

***CEDAR HAMMOCK
Community Development
District***

December 9, 2025 MEETING

AGENDA PACKAGE

The meeting will be held at:
Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112



11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

Board of Supervisors

Quentin Greeley, Chairperson
Fred Bally, Vice Chairperson
Don Eliasek, Assistant Secretary
John Martino, Assistant Secretary
Domiano Passalacqua, Assistant Secretary

Justin Faircloth, District Manager
Sam Marshall, District Engineer
Dan Cox, District Counsel
Sandra MacGregor, Accountant
Janice Swade, Administrative Assistant

Meeting Agenda

Cedar Hammock Clubhouse

8660 Cedar Hammock Boulevard, Naples, Florida 34112

Tuesday, December 9, 2025 – 2:00 p.m.

-
- 1. Roll Call**
 - 2. Motion to Approve Agenda**
 - 3. Public Comments on Agenda Items**
 - 4. Staff Reports**
 - A. District Engineer
 - i. Contract Update
 - ii. Lake 8 Dredging Discussion
 - B. District Counsel
 - C. District Manager
 - i. Follow-Up Items
 - ii. South Florida Water Management District 11/21/25 Communication.....Page 3
 - 5. Business Items**
 - A. Club Updates
 - i. Gate House Pressure Washing/Roof Repairs Update.....Page 5
 - ii. Bulkhead Pressure Washing Update
 - iii. Gate Repairs Update
 - iv. Sawgrass Way (Eastern Section) Paving Discussion
 - v. Maintenance Building Construction Discussion
 - vi. Irrigation Discussion
 - vii. Aquatic Weed Control Lake 8 Thalia Trimming Proposals.....Page 7
 - 6. Business Administration**
 - A. Approval of the Minutes of the November 11, 2025 Meeting.....Page 11
 - B. Acceptance of the Financial Report as of October 2025.....Page 16
 - C. Resolution 2018-02 Ratification Items
 - 7. Supervisors' Requests**
 - 8. Audience Comments**
 - 9. Adjournment**

The next meeting is scheduled to be held Tuesday, January 13, 2026 at 2:00 p.m.

District Office:

Inframark, Infrastructure Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, FL 33076

Meeting Location:

Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112



November 21, 2025

Justin Faircloth
Cedar Hammock CDD
5911 Country Lakes Drive
Ft Myers, FL 33905

Delivered via email

Jim Kurtzeborn
Cedar Hammock Golf & Country Club
8660 Cedar Hammock Boulevard
Naples, FL 34112

Delivered via email

**Subject: Cedar Hammock Golf Course Modification
Notice of Inspection
Environmental Resource Permit (ERP) No. 11-01683-P
Collier County**

Dear Messrs. Faircloth and Kurtzeborn:

This letter is to provide notification that a site inspection conducted on November 27, 2025, and a concurrent review of our files indicate that the referenced project is currently in compliance with the special conditions of the ERP.

The South Florida Water Management District (District) appreciates your continued efforts to maintain your conservation easement in compliance with the ERP.

If you have any questions or require additional assistance, please contact Shyler Carlson at 239-338-2929 ext. 7788 or via email at scarlson@sfwmd.gov.

Sincerely,

A handwritten signature in black ink that reads "Shyler Carlson". The signature is written in a cursive, flowