$ 15,660
	Ponds	Pond Banks Erosion Control	\$ 120,549
FY 2044 Annual Expense Total = \$ 181,988			
FY 2045	Main Entrance	Guardhouse HVAC 2.0 Tons	\$ 6,348
Annual Expense Total = \$ 6,348			
FY 2046	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 61,677
	Rear Entrance	Gate Operators Group 2	\$ 16,463
		Entry Monument Refurbishment	\$ 8,231
	Rear Entrance Subtotal = \$ 24,694.00		
FY 2046 Annual Expense Total = \$ 86,371			
FY 2047	Pier	Pier Deck Boards and Railings	\$ 49,753
	Irrigation and Pumps	Well Pumps 4 and 6	\$ 25,515
FY 2047 Annual Expense Total = \$ 75,268			
FY 2048	Pier	Pier Repair Allowance	\$ 3,597
	Bridges and Bulkheads	Wooden Bulkhead Replacement Holes 2, Putting Green, Driving Range	\$ 280,533

Agenda Page 120

Year	Category	Item Name	Expense
FY 2048	Main Entrance	Guardhouse Exterior Paint	\$ 6,021
		Guardhouse Interior Paint	\$ 2,944
	Main Entrance Subtotal = \$ 8,965.00		
	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 85,925
	Streets and Sidewalks	Sidewalk Repair Allowance	\$ 75,260
FY 2048 Annual Expense Total = \$ 454,280			
FY 2049	Bridges and Bulkheads	Wooden Cart Bridges Repair Allowance	\$ 51,868
	Ponds	Pond Banks Erosion Control	\$ 136,582
	Rear Entrance	Gates	\$ 33,011
FY 2049 Annual Expense Total = \$ 221,461			
FY 2050	Rear Entrance	Gate Operators Group 1	\$ 18,192
Annual Expense Total = \$ 18,192			
FY 2051	Bridges and Bulkheads	Rock Wall Bridges and Culverts Repair Allowance	\$ 69,880
	Irrigation and Pumps	Irrigation System Modernization and Repairs	\$ 97,598
	Main Entrance	Barrier Arm and Operator Exit	\$ 9,326
		Guardhouse Security Camera System	\$ 14,097
	Main Entrance Subtotal = \$ 23,423.00		
FY 2051 Annual Expense Total = \$ 190,901			

Seventh Order of Business

7A



July 10, 2020

South Florida Water Management District
Regulation Water Use
Attn: Mr. Scott Korf
P.O. Box 24680
West Palm Beach, Florida 33416-4680

**RE: Cedar Hammock
SFWMD Permit # 11-01711-W
Cardno Project # E919050200**

Cardno

5670 Zip Drive
Fort Myers, FL 33905
USA

Phone: +1 239 829 7011
Fax: +1 239 277 7179

www.cardno.com

Dear Scott:

The monthly water elevation and quality data required for the above referenced permit are enclosed.

Should you have any comments or questions, or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephan P. Kohlmeier", with a long horizontal flourish extending to the right.

Stephan P. Kohlmeier
Water Resource Analyst
for Cardno
Direct Line: (239) 246-4813
Email: stephan.kohlmeier@cardno.com

SPK/gng

Enc: Quarterly Report of Monitoring Requirements

cc: Justin Faircloth, Inframark
Todd Legan, Cedar Hammock

South Florida Water Management District

Confirmation Sent 2020-05-01 11:53:28

Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
Submittal Number: 104247
Project Name: CEDAR HAMMOCK
GOLF AND COUNTRY CLUB
Issued To: CEDAR HAMMOCK
COMMUNITY DEVELOPMENT
DISTRICT
Address: C/O INFRAMARK
City, State, Zip: FORT
MYERS FL 33905
Phone / Fax: (239) 245-7118
E-mail:
justin.faircloth@inframark.com

If you have questions or need assistance,
please contact us at wucompliance@sfwmd.gov

Contact Corrections: None

Name of Person Completing the form: Steve Kohlmeier Phone Number: 239-246-4813 Date: 5/1/2020

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	04/28/2020	120	N/A
2	WELL	MW-1	258516	04/28/2020	136	8.17
3	WELL	MW-2	258517	04/28/2020	80	6.9
4	WELL	MW-3	258518	04/28/2020	86	8.02
5	WELL	MW-4	258519	04/28/2020	104	7.26
6	WELL	1	30124	04/28/2020	240	N/A
7	WELL	2	30126	04/28/2020	200	N/A
8	WELL	4	30130	04/28/2020	190	N/A
9	WELL	6	30134	04/28/2020	120	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments
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South Florida Water Management District

Confirmation Sent 2020-05-27 12:47:06

Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
 Submittal Number: 105281
 Project Name: CEDAR HAMMOCK
 GOLF AND COUNTRY CLUB
 Issued To: CEDAR HAMMOCK
 COMMUNITY DEVELOPMENT
 DISTRICT
 Address: C/O INFRAMARK
 City, State, Zip: FORT
 MYERSFL33905
 Phone / Fax: (239)245-7118
 E-mail:
 justin.faircloth@inframark.com

If you have questions or need assistance,
 please contact us at wucompliance@sfwmd.gov

Contact Corrections: None

Name of Person Completing the form: Steve Kohlmeier Phone Number: 239-246-4813 Date: 5/27/2020

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	05/15/2020	110	N/A
2	WELL	MW-1	258516	05/15/2020	140	8.42
3	WELL	MW-2	258517	05/15/2020	100	7.15
4	WELL	MW-3	258518	05/15/2020	68	8.26
5	WELL	MW-4	258519	05/15/2020	116	7.5
6	WELL	1	30124	05/15/2020	240	N/A
7	WELL	2	30126	05/15/2020	200	N/A
8	WELL	4	30130	05/15/2020	100	N/A
9	WELL	6	30134	05/15/2020	120	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments
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South Florida Water Management District

Confirmation Sent 2020-06-17 07:35:15

Monitoring Report for Water Use Permit

Permit Number: 11-01711-W
Submittal Number: 106054
Project Name: CEDAR HAMMOCK
GOLF AND COUNTRY CLUB
Issued To: CEDAR HAMMOCK
COMMUNITY DEVELOPMENT
DISTRICT
Address: C/O INFRAMARK
City, State, Zip: FORT
MYERS FL 33905
Phone / Fax: (239)245-7118
E-mail:
justin.faircloth@inframark.com

If you have questions or need assistance,
please contact us at wucompliance@sfwmd.gov

Contact Corrections: None

Name of Person Completing the form: Steve
Kohlmeier

Phone Number: 239-246-4813

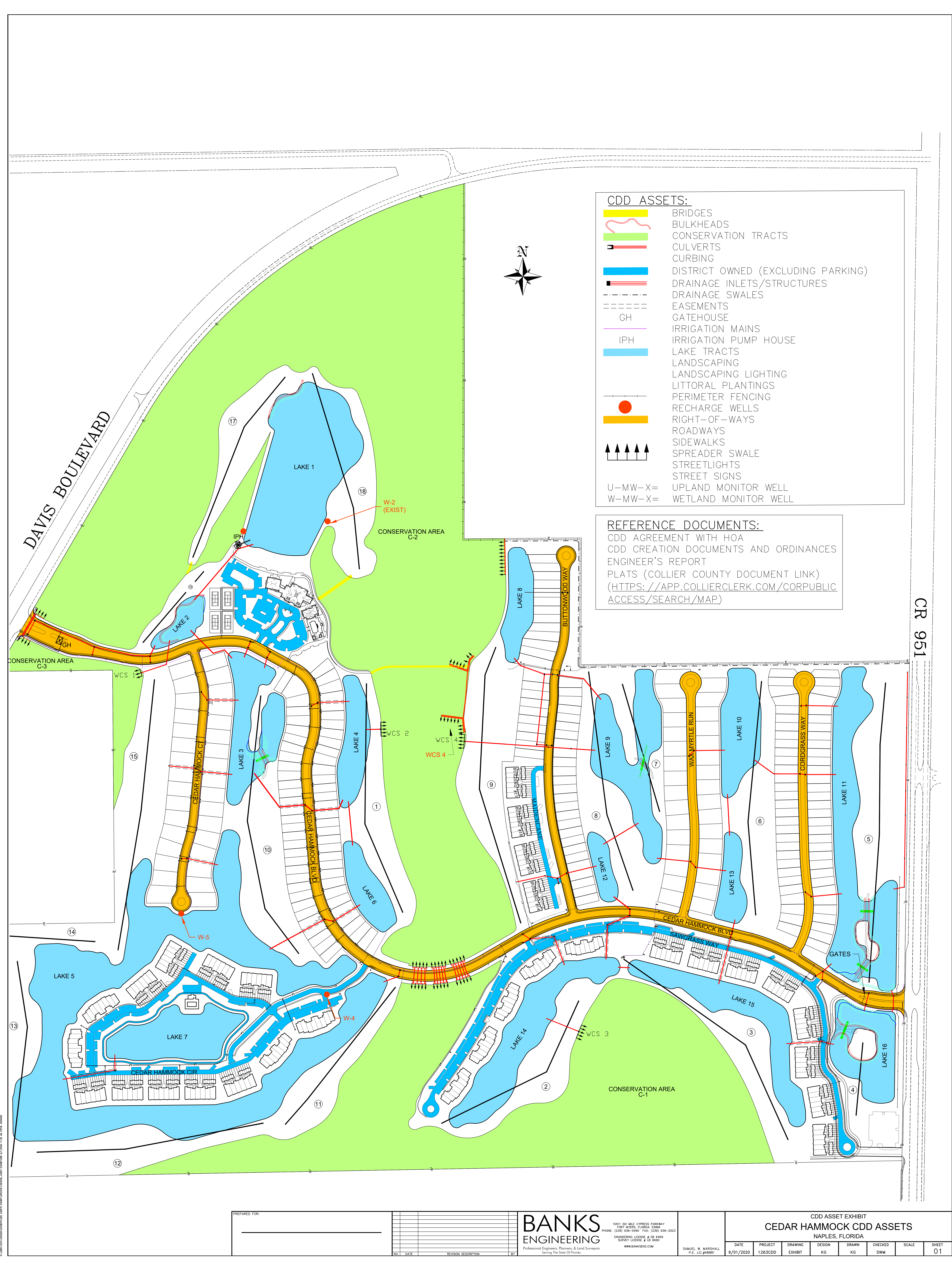
Date: 6/17/2020

No	Entity Type	Entity Name	District ID	Date of Data Collection (mm/dd/yyyy)	Chloride	Ground Water Level
1	FACILITY GROUP	Pump Station 1	101079	06/16/2020	80	N/A
2	WELL	MW-1	258516	06/16/2020	120	7.2
3	WELL	MW-2	258517	06/16/2020	84	5.74
4	WELL	MW-3	258518	06/16/2020	80	7.02
5	WELL	MW-4	258519	06/16/2020	104	6.11
6	WELL	1	30124	06/16/2020	180	N/A
7	WELL	2	30126	06/16/2020	180	N/A
8	WELL	4	30130	06/16/2020	126	N/A
9	WELL	6	30134	06/16/2020	108	N/A

Comments:

No	Entity Type	Entity Name	District ID	Reporting Period (mm/dd/yyyy)	Unit Description	Comments
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7B



CDD ASSETS:

- BRIDGES
- BULKHEADS
- CONSERVATION TRACTS
- CULVERTS
- CURBING
- DISTRICT OWNED (EXCLUDING PARKING)
- DRAINAGE INLETS/STRUCTURES
- DRAINAGE SWALES
- EASEMENTS
- GH
- GATEHOUSE
- IRRIGATION MAINS
- IRRIGATION PUMP HOUSE
- LAKE TRACTS
- LANDSCAPING
- LANDSCAPING LIGHTING
- LITTORAL PLANTINGS
- PERIMETER FENCING
- RECHARGE WELLS
- RIGHT-OF-WAYS
- ROADWAYS
- SIDEWALKS
- SPREADER SWALE
- STREETLIGHTS
- STREET SIGNS
- U-MW-X= UPLAND MONITOR WELL
- W-MW-X= WETLAND MONITOR WELL

REFERENCE DOCUMENTS:
CDD AGREEMENT WITH HOA
CDD CREATION DOCUMENTS AND ORDINANCES
ENGINEER'S REPORT
PLATS (COLLIER COUNTY DOCUMENT LINK)
([HTTPS://APP.COLLIERCLERK.COM/CORPUBLIC ACCESS/SEARCH/MAP](https://app.collierclerk.com/corpublic/access/search/map))

CR 951

Eighth Order of Business

8A

**MINUTES OF MEETING
CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, May 12, 2020 at 2:00 p.m. via teleconference pursuant to Executive Order 20-69:

Present and constituting a quorum were:

Norman Day	Chairman
Quentin Greeley	Vice Chairman
Gene Bolton	Assistant Secretary
John Martino	Assistant Secretary
Fred Bally	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Sam Marshall	District Engineer
Kipp Schulties	Kipp Schulties Golf & Design
Jeff Glase	Glase Golf, Inc
Jim Kurtzeborn	Cedar Hammock Golf & Country Club
Todd Legan	Cedar Hammock Golf & Country Club
Numerous Residents	

The following is a summary of the discussions and actions taken at the May 12, 2020 Cedar Hammock Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

- Mr. Faircloth asked if there were any additions or changes to the agenda. Mr. Greeley inquired about an updated reserve study. Mr. Faircloth stated this could be incorporated with their budget discussion.
- Mr. Faircloth provided a two-year payoff option for the Board to review.

On MOTION by Mr. Bally, seconded by Mr. Bolton, with all in favor, the Agenda for the Meeting was approved.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- Mr. Myers provided comments on the Fiscal Year 2021 budget.

FOURTH ORDER OF BUSINESS

Old Business

A. Bulkhead & Bridge Repair/Replacement Project Update

- Mr. Schulties provided an update on the project. He met with Glase Golf and Artistic Structures onsite to discuss schedules. This project commenced February 18, 2020 with the intention of closing nine holes in the middle of April which was done.
- He had a discussion with Artistic Structure, and Glase Golf particularly Jeff Glase to ensure this project does not extend beyond July 15th.
- Further discussion ensued on the matter.
- Board members had questions for Mr. Schulties and responses were provided.
- Mr. Glase provided an update.
- Discussion was had regarding the wear decking installation on bridges 9, 17 and 18.

On MOTION by Mr. Day seconded by Mr. Martino with all in favor removal of the wear decking on the bridges 9, 17 and 18 in the amount of \$54,500 from the current contract with Artistic Structures and consider installation again at a future date was approved. 5-0

- Additional discussion was had on the project.
- B. South Florida Water Management District Water Use Permit Renewal Update**
- Mr. Faircloth asked Mr. Marshall if he had reviewed this noting there were some issues with the map and asked if there was anything further on this matter. Mr. Faircloth indicated the permits were renewed.
- Mr. Marshall stated the map is a little bit off, but he will speak with Cardno about sending in a clarification with their next quarterly report. He can speak with them to make it matches up with the latest exhibit they have.
- C. Cedar Hammock Golf and Country Club Reimbursement Request**
- Mr. Faircloth indicated one of the things they asked is the engineer to review all the assets of the District. All the requisitions obtained from the bank were provided. The Board has requested the District Manager reimburse the Club in the amount of \$2,575.
- Discussed at the March meeting were some items that were not District assets, but are private assets of the golf course. The District should absolutely reimburse the Club for anything the Club has spent on CDD items. If the assets are not owned by the CDD, they should not be reimbursing the Club for said repairs.
- Mr. Faircloth discussed this with the attorney who agrees they should not be reimbursing the Club for all items. The Board can discuss with Mr. Marshall if he found any additional information which would shed light on what the CDD does or does not own.
- Mr. Faircloth reiterated what was said at the March meeting which is the District bylaw does not allow spending of public funds on private property. If the Club has done things to benefit the CDD to maintain CDD assets, then they are more than able to reimburse the Club for the expenditures if the CDD desires to do so.
- Mr. Marshall stated they need to clearly identify which assets are CDD owned and which ones are not. Every dollar was accounted for, but it was not specific. The engineers' report, reimbursement request as well as the agreement between the CDD and Golf Club were reviewed and they need some type of exhibit or list which

is a little bit more specific than what they have been working off. Between all the documents they have they can probably put a good exhibit together. For example, it is clear from the plat and deeds what property the CDD owns.

- Mr. Faircloth asked if the Board would like the District Engineer and District Counsel to work together to develop an exhibit to attach to the existing agreement with the HOA for clarification. Mr. Greeley agreed.

On MOTION by Mr. Greeley seconded by Mr. Martino with all in favor authorizing the District Engineer and District Counsel to work together to develop an exhibit to attach to the existing agreement with the HOA was approved. 5-0

- After further discussion, the Board agreed to pay reimbursement request in the amount of \$2,575.

FIFTH ORDER OF BUSINESS

New Business

- A. Consideration of Resolution 2020-03, Confirming the District's use of Collier County Supervisor of Elections to continue conducting the District's Elections of Supervisors in Conjunction with the General Election**
- This is what the District has done in the past and is the most cost-effective way to have the election. They have seats which are up for election this year, seats four and five. Mr. Faircloth previously communicated to both the Supervisors regarding their term ending dates and what they needed to do in order to qualify to run for the election should they so desire.
 - Mr. Faircloth recommends the District proceed and work with the Supervisor of Elections of Collier to hold their elections in the General Election.

On MOTION by Mr. Greeley seconded by Mr. Bolton with all in favor resolution 2020-03, Confirming the District's use of Collier County Supervisor of Elections to continue conducting the District's Elections of Supervisors in Conjunction with the General Election was adopted. 5-0

B. Qualifying to Run Information

- This is provided for informational purposes only.

SIXTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of the
Fiscal Year 2021 Budget**

- Mr. Faircloth presented the fiscal year 2021 budget to the Board and provided an overall review of the budget process.
- Discussion ensued regarding whether there is a meeting scheduled for September. Mr. Faircloth informed the Board there is currently no meeting scheduled at this time, but this item is on the agenda for discussion.

Mr. Bally MOVED seconded by Mr. Greeley to split the remaining cost of this project/assessment over the next two years.

Above MOTION was tabled to be presented for discussion after the public comments on the budget.

- Mr. Faircloth discussed the two-year plan with the Board as it related to pay-off schedule of the \$1.3 million loan with Valley National Bank. Mr. Greeley asked for Mr. Faircloth to review the interest schedule and the amortization schedule with Valley National, as requested Mr. Faircloth provided an overview. Further discussion ensued on this matter.

A. Open Public Hearing for Public Comment

On MOTION by Mr. Day seconded by Mr. Bolton with all in favor the public hearing was opened.

- Public comments were received on the budget.

B. Close Public Hearing for Public Comments

On MOTION by Mr. Bolton seconded by Mr. Greeley with all in favor the public hearing was closed.

C. Consideration of Resolution 2020-04, Adoption of the Fiscal Year 2021 Budget

Mr. Bally MOVED seconded by Mr. Greeley to adopt resolution 2020-04, adoption of the fiscal year 2021 budget splitting the remaining cost of this project/assessment over the next two years.

On VOICE vote with Mr. Greeley, Mr. Bolton, Mr. Martino, Mr. Bally voting Aye, and Mr. Day voting Nay Resolution 2020-04, adopting the Fiscal Year 2021 budget splitting the remaining cost of the project/assessment over the next two years was adopted. 4-1

D. Consideration of Resolution 2020-05, Levying Assessments

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor resolution 2020-05, levying assessments was adopted. 5-0

SEVENTH ORDER OF BUSINESS

Attorney's Report

- There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Engineer's Report

A. Cardno Report

- Mr. Marshall indicated there are no issues noted in the report received by Cardno.

B. Discussion of Construction Diary for the Bridges and Walls

- The progress on the bridge has been provided and inspections have continued. Mr. Faircloth received another payoff request and he will get the invoice processed.
- There were no issues to report so far and Bridging Solutions has been documenting construction. Mr. Faircloth asked the Board if they had any questions or if Mr. Marshall wanted to give any comments on the item. Further discussion continued on this matter.

NINTH ORDER OF BUSINESS

Manager's Report

A. Approval of the Minutes of March 9, 2020 Meeting

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor the minutes of the March 9, 2020 meeting were approved. 5-0

B. Approval of the Minutes of March 23, 2020 Continued Meeting

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor the minutes of the March 23, 2020 continued meeting were approved. 5-0

C. Acceptance of Financial Report, March 2020

i. Project Tracking Form

- Mr. Faircloth shared with the Board the email which he sent to Supervisor Bally. The question asked by Mr. Bally was how they determine how much the reserves are and how much funds they need to utilize for the project.
- Mr. Faircloth reviewed the balance sheet with the Board and further discussion ensued on the matter.

On MOTION by Mr. Greeley seconded by Mr. Martino with all in favor the financial report for March 2020 was approved. 5-0

D. Additional 2020 Fiscal Year Meetings, Discussion and Approval of the Fiscal Year 2021 Meeting Schedule

- Mr. Faircloth asked if the Board anticipates additional meetings for fiscal year 2020. They have met for all their meetings and today is the last meeting for Fiscal Year 2020 which they have advertised. If they desire to have additional meetings those will have to be advertised. Discussion ensued regarding having an additional meeting to discuss the assessment numbers and the budget.

On MOTION by Mr. Greeley seconded by Mr. Bolton with all in favor to have an additional meeting for Fiscal Year 2020 on September 8, 2020 was approved. 5-0

- Mr. Faircloth reviewed the Fiscal Year 2021 meeting schedule with the Board and asked if there were any changes to any meeting dates. He noted, there is an additional day in this schedule as he believes there should be seven meetings, but they have one more because of the schedule they have had this year.

On MOTION by Mr. Greeley seconded by Mr. Bally with all in favor the Fiscal Year 2021 meeting schedule was approved as presented.
5-0

E. Report on the Number of Registered Voters (514)

- Mr. Faircloth indicated there are 514 registered voters in the District. This is for informational purposes.

F. Field Management Report

- Mr. Faircloth noted that an inspection was recently conducted and the report will be submitted to the Board.
- During his review, Mr. Faircloth noted the following:
 - Erosion on the east bank of Lake #8 with a large hole near the drainage pipe.
 - Issues with some of the lakes.
 - Exotics in the preserves.

G. Follow-up Items

- Mr. Faircloth asked if the Board had questions for him on any follow-up items. There were no follow-up items other than a discussion regarding the carp barrier grates.

TENTH ORDER OF BUSINESS

Supervisors' Request

- Mr. Greeley commented on a request for an updated reserve study and discussion ensued further on this item. A question arose about the gate house and Mr. Faircloth noted the maintenance of the gate house is the responsibility of the Club per the agreement.
- An update was provided on the rear entry gate repair and insurance claim.
- Mr. Day inquired about the insurance requirements on District assets.

Mr. Greeley MOVED seconded by Mr. Bolton to approve moving forward with a reserve study update with a site inspection (Level 2) with Florida Reserve Study and Appraisal in the amount of \$2,800 to be completed by August for presentation at the September meeting.

On VOICE vote with Mr. Greeley, Mr. Bolton, Mr. Martino, Mr. Bally voting Aye, and Mr. Day voting Nay moving forward with a reserve study update with a site inspection (Level 2) with Florida Reserve Study and Appraisal in the amount of \$2,800 to be completed by August for presentation at the September meeting was approved.
4-1

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Audience comments were received regarding the bulkhead/bridge repair and replacement project.
- The Board was thanked for their efforts.
- Mr. Faircloth asked if the Board wished to adjourn today's meeting or continue. If they are going to adjourn the next scheduled meeting is September 8, 2020.
- Mr. Greeley stated a continuation of the meeting should occur due to the state of the project and it is appropriate if there is anything which needs to be done or action taken, which may be outside the authority of the District Manager or Chairman that they be available to do.
- Mr. Greeley suggested June 2, 2020 at 2:00 p.m. at the Club if they are not restricted or via ZOOM.
- Mr. Faircloth stated they will have the continued meeting via ZOOM and a link will be established for this meeting which will be posted on the website and if they can have the meeting in person at the club they will do so unless the Club or attorney objects.
- Mr. Day suggested having the meeting May 26, 2020 instead and the Board members agreed.

TWELFTH ORDER OF BUSINESS

Continuation

Mr. Greeley MOVED to continue this meeting to Monday, May 26, 2020 at 2:00 p.m. via ZOOM and Mr. Bolton seconded the motion. With all in favor continuing this meeting was approved.

Justin Faircloth, Secretary

Norman Day, Chairman

8B

**MINUTES OF MEETING
CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, May 26, 2020 at 2:00 p.m. via ZOOM pursuant to Executive Order 20-69:

Present and constituting a quorum were:

Norman Day	Chairman
Gene Bolton	Assistant Secretary
John Martino	Assistant Secretary
Fred Bally	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
------------------	------------------

The following is a summary of the discussions and actions taken at the May 26, 2020 Cedar Hammock Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

FOURTH ORDER OF BUSINESS

Old Business

- Mr. Faircloth provided an update on change order #6 to the Board from Glase in the amount of over \$27,000 for field permits and some irrigation work. All these items have been approved by Mr. Schulties.
- Mr. Faircloth reported damage at 3821 Myrtle Run to the culvert pipe ends. This was reported to Mr. Schulties and he will have Glase repair this at their cost.

TENTH ORDER OF BUSINESS

Supervisors' Request

- None.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- None.

TWELVTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Martino seconded by Mr. Bally with all in favor the meeting was adjourned. 4-0

Justin Faircloth, Secretary

Norman Day, Chairman

8C

CEDAR HAMMOCK
Community Development District

Financial Report

July 31, 2020

(Unaudited)

Prepared by:



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CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

July 31, 2020

Balance Sheet
July 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	GF- BULKHEAD AND BRIDGE RESTORATION FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 439,357	\$ -	\$ 439,357
Due From Other Funds	-	260,004	260,004
Investments:			
Money Market Account	214,777	-	214,777
Deposits	1,359	-	1,359
TOTAL ASSETS	\$ 655,493	\$ 260,004	\$ 915,497
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,433	\$ 1,978	\$ 3,411
Accrued Expenses	600	-	600
Due To Other Funds	260,004	-	260,004
TOTAL LIABILITIES	262,037	1,978	264,015
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	1,359	-	1,359
Assigned to:			
Operating Reserves	43,617	-	43,617
Unassigned:	348,480	258,026	606,506
TOTAL FUND BALANCES	\$ 393,456	\$ 258,026	\$ 651,482
TOTAL LIABILITIES & FUND BALANCES	\$ 655,493	\$ 260,004	\$ 915,497

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 10,088	\$ 8,433	\$ 15,260	\$ 6,827
Hurricane Irma FEMA Refund	-	-	1,082	1,082
Interest - Tax Collector	-	-	870	870
Special Assmnts- Tax Collector	158,454	158,454	157,424	(1,030)
Special Assmnts- Other	281,622	281,622	281,560	(62)
Special Assmnts- Discounts	(17,603)	(17,603)	(16,029)	1,574
Other Miscellaneous Revenues	-	-	17,875	17,875
TOTAL REVENUES	432,561	430,906	458,042	27,136
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Engineering	30,000	25,000	21,080	3,920
ProfServ-Legal Services	4,249	3,541	7,057	(3,516)
ProfServ-Mgmt Consulting Serv	39,555	32,962	33,401	(439)
ProfServ-Property Appraiser	6,601	6,601	5,693	908
ProfServ-Special Assessment	3,029	3,029	13,029	(10,000)
ProfServ-Web Site Maintenance	676	563	474	89
Auditing Services	5,000	5,000	5,000	-
Postage and Freight	900	750	905	(155)
Insurance - General Liability	7,700	7,700	7,200	500
Printing and Binding	2,379	1,956	544	1,412
Legal Advertising	2,394	1,995	1,260	735
Misc-Bank Charges	700	583	-	583
Misc-Assessmnt Collection Cost	8,802	8,802	8,363	439
Misc-Web Hosting	246	246	2,898	(2,652)
Office Supplies	400	333	-	333
Annual District Filing Fee	175	175	175	-
Total Administration	112,806	99,236	107,079	(7,843)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	1,585	1,321	3,540	(2,219)
Contracts-Water Mgmt Services	7,200	6,000	6,000	-
Utility - Cameras	1,268	1,057	1,092	(35)
Electricity - Wells	3,000	2,500	3,088	(588)
Electricity - Aerator	2,000	1,667	900	767
R&M-Lake	3,000	2,500	-	2,500
R&M-Plant Replacement	3,015	2,513	-	2,513
R&M Bulkheads	8,000	6,667	2,575	4,092
R&M - Bridges & Cart Paths	8,000	6,667	-	6,667
Misc-Contingency	12,243	10,203	23,954	(13,751)
Capital Outlay	9,944	8,287	-	8,287
Reserve - Bridges	35,000	35,000	154,036	(119,036)
Reserve - Bulkheads	95,500	95,500	451,110	(355,610)
Reserve - Lakes	25,000	25,000	72,153	(47,153)
Reserve - Roadways	105,000	105,000	105,000	-
Total Field	319,755	309,882	823,448	(513,566)
TOTAL EXPENDITURES	432,561	409,118	930,527	(521,409)
Excess (deficiency) of revenues Over (under) expenditures	-	21,788	(472,485)	(494,273)
Net change in fund balance	\$ -	\$ 21,788	\$ (472,485)	\$ (494,273)
FUND BALANCE, BEGINNING (OCT 1, 2019)	865,941	865,941	865,941	
FUND BALANCE, ENDING	\$ 865,941	\$ 887,729	\$ 393,456	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	1,166,613	1,166,613	1,166,353	(260)
Special Assmnts- Discounts	(46,665)	(46,665)	(42,589)	4,076
TOTAL REVENUES	1,119,948	1,119,948	1,123,764	3,816
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	17,499	17,499	-	17,499
Misc-Assessmnt Collection Cost	23,332	23,332	22,221	1,111
Total Administration	40,831	40,831	22,221	18,610
<u>Field</u>				
Capital Outlay - Bulkheads	1,079,117	899,264	843,517	55,747
Total Field	1,079,117	899,264	843,517	55,747
TOTAL EXPENDITURES	1,119,948	940,095	865,738	74,357
Excess (deficiency) of revenues				
Over (under) expenditures	-	179,853	258,026	78,173
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	500,000	500,000	-	(500,000)
Contribution to (Use of) Fund Balance	500,000	-	-	-
TOTAL FINANCING SOURCES (USES)	1,000,000	500,000	-	(500,000)
Net change in fund balance	\$ 500,000	\$ 679,853	\$ 258,026	\$ (421,827)
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	-	
FUND BALANCE, ENDING	\$ 500,000	\$ 679,853	\$ 258,026	

Assigned Reserves

RESERVES	PRIOR YEAR	FY20 BUDGET	TOTAL	FY20 EXPENSES	BALANCE
Reserves - Bridges	\$ 119,036	\$ 35,000	\$ 154,036	\$ 154,036	\$ -
Reserves - Bulkheads	\$ 355,610	\$ 95,500	\$ 451,110	\$ 451,110	\$ -
Reserves - Lakes	\$ 47,153	\$ 25,000	\$ 72,153	\$ 72,153	\$ -
Reserves - Roadways	\$ -	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Total	\$ 521,799	\$ 260,500	\$ 782,299	\$ 782,299	\$ -

CEDAR HAMMOCK
Community Development District

Supporting Schedules

July 31, 2020

**Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION		
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received	General Fund 001 Assessments	Reserve Study Assessments	Bulkhead/Bridge Restoration Fund Assessments
Assessments Levied For FY 2020				\$1,605,694	\$ 157,459	\$ 281,622	\$ 1,166,613
Allocation %				100%	10%	18%	73%
10/31/19	\$ 9,032	\$ 516	\$ 184	\$ 9,732.32	\$ 954	\$ 1,707	\$ 7,071
11/15/19	143,690	6,109	2,932	152,732	14,977	26,788	110,967
11/26/19	429,180	18,247	8,759	456,186	44,735	80,010	331,441
12/13/19	714,885	30,166	14,589	759,640	74,492	133,233	551,914
12/27/19	38,927	1,229	794	40,950	4,016	7,182	29,752
01/17/20	63,926	1,810	1,305	67,040	6,574	11,758	48,708
02/20/20	42,520	824	868	44,212	4,336	7,754	32,122
03/23/20	17,626	121	2	17,749	1,741	3,113	12,896
04/28/20	42,783	-	873	43,656	4,281	7,657	31,718
06/05/20	3,423	(102)	70	3,391	333	595	2,464
06/15/20	10,143	(301)	207	10,048	985	1,762	7,300
TOTAL	\$ 1,516,135	\$ 58,618	\$ 30,584	\$ 1,605,337	\$ 157,424	\$ 281,560	\$ 1,166,353
% COLLECTED				99.98%	99.98%	99.98%	99.98%
TOTAL OUTSTANDING				\$ 357	\$ 35	\$ 62	\$ 260

Cash and Investment Report
July 31, 2020

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Gov't Interest Checking	n/a	0.25%	214,777
Money Market Account	BankUnited	Public Funds MMA	n/a	0.30%	<u>439,357</u>
				Total	<u><u>\$ 654,133</u></u>

Cedar Hammock CDD

Bank Reconciliation

Bank Account No. 2555 Valley National Bank GF
Statement No. 7/20
Statement Date 7/31/2020

G/L Balance (LCY)	439,356.68	Statement Balance	472,770.04
G/L Balance	439,356.68	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	472,770.04
Subtotal	439,356.68	Outstanding Checks	33,413.36
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	439,356.68	Ending Balance	439,356.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/22/2020	Payment	2429	A QUALITY PLANT	5,333.33	0.00	5,333.33
7/30/2020	Payment	2461	BRIDGING SOLUTIONS LLC	6,256.00	0.00	6,256.00
7/30/2020	Payment	2462	CARDNO ENTRIX	600.00	0.00	600.00
7/30/2020	Payment	2463	INFRAMARK, LLC	5,140.78	0.00	5,140.78
7/30/2020	Payment	2464	KIPP SCHULTIES GOLF DESIGN, INC.	16,083.25	0.00	16,083.25
Total Outstanding Checks.....				33,413.36		33,413.36

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 7/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2435	05/15/20	CARDNO ENTRIX	291746	PROFESSIONAL SERVICE THRU 4/24/2020	Contracts-Water Mgmt Services	534047-53901	\$600.00
001	2436	05/15/20	COMCAST BUSINESS	05062020-4299	ACCT# 8535 10 023 1084299 5/19-6/18/2020	Utility - Cameras	543029-53901	\$109.64
001	2437	05/15/20	DANIEL H. COX, P.A.	10969	GENERAL COUNSEL 4/2020	ProfServ-Legal Services	531023-51401	\$1,093.75
001	2440	05/28/20	ADVANCED DOOR AND GATE, INC	2289	FURNISH & REPLACE ENTRANCE GATES	Misc-Contingency	549900-53901	\$16,500.00
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,296.33
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	ProfServ-Field Management	531016-53901	\$132.08
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	ProfServ-Field Management	531016-53901	\$1,218.75
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	Postage and Freight	541006-51301	\$4.50
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	Printing and Binding	547001-51301	\$0.15
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	ProfServ-Web Site Maintenance	531094-51301	\$56.33
001	2444	05/28/20	INFRAMARK, LLC	51456	5/20 MANAGEMENT SERVICE	Postage and Freight	541006-51301	\$609.42
001	2445	05/28/20	NEW IQ	26026	SERVICE CALL 3/2/2020	Misc-Contingency	549900-53901	\$100.00
001	2446	06/04/20	DANIEL H. COX, P.A.	10976	GENERAL COUNSEL 5/2020	ProfServ-Legal Services	531023-51401	\$280.00
001	2447	06/04/20	INNERSYNC STUDIO LTD	18532	6/2020 COMPLIANT WEBSITE	Quarterly Svc.	549915-51301	\$388.13
001	2448	06/11/20	COLLIER COUNTY TAX COLLECTOR	060120	POSTAGE FOR LAST INSTALLMENT TAX REMINDER	Postage and Freight	541006-51301	\$11.17
001	2451	06/18/20	CARDNO ENTRIX	293546	SERVICE THRU 5/29/2020	Contracts-Water Mgmt Services	534047-53901	\$600.00
001	2452	06/18/20	COMCAST BUSINESS	84299-060620	ACCT# 8535 10 023 1084299 6/19-7/18/2020	Utility - Cameras	543029-53901	\$109.64
001	2453	06/18/20	INFRAMARK, LLC	52273	6/2020 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,296.33
001	2453	06/18/20	INFRAMARK, LLC	52273	6/2020 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$132.08
001	2453	06/18/20	INFRAMARK, LLC	52273	6/2020 MANAGEMENT FEES	ProfServ-Field Management	531016-53901	\$1,125.00
001	2453	06/18/20	INFRAMARK, LLC	52273	6/2020 MANAGEMENT FEES	Postage and Freight	541006-51301	\$5.50
001	2453	06/18/20	INFRAMARK, LLC	52273	6/2020 MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51301	\$56.33
001	2456	07/02/20	DESK SPINCO, INC	0003372207	NOTICE OF ELECTION 5/19/2020	Legal Advertising	548002-51301	\$203.00
001	2458	07/09/20	DANIEL H. COX, P.A.	10986	PROFESSIONAL SERVICE 6/5/2020	ProfServ-Legal Services	531023-51401	\$52.50
001	2459	07/16/20	CEDAR HAMMOCK GOLF &	6/24/20 EMAIL	REIMB AS DIRECTED BY BOARD 5/26/2020 MEETING	R&M Bulkheads	546151-53901	\$2,575.00
001	2460	07/16/20	COMCAST BUSINESS	84299-070620	ACCT# 8535 10 023 1084299 7/19-8/18/2020	Utility - Cameras	543029-53901	\$109.64
001	2462	07/30/20	CARDNO ENTRIX	295691	SERVICE THRU 6/26/2020	Contracts-Water Mgmt Services	534047-53901	\$600.00
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,296.33
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	ProfServ-Field Management	531016-53901	\$132.08
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	ProfServ-Field Management	531016-53901	\$1,625.00
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	Postage and Freight	541006-51301	\$7.50
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	Postage and Freight	541006-51301	\$56.33
001	2463	07/30/20	INFRAMARK, LLC	53177	7/2020 MANAGEMENT SERVICE	ProfServ-Web Site Maintenance	531094-51301	\$23.54
001	DD0088	05/25/20	FPL - ACH	27409-050420 ACH	ACCT# 87833-27409 4/2-5/4/2020	Electricity - Wells	543050-53901	\$10.89
001	DD0089	05/23/20	FPL - ACH	52583-050420 ACH	ACCT# 24773-52583 4/2-5/4/2020	Electricity - Wells	543050-53901	\$12.23
001	DD0090	05/15/20	FPL - ACH	25561-050420 ACH	ACCT# 14237-25561 4/2-5/4/2020	Electricity - Wells	543050-53901	\$25.01
001	DD0091	05/15/20	FPL - ACH	94271-050420 ACH	ACCT# 91615-94271 4/2-5/4/2020	Electricity - Wells	543050-53901	\$26.80
001	DD0092	05/24/20	FPL - ACH	92574-050420 ACH	ACCT# 56324-92574 4/2-5/4/2020	Electricity - Wells	543050-53901	\$26.99
001	DD0093	06/13/20	FPL - ACH	06022020-25561 ACH	ACCT# 14237-25561 5/4-6/2/2020	Electricity - Wells	543050-53901	\$26.35
001	DD0094	06/22/20	FPL - ACH	92574-060220 ACH	ACCT# 56324-92574 5/4-6/2/2020	Electricity - Wells	543050-53901	\$15.59
001	DD0095	06/22/20	FPL - ACH	27409-060220 ACH	ACCT# 87833-27409 5/4-6/2/2020	Electricity - Wells	543050-53901	\$4.87
001	DD0097	06/16/20	FPL - ACH	06022020-94271 ACH	ACCT# 91615-94271 5/4-6/2/2020	Electricity - Aerator	543051-53901	\$27.40

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 7/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD0098	07/13/20	FPL - ACH	07022020 ACH	SERVICE FOR 6/2-7/2/2020	Electricity - Aerator	543051-53901	\$92.76
001	DD0098	07/13/20	FPL - ACH	07022020 ACH	SERVICE FOR 6/2-7/2/2020	Electricity - Wells	543050-53901	\$10.89
001	DD0099	07/24/20	FPL - ACH	070220 ACH	SERVICE FOR 6/2-7/2/2020	Electricity - Wells	543050-53901	\$10.05
Fund Total								\$38,695.88

GF- BULKHEAD AND BRIDGE RESTORATION FUND - 002

002	2433	05/04/20	GLASE GOLF, INC	4	CONSULTING INVOICE CEDAR HAMMOCK ROCK WALLS	Capital Outlay Bulkhead and Bridges	564044-53901	\$207,922.50
002	2434	05/07/20	RAGAN TECHNICAL SOLUTIONS, INC	11127	4/27/2020 INSPECTION AND LOGISTICS	Capital Outlay Bulkhead and Bridges	564044-53901	\$250.00
002	2438	05/15/20	KIPP SCHULTIES GOLF DESIGN, INC.	(CONSTRUCTION STAGE)	CONSULTING INVOICE 4/2020	Capital Outlay Bulkhead and Bridges	564044-53901	\$19,388.07
002	2439	05/21/20	BANKS ENGINEERING INC	1263CDD-92	ENGINEERING SERVICE FOR 4/2020	Capital Outlay Bulkhead and Bridges	564044-53901	\$1,750.00
002	2441	05/28/20	ARTISTIC STRUCTURES INC	51720 (PAY APP. #3)	TIMBER FOR BRIDGES	Capital Outlay Bulkhead and Bridges	564044-53901	\$126,342.00
002	2442	05/28/20	BRIDGING SOLUTIONS LLC	525	INSPECTIONS & STUDY REPORT	Capital Outlay Bulkhead and Bridges	564044-53901	\$1,000.00
002	2442	05/28/20	BRIDGING SOLUTIONS LLC	526	FINAL DESIGN & BIDDING	Capital Outlay Bulkhead and Bridges	564044-53901	\$4,692.00
002	2443	05/28/20	GLASE GOLF, INC	5	CONSULTING INVOICE CEDAR HAMMOCK ROCK WALLS	Capital Outlay Bulkhead and Bridges	564044-53901	\$234,138.60
002	2449	06/18/20	BANKS ENGINEERING INC	1263CDD-93	ENGINEERING SERVICE 5/2020	Capital Outlay Bulkhead and Bridges	564044-53901	\$3,700.00
002	2450	06/18/20	BRIDGING SOLUTIONS LLC	541	FINAL DESIGN & BIDDING SERVICE	Capital Outlay Bulkhead and Bridges	564044-53901	\$6,256.00
002	2450	06/18/20	BRIDGING SOLUTIONS LLC	542	GOLF CART BRIDGES	Capital Outlay Bulkhead and Bridges	564044-53901	\$1,500.00
002	2454	06/18/20	KIPP SCHULTIES GOLF DESIGN, INC.	CONSTRUCTION STAGE)	CONSULTING INVOICE 5/2020	Capital Outlay Bulkhead and Bridges	564044-53901	\$19,493.30
002	2455	07/02/20	ARTISTIC STRUCTURES INC	61620 (PAY APP.#4)	BRIDGE REPLACEMENT	Capital Outlay Bulkhead and Bridges	564044-53901	\$67,428.00
002	2457	07/02/20	GLASE GOLF, INC	6	CONSULTING INVOICE CEDAR HAMMOCK ROCK WALLS	Capital Outlay Bulkhead and Bridges	564044-53901	\$240,750.48
002	2461	07/30/20	BRIDGING SOLUTIONS LLC	559	FINAL DESIGN & BIDDING SERVICE	Capital Outlay Bulkhead and Bridges	564044-53901	\$6,256.00
002	2464	07/30/20	KIPP SCHULTIES GOLF DESIGN, INC.	5 CONSTRUCTION STAGE	CONSULTING INVOICE 7/2020	Capital Outlay Bulkhead and Bridges	564044-53901	\$16,083.25
Fund Total								\$956,950.20

Total Checks Paid	\$995,646.08
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Cedar Hammock Bridge/Bulkhead Repair/Re Project Cost Input

PROJECT	INVOICE #	INVOICE DATE	VENDOR	DESCRIPTION	AMOUNT PAID	GL ACCOUNT
KSGDI Contract	1	8/12/2019	KSGDI	progress payment	7,332.17	Field - Reserve - Bulkheads
KSGDI Contract	2	10/2/2019	KSGDI	progress payment with \$510.02 in reimbursable expenses	13,010.02	Field - Reserve - Bulkheads
KSGDI Contract	3	1/3/2020	KSGDI	progress payment	8,844.76	Field - Reserve - Bulkheads
KSGDI Contract	4	1/4/2020	KSGDI	progress payment	5,581.50	Field - Reserve - Bulkheads
Permitting	011020-Permit	1/10/2020	Board of County Commissioner	final payment	20,295.49	Field - Reserve - Lakes
BS Cap Rock Retaining Wall Contract	469	10/18/2019	Bridging Solutions	progress payment	3,038.00	Field - Reserve - Bulkheads
RTS Irrigation Consulting	11017	10/30/2019	Ragan Technical Solutions, Inc.	progress payment	4,000.00	Field - R&M Bulkheads
BS Cap Rock Retaining Wall Contract	486	12/16/2019	Bridging Solutions	final payment	1,208.00	Field - Reserve - Bulkheads
Inframark	47379	12/27/2019	Inframark	progress payment	593.75	Field - Capital Outlay - Bulkhead and Bridges
LWM Bathymetric Survey Lakes 1,2,3,11, & 16	7546	1/9/2020	Lake & Wetland Management	final payment	5,000.00	Field - Reserve - Lakes
Inframark	48219	1/27/2020	Inframark	progress payment	687.50	Field - Capital Outlay - Bulkhead and Bridges
Valley National Loan Closing Costs	Check Request	2/7/2020	Dan Cox	final payment	6,500.00	Field - Reserve - Lakes
Valley National Loan Closing Costs	Check Request	2/7/2020	Dentons Cohen & Grigsby PC	final payment	6,000.00	Field - Reserve - Lakes
Valley National Loan Closing Costs	Check Request	2/7/2020	Valley National	final payment	7,625.00	Field - Reserve - Lakes
Inframark	48960	2/20/2020	Inframark	progress payment	4,156.25	Field - Capital Outlay - Bulkhead and Bridges
Artistic Structures	1	3/2/2020	Artistic Structures, Inc.	progress payment	9,512.00	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	1	3/2/2020	KSGDI	progress payment	5,582.93	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	1	3/3/2020	Glase Golf, Inc.	progress payment	165,987.63	Field - Capital Outlay - Bulkhead and Bridges
Permitting	1263CDD-89	1/31/2020	Banks Engineering	Additional County Fire Review Fee	100.02	Field - Capital Outlay - Bulkhead and Bridges
Permitting	1263CDD-89	1/31/2020	Banks Engineering	SWFMD FEE - Credit will be issued of \$150 on next invoice	250.00	Field - Capital Outlay - Bulkhead and Bridges
Inframark	49735	3/13/2020	Inframark	progress payment	1,656.25	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	2	3/14/2020	Glase Golf, Inc.	progress payment	133,376.20	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-90	3/18/2020	Banks Engineering	Permit pan presentation, County & SWFMD Permitting, Cross Section of Culver Land Bridge	5,301.75	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	2	3/30/2020	KSGDI	progress payment with reimbursements	19,147.51	Field - Capital Outlay - Bulkhead and Bridges
Contech Pipe Arches	20162934	3/30/2020	Contech	final payment	90,395.75	Field - Capital Outlay - Bulkhead and Bridges
BS Cap Rock Con-Ins-Admin	511	4/7/2020	Bridging Solutions	progress payment	8,272.00	Field - Capital Outlay - Bulkhead and Bridges
Artistic Structures	2	4/8/2020	Artistic Structures, Inc.	progress payment	2,711.00	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	3	4/8/2020	Glase Golf, Inc.	progress payment	132,061.68	Field - Capital Outlay - Bulkhead and Bridges
Inframark	50619	4/13/2020	Inframark	progress payment	1,125.00	Field - Capital Outlay - Bulkhead and Bridges
A Quality Plant, Inc.	2076A	4/14/2020	A Quality Plant, Inc.	deposit payment	2,666.67	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-91	4/16/2020	Banks Engineering	progress payment with reimbursements	5,909.50	Field - Capital Outlay - Bulkhead and Bridges
A Quality Plant, Inc.	2076B	4/14/2020	A Quality Plant, Inc.	final payment	5,333.33	Field - Capital Outlay - Bulkhead and Bridges
RTS Irrigation Consulting	11127	4/28/2020	Ragan Technical Solutions, Inc.	progress payment	250.00	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	4	4/28/2020	Glase Golf, Inc.	progress payment	207,922.50	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	3	5/4/2020	KSGDI	progress payment	19,388.07	Field - Capital Outlay - Bulkhead and Bridges
BS Bridge Inspections	525	5/7/2020	Bridging Solutions	progress payment	1,000.00	Field - Capital Outlay - Bulkhead and Bridges
BS Cap Rock Con-Ins-Admin	526	5/7/2020	Bridging Solutions	progress payment	4,692.00	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-92	5/13/2020	Banks Engineering	progress payment	1,750.00	Field - Capital Outlay - Bulkhead and Bridges
Inframark	51456	5/15/2020	Inframark	progress payment	1,218.75	Field - Capital Outlay - Bulkhead and Bridges
Artistic Structures	51720	5/19/2020	Artistic Structures, Inc.	progress payment	126,342.00	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	5	5/23/2020	Glase Golf, Inc.	progress payment	234,138.60	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	4	6/1/2020	KSGDI	progress payment	19,493.30	Field - Capital Outlay - Bulkhead and Bridges

PROJECT	INVOICE #	INVOICE DATE	VENDOR	DESCRIPTION	AMOUNT PAID	GL ACCOUNT
BS Cap Rock Con-Ins-Admin	541	6/8/2020	Bridging Solutions	progress payment	6,256.00	Field - Capital Outlay - Bulkhead and Bridges
BS Bridge Inspections	542	6/8/2020	Bridging Solutions	progress payment	1,500.00	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-93	6/11/2020	Banks Engineering	Meetings & coordination for bulkead & bridge repair & replacement work. Coordination with manager and golf architect.	3,700.00	Field - Capital Outlay - Bulkhead and Bridges
Inframark	52273	6/15/2020	Inframark	progress payment	1,125.00	Field - Capital Outlay - Bulkhead and Bridges
Artistic Structures	61620	6/17/2020	Artistic Structures, Inc.	progress payment	67,428.00	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	6	6/22/2020	Glase Golf, Inc.	progress payment	240,750.48	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	5	7/6/2020	KSGDI	progress payment	16,083.25	Field - Capital Outlay - Bulkhead and Bridges
BS Cap Rock Con-Ins-Admin	559	7/6/2020	Bridging Solutions	progress payment	6,256.00	Field - Capital Outlay - Bulkhead and Bridges
Inframark	53177	7/15/2020	Inframark	progress payment	1,625.00	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-94	7/17/2020	Banks Engineering	progress payment	1,977.50	Field - Capital Outlay - Bulkhead and Bridges
Glase Golf, Inc.	7	8/11/2020	Glase Golf, Inc.	progress payment	337,886.10	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Design & Coordination	6	8/3/2020	KSGDI	progress payment	7,804.94	Field - Capital Outlay - Bulkhead and Bridges
KSGDI Contract	6	8/3/2020	KSGDI	progress payment	9.76	Field - Capital Outlay - Bulkhead and Bridges
Banks Engineering	1263CDD-95	8/13/2020	Banks Engineering	Meetings and coordination for bulkhead & bridge repair & replacement work. Coordination with manager and golf architect.	1,850.00	Field - Capital Outlay - Bulkhead and Bridges
CHGCC Landscaping Allowance	756-20	8/26/2020	O'Donnell Landscapes, Inc.	Installed 6 Bismark Palms 6'-7" CT	9,600.00	Field - Capital Outlay - Bulkhead and Bridges

\$2,003,308.91

\$1,079,117.00 Special Assesment Funds

Other FY2020 Budget Funds: Reserve - Bridges\$35K, Reserve - Bulkheads\$95.5K, Reserve - Lakes\$25K, Reserve - Roadways\$105k moved to Reserve - Bulkheads at the 12/9/19 meeting

\$229,725.00 Reserve Roadways Funds as of 11/30/19

\$47,153.00 Reserve Lakes Funds as of 11/30/19

\$119,036.00 Reserve Bridges Funds as of 11/30/19

\$125,885.00 Reserve Bulkhead Funds as of 11/30/19

\$1,300,000.00 Valley National Loan as of 1/13/20 CDD Meeting

\$3,161,416.00 Total funding sources

\$1,158,107.09 Amount remaining not including interest additions

Signed contracts amounts

\$2,438,524.98 Glase Golf

\$372,023.10 Artistic Structures

\$96,500.00 KSGDI

\$39,860.00 Bridging Solutions

\$3,301,688.80 Esitlated project cost as of 1/6/20 + BS FY2020 items as of 12/16/19 of \$4,246 over two invoices, and RTS invoice of \$4,000

\$40,842.00 Change orders #1 - Glase Golf - Lake 7 pipe install 2-23-20

\$1,800.00 Change order #2 - Glase Golf - Landscape items 3-10-20

\$6,790.00 Change order #3 - Glase Golf - Landscape items/RCP Extensions 3-12-20

\$10,560.00 Change order #4 - Glasse Golf - Irrigation

PROJECT	INVOICE #	INVOICE DATE	VENDOR	DESCRIPTION	AMOUNT PAID	GL ACCOUNT
				\$8,000.00 RTS	\$7,760.00	Change order #5 - Glase Golf - Landscape/Irrigation Items
				\$90,850.00 Contech	\$27,374.53	Change order #6 - Glase Golf -Fill 460 TNS, Gate Valves for Bridge 9 to 1, Irrigation items on
				\$5,000.00 LWM	\$16,786.00	Change order #7 - Glase Golf - landbridge irrigation-6-29-20
				\$8,000.00 AQP	\$26,834.00	Change order #8 - fill/delivery 8-6-20
				\$3,058,758.08 Total	\$18,138.10	Change Order #1 - Artistic Structures - Performance Bond, Recording, & upgraded wood
					\$1,585.00	Change Order #2 - Artistic Structures - Permits Related items
					\$12,750.00	Bank loan Closing Costs of \$20,125 - \$7,375 estimated on the estimated project costs sheet as of 1/6/20.
					\$8,000.00	AQP - Bismark Palms/Installation
					\$3,480,908.43	Total project estimated cost
					\$311,492.43	Amount still needed for full project funding to take from Unassigned funds of \$418,311.00 as of 11/30/19

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CEDAR HAMMOCK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Adopted Budget
(Meeting 5/12/20)

Prepared by:



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CEDAR HAMMOCK
Community Development District

Budget Overview

Fiscal Year 2021

CEDAR HAMMOCK
Community Development District

Operating Budget
Fiscal Year 2021

CEDAR HAMMOCK
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 9,400	\$ 17,191	\$ 10,088	\$ 11,753	10,753	22,506	10,088
Hurricane Irma FEMA Refund	-	\$ 5,316	-	\$ 1,082	-	-	-
Interest - Tax Collector	16.00	188	-	740.00	-	-	-
Special Assmnts- Tax Collector	379,525	379,523	158,454	151,825	6,629	158,454	299,007
Special Assmnts - Other	-	-	281,622	271,546	10,076	281,622	-
Special Assmnts- Discounts	(14,175)	(13,901)	(17,603)	(16,140)	-	(16,140)	(11,960)
Other Miscellaneous Revenues	-	9,281	-	-	-	-	-
TOTAL REVENUES	374,766	397,598	432,561	420,806	27,458	446,442	297,135
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Engineering	19,768	38,061	30,000	19,648	19,648	39,296	30,000
ProfServ-Legal Services	1,593	14,201	4,249	12,130	12,130	24,260	4,249
ProfServ-Mgmt Consulting Serv	37,286	41,498	39,555	20,215	20,215	40,430	40,742
ProfServ-Property Appraiser	4,195	2,132	6,601	5,693	99	5,792	4,485
ProfServ-Special Assessment	2,855	7,941	3,029	13,029	-	13,029	8,938
ProfServ-Web Site Maintenance	637	656	676	282	394	676	696
Auditing Services	5,000	4,400	5,000	5,000	-	5,000	5,000
Postage and Freight	549	2,843	900	205	205	410	900
Insurance - General Liability	7,235	7,000	7,700	7,200	-	7,200	7,920
Printing and Binding	2,310	1,252	2,379	506	506	1,012	2,000
Legal Advertising	2,181	6,629	2,394	1,057	1,057	2,114	3,000
Misc-Bank Charges	653	380	700	-	350	350	700
Misc-Assessmnt Collection Cost	(1,019)	3,540	8,802	8,049	133	8,182	5,980
Misc-Web Hosting	47	239	246	2,510	776	3,286	1,799
Office Supplies	33	28	400	-	50	50	100
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	83,498	130,975	112,806	95,699	55,563	151,261	116,683
<i>Field</i>							
ProfServ-Field Management	1,494	5,008	1,585	10,105	6,205	16,310	1,633
Contracts-Water Mgmt Services	7,200	7,200	7,200	3,000	4,200	7,200	7,200
Utility - Cameras	1,160	1,299	1,268	653	653	1,306	1,268
Electricity - Wells	4,324	2,190	3,000	2,690	2,690	5,380	4,866
Electricity - Aerator	1,598	1,358	2,000	893	893	1,786	2,000
R&M - Lake	2,167	3,113	3,000	-	1,500	1,500	3,000
R&M - Plant Replacement	-	788	3,015	-	1,508	1,508	3,015
R&M - Bridges	-	-	8,000	-	8,000	8,000	5,000
R&M - Bulkheads	-	8,000	8,000	4,000	4,000	8,000	5,000
Misc-Contingency	15,966	13,591	12,243	7,354	7,354	14,708	17,470
Capital Outlay	-	12,015	9,944	-	-	-	-
Total Field	33,909	54,562	59,255	28,695	37,003	65,698	50,452
TOTAL EXPENDITURES	117,407	185,537	172,061	124,394	92,565	216,959	167,135

CEDAR HAMMOCK
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Reserve - Bridges	28,840	22,064	35,000	-	154,036	154,036	10,000
Reserve - Bulkheads	15,412	107,683	95,500	38,968	412,142	451,110	10,000
Reserve - Lakes	12,400	-	25,000	18,625	53,528	72,153	10,000
Reserve - Roadways	32,141	830	105,000	-	105,000	105,000	100,000
Total Reserves	88,793	130,577	260,500	57,593	724,706	782,299	130,000
TOTAL EXPENDITURES & RESERVES	206,200	316,114	432,561	181,987	817,271	999,258	297,135
Excess (deficiency) of revenues							
Over (under) expenditures	168,566	81,484	-	238,819	(789,813)	(552,816)	-
OTHER FINANCING SOURCES (USES)							
TOTAL OTHER SOURCES (USES)	\$ -	-	-	-	-	-	-
Net change in fund balance	168,566	81,484	-	238,819	(789,813)	(552,816)	-
FUND BALANCE, BEGINNING	609,903	784,457	865,941	865,941	-	865,941	313,125
FUND BALANCE, ENDING	\$ 784,457	\$ 865,941	\$ 865,941	\$ 1,104,760	\$ (789,813)	\$ 313,125	\$ 313,125

Budget Narrative
Fiscal Year 2021

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Prof Service - Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

Prof Service - Legal Services

The District's legal counsel will be providing general legal services to the District, i.e., attendance & preparation for monthly meetings, review operating & maintenance contracts, etc.

Prof Service - Management Consulting Serv

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Prof Service - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs was based on 1.5% of gross assessments.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (cont'd)

Prof Service - Special Assessment

The District's Collection Agent will be providing financial services which include the collection of prepaid assessments, maintenance of District's assessment roll and levying the annual operating and maintenance assessments.

Prof Service – Web Site Maintenance

Inframark Infrastructure Management Services oversees the District's email accounts and provides assistance to Campus Suite regarding the website as necessary.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Postage and Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Misc - Bank Charges

Bank analysis fees that are incurred during the year.

Misc-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (cont'd)

Misc – Web Hosting

The District incurs expenses to maintain and renew their website domain and email accounts.

Office Supplies

Miscellaneous office supplies required for the preparation of agenda packages.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Dept of Economic Opportunity Div.

Field Services

Prof Service – Field Management

Inframark Infrastructure Management Services inspects the District's assets and provides two reports per year.

Contracts – Water Mgmt Services

Professional services for environmental permit compliance related to the water use permit.

Utility – Cameras

Costs associated with the District's gate cameras.

Electricity - Wells

FPL provides electrical services for the District's pumps at the following addresses:

- 8684 Cedar Hammock Circle - Well #4 Meter KL35128
- 3639 Cedar Hammock Court – Well #6 Meter ACD4996

Electricity - Aerators

FPL provides electrical services for the District's pumps at the following addresses:

- 3826 Wax Myrtle Run – Meter ACD4234
- 8892 Cedar Hammock Blvd – Meter ACD4976
- 3766 Buttonwood Way – Meter ACD8387

R&M - Lake

Repair and maintenance expenses related to lakes including washout repairs and erosion.

R&M – Plant Replacement

Replace landscape plantings at pumps.

R&M – Bridges

Repair and maintenance expenses related to the bridges.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (cont'd)

R&M – Bulkheads

Repair and maintenance expenses related to bulkheads.

Misc-Contingency

Any current year Field expenditure that may not have been provided for in the budget.

Reserves:

Reserve - Bridges

Funds to be set aside for future bridge expenditures as determined by the BOS.

Reserve - Bulkheads

Funds to be set aside for future bulkhead expenditures as determined by the BOS.

Reserve - Lakes

Funds to be set aside for future lake expenditures as determined by the BOS.

Reserve - Roadways

Funds to be set aside for future roadway expenditures as determined by the BOS.

CEDAR HAMMOCK

Community Development District

Bulkhead/Bridge Restoration Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES					
Special Assmnts- Tax Collector	\$ 1,166,613	\$ 1,124,871	41,742	1,166,613	\$ 756,239
Special Assmnts - CDD Collected	-	-	-	-	-
Special Assmnts- Discounts	(46,665)	(42,882)	-	(42,882)	(30,250)
TOTAL REVENUES	1,119,948	1,081,989	41,742	1,123,731	725,990
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Property Appraiser	17,499	-	17,499	17,499	11,344
Misc-Assessmnt Collection Cost	23,332	21,385	835	22,220	15,125
Total Administrative	40,831	21,385	18,334	39,719	26,468
<i>Field</i>					
Capital Outlay Bulkhead and Bridges Project	1,079,117	548,478	1,830,639	2,379,117	699,522
Total Field	1,079,117	548,478	1,830,639	2,379,117	699,522
TOTAL EXPENDITURES	1,119,948	569,863	1,848,973	2,418,836	725,990
Excess (deficiency) of revenues					
Over (under) expenditures	-	512,126	(1,807,231)	(1,295,105)	-
OTHER FINANCING SOURCES (USES)					
Loan Proceeds	-	-	1,300,000	1,300,000	-
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	1,300,000	1,300,000	-
Net change in fund balance	-	512,126	(507,231)	4,895	-
FUND BALANCE, BEGINNING	-	-	(1,300,000)		4,895
FUND BALANCE, ENDING	\$ -	\$ 512,126	\$ (1,807,231)	\$ 4,895	\$ 4,895

**AMORTIZATION SCHEDULE
BRIDGE AND BULKHEAD CAPITAL PROJECT - LOAN**

Period Ending	Principal	Rate	Interest	Debt Service	Annual Debt Service
11/1/2020		3.35%	\$ 33,030	\$ 33,030	\$ 699,522
5/1/2021	\$ 644,564	3.35%	\$ 21,928	\$ 666,492	
11/1/2021		3.35%	\$ 11,055	\$ 11,055	\$ 677,547
5/1/2022	\$ 655,436	3.35%	\$ 11,055	\$ 666,492	
	\$ 1,300,000		\$ 77,068	\$ 1,377,068	\$ 1,377,068

Budget Narrative
Fiscal Year 2021

REVENUES

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Prof Service - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for property appraiser costs was based on 1.5% of gross assessments.

Misc-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Field

Capital Outlay Bulkhead and Bridges Project

Costs associated with the Bulkhead/Bridge Repair/Replacement Project. A loan for \$1.3M, including interest and related costs, was taken out for this project.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 313,125
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	130,000
Total Funds Available (Estimated) - FY21	443,125

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		41,784 ⁽¹⁾
Reserves - Bridges		
Prior Year's Reserve Funding	119,036	
FY 2020 Reserve Funding	35,000	
Less Actual FY20	(154,036)	
FY 2021 Reserve Funding	10,000	10,000
Reserves - Bulkheads		
Prior Year's Reserve Funding	125,885	
FY 2020 Reserve Funding	95,500	
Plus Reserves re-assignment 1/30/20	229,725	
Less Actual FY20	(451,110)	
FY 2021 Reserve Funding	10,000	10,000
Reserves - Lakes		
Prior Year's Reserve Funding	47,153	
FY 2020 Reserve Funding	25,000	
Less Actual FY20	(72,153)	
FY 2021 Reserve Funding	10,000	10,000
Reserves - Roadways		
Prior Year's Reserve Funding	229,725	
FY 2020 Reserve Funding	105,000	
Less Reserves Re-assignment as of 1/30/2020	(229,725)	
Less Actual FY20	(105,000)	
FY 2021 Reserve Funding	100,000	100,000
	Subtotal	171,784

Total Allocation of Available Funds	171,784
Total Unassigned (undesignated) Cash	\$ 271,341

Notes

(1) Represents approximately 3 months of operating expenditures less FY2021 budget reserves.

CEDAR HAMMOCK
Community Development District

Supporting Budget Schedules
Fiscal Year 2021

2020-2021 Assessment Chart

		O&M Assessment			Bridges and Bulkhead Project			Total	Total Prior Year	
		FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent	FY 2021	FY 2020	Percent
Product	Total Units	Fund	Fund	Change	Fund	Fund	Change	Per Unit	Per Unit	Change
Single Family	65	\$374.23	\$550.78	-32.1%	\$ 946.48	\$1,460.09	-35.2%	\$1,320.71	\$ 2,010.87	-34.3%
2-Story	228	\$374.23	\$550.78	-32.1%	\$ 946.48	\$ 1,460.09	-35.2%	\$1,320.71	\$ 2,010.87	-34.3%
4-Story	330	\$374.23	\$550.78	-32.1%	\$ 946.48	\$ 1,460.09	-35.2%	\$1,320.71	\$ 2,010.87	-34.3%
Duplex	176	\$374.23	\$550.78	-32.1%	\$ 946.48	\$ 1,460.09	-35.2%	\$1,320.71	\$ 2,010.87	-34.3%
	799									

8E

From: Tonja Witmer <twitmer@totalasphalt.com>
Sent: Friday, June 5, 2020 10:44 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Subject: Meeting June 18-Cedar Hammock

Justin, certainly hope this email finds you and your family healthy. I spoke with you back in March regarding asphalt preservation. At this time, board members are scheduling with us again and we are excited to meet them as asphalt certainly doesn't wait on us. We will be treating The Plantation at Leesburg in June and would like to schedule a meeting with you. I have **Thursday, June 18 or Thursday, June 25** that we could meet for 45 minutes to an hour to show you the importance of asphalt preservation as well as the difference it would make in your communities budget.

Serving your communities' needs in a safe manner is of paramount importance to us. We opt to bring in our own equipment, (screen & projector for our visual presentation which keeps us at a social distance of 6' or more instead of looking at a laptop together), as equipment has been properly cleaned before and after each visit, to meet with a Board Member, a Roads Chairman, a Facility Manager and/or a Community Manager to discuss the **importance of asphalt preservation**

to turn your budget around as asphalt is one of the highest assets the community has.

Here's why: As a "Preservation Specialist Company of 28 years", we have preserved and maintained roads by replacing the oils and solvents that get oxidized, which in return, extends the pavements' life 5 years with every treatment cycle as it changes the characteristics and viscosity like it was when the hot mix asphalt went down. **We do not lay asphalt or repair it; we preserve good roads.** This is quite the **budget changer** for any community when you can maintain and extend the life of the roads instead of repaving. We are the only ones in the industry with **a 5-year performance warranty** and offer a black and clear bio-green rejuvenator! This is not a topical sealcoat, we are inert with same day dry time!

I do have questions about your community and their roads prior to meeting, so should you agree to meet, please allow me 15 minutes of your time to answer some questions I have as I need to educate myself on the condition of your asphalt. In addition, I have added some detailed information below along with my contact numbers should you forward this email to others.

Regards,

Tonja Witmer

One of your largest asset management cost is your asphalt. With petroleum prices continuing to rise and asphalt material not made like it once was, (lasting 20+ years and the national average now only lasting 12 to 15 years), the budget cannot maintain the replacement costs.

Total Asphalt Technology is a specialized company headquartered in York, PA and for 28 years we have only done one thing; preserve asphalt correctly to help our customers maintain an acceptable budget and keep their asphalt in a position for longevity.

How we do this with the right technology going into the right pavement is something of an art form. We are able to bring several types of technology with proven test results to our client's choice with an education on how the process works along with a consultation in order to be successful with our clients.

Our client base is spread worldwide whether it's toll roads in the Philippines, large scale communities across the U.S, or working with the Army Corp of Engineers with airports; our list goes on. With a 5-year performance warranty with every treatment cycle, our success speaks for itself. We would look forward to introducing ourselves with a 30-minute education on how we can help you and your team with expert experience and advice.

About Us:

Founded in 1992, Total Asphalt is the largest pavement preservation specialist in the Atlantic region. As a recognized leader in pavement technology, we work with aviation, military, large scale communities (10-120+ miles), malls, property management agencies along with other verticals.

Capital Retention:

Pavement inventory is one of the most critical physical assets that impacts your organization's capital reserve dollars. With our expertise and science, Total Asphalt changes the bottom line dramatically, leaving our clients with an increase in their capital reserves.

Asset Management:

Pavement preservation is more than a collective set of maintenance techniques and smart technology. An effective pavement preservation program is an ongoing process of:

- Assessment

- Analysis
- Reporting
- Planning
- Budgeting
- Maintenance

Total Asphalt can manage each element of the process for you and deliver results that retain the highest ROI and the greatest longevity for your pavement.

Consultation:

We present options as to how to best preserve your pavement and work with you through the budgeting process to deliver the most effective plan for the long-term preservation of your asphalt.

Meeting:

In order to understand the philosophy and methodology of pavement preservation to its fullest, allow us to meet with your organization.

“We’re not just preserving your asphalt, we’re preserving your dollars”

Regards,

Tonja Witmer

Business Development

717-943-4457 - Cell

888-735-8868 - Corporate Office

United States, Southeast Asia, & Philippines

VISIT US AT: www.TotalAsphalt.com

TotalAsphalt_Logo_FINAL_2016-03-08



EDUCATION-ANALYSIS-PLANNING-APPLICATION

8F



Cedar Hammock CDD

May 1, 2020 – Field Management Report

www.inframarkims.com

Inspected by: Justin Faircloth

1. Lake Management

The water levels have continued to decline with the dry season. As a result of the low water levels much of the littoral shelves were covered with many weeds and grasses that should be sprayed out. Additional lake maintenance information is found below; all lake issues are low density unless otherwise noted.



a. Aeration/Fountains:

- i. **Aeration:** No issues observed. All aerators appeared to be working.



- ii. **Lake 2 Fountain:** No issues observed.





b. **Algae on Lakes:** 2, 3, 5, 8, 14, & 15. Lake 5 was observed at medium density.



c. **Littorals:** No issues observed. New plantings of littorals and other plantings were visible on the lakebanks.



d. Rocks:

- i. Various weeds observed on the south bank of lake 1 and the west bank of lake 5 should likely be sprayed out.



e. Weeds:

- i. Alligator weed in Lakes: No issues observed.
- ii. Cattails in Lakes: No issues observed.
- iii. Climbing Hemp Vine in Lakes: 16.



iv. Dollar Weed in Lakes: No issues observed.

v. Hydrilla in Lakes: 1 & 3.



vi. Muskgrass (Chara) in Lakes: 5.



vii. Palms on Lake Banks: No issues observed.

viii. Sedges in Lakes: No issues observed.

ix. Spatterdock/Lily Pads in Lakes: No issues observed.

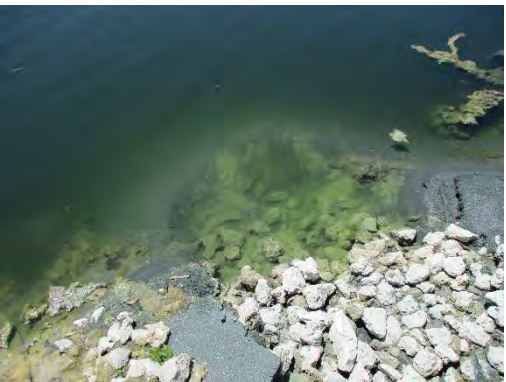
x. Torpedo Grass in Lakes: 8, 13, & 15. Spraying has recently been completed on the south bank of lake 10.

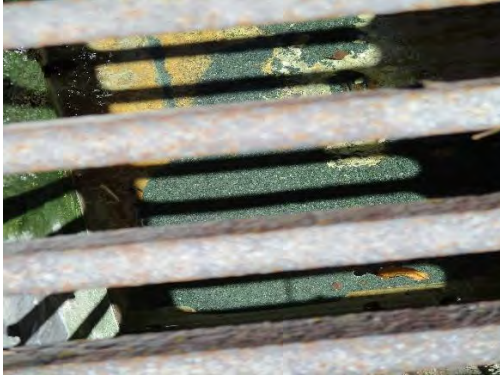


g. **Grass Clippings in Lakes:** No issues observed.

h. **Trash in Lakes:** No issues observed.

i. **Illicit Discharge:** There is a lot of runoff from the Har-Tru courts into lake 2. Though this is a natural material it may have an impact on the lake. Steps may need to be taken to better filter the material coming from the tennis court drain.





2. Lake Bank Erosion

a. **Lake 5:** Erosion continues to worsen on lake 5 adjacent to 8560 Cedar Hammock Circle.



b. **Lake 8:** Erosion was observed on the east bank. One area was found directly in the drainage easement between 3793 & 3797 Buttonwood Way has a deep hole that should be filled in to avoid a safety issue as it was a deep hole.





- c. **Lake 11/16:** Turbidity barriers were not observed being used in the lakes. This was reported to Banks Engineering, however, due to the fact that the stormwater system was not flowing off site Mr. Marshall did not have any issue with the absence of these barriers.



- d. **Lake 14:** Erosion from golf course run off was observed on the east bank of lake 14.



3. Gates/Cameras

No issues observed. The new rear entry gates and openers have been installed after the recent accident and a reimbursement has been received for these costs from the driver's insurer.

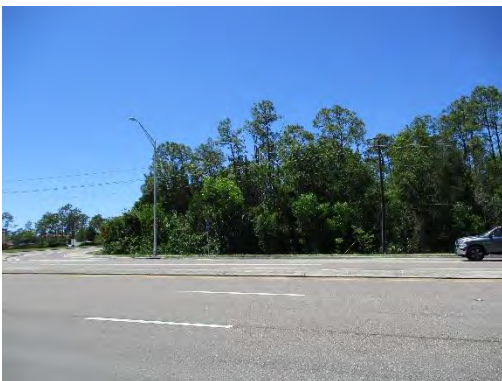
4. Pier

No integrity issues observed, a cleaning may be necessary.



5. Preserves

- a. Invasive vegetation was observed along the preserves of Davis Blvd. in C2. It seems that the main reason for these saplings occurring is the seed source on adjacent properties along Davis Blvd. Additionally, Brazilian pepper and earleaf acacia saplings were observed in the southern portion of C2 east of the fairway for hole 1.



- b. Earleaf acacia saplings were observed in C3 that should be removed. Grass clippings were observed dumped adjacent to the Davis Blvd. sidewalk in C3.



6. Roadways

- a. **Asphalt:** A pothole has formed across Cedar Hammock Boulevard east of the crosswalk between holes #15 & #16. The apron for Cordgrass Way is beginning to show signs of alligator cracking.



- b. **Markers:** There is a missing fire hydrant marker near 4024 Cordgrass Way at the cul-de-sac that should be replaced.



- c. **Pavers:** It appears that sand was recently added to the exit side of the Davis Boulevard entrance. Many of the pavers in this area are chipped or cracked. Replacement may be necessary in the future.



8. Sidewalks/Walking Path

- a. **3574 Cedar Hammock Court:** There appears to be the possibility of a trip hazard that may need to be addressed at the beginning of the roadway on the east side of the road. The sidewalk and gutter pan may need to be addressed.



- b. **3886 Cedar Hammock Court:** There is a slight lip in the sidewalk that may need to be ground down to avoid a trip hazard.



- c. **3860 Wax Myrtle Run:** The sidewalk north of the driveway has a slight lip and may need to be ground down to avoid a trip hazard.



- d. **Walking Path:** The walking path around lake 7 inside Cedar Hammock Circle is cracking on the edge west of the pool. Filler or sealant may be needed to prevent further cracking or erosion of the base material.



9. Stormwater System

- a. **Canals:** The eastern swale of C-2 should be sprayed to keep it free of weeds and any vegetative growth so that water flow will not be impeded.



- b. **Catch Basins:** No issues observed.

- c. **Bulkheads:** The bulkhead on hole 17 has been completed. The bulkheads for holes 4 & 5 have been started.



- d. **Bridges:** Work was underway on replacing the bridges to holes 4 & 5 with the new culverts. Damage has been reported by Bridging Solutions to the culverts installed in these locations and Glase Golf has been notified. The culvert for lake 3/hole 10 remains undamaged and a request has been submitted to Glase Golf to ensure they are properly handing/rigging the culvert as it is moved into place. Work was underway on the bridge from hole 9 to the Clubhouse.



- e. **Drains:** Various drain pipes were observed with the low water levels. The pipes visible appeared to be clear with minor debris noted inside the pipes. The Board may want to consider

a cleanout in time as the debris continue to buildup. The pipes will continue to be monitored for any issues.



- i. **Lake 2:** A drain pipe on the southeast side of the lake has come unattached and should be reconnected to prevent erosion to the littoral shelf.



- f. **Interconnect Pipes:** Coverings over the interconnect between lakes 2 and 3 were observed on the lake 3 side in preparation for the installation of carp into the lakes as approved by the Board previously.



- g. **Overflow Weirs/Control Structures:** No issues observed.

10. Wells/Irrigation

The wells and irrigation equipment were reviewed. There is some rusting visible that may need to be addressed on the eastern well to lake 1.



11. Residential Complaints/Concerns

No issues observed.

12. Fish/Wildlife Observations

- | | | | |
|------------------------------------|---|------------------------------------|-------------------------------------|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input type="checkbox"/> Egrets | <input type="checkbox"/> Herons | <input type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Otter | <input type="checkbox"/> Alligator | <input type="checkbox"/> Snakes |
| <input type="checkbox"/> Turtles | <input checked="" type="checkbox"/> Other Species: <u>Armored Catfish</u> | | |



13. Non CDD Items

No issues observed.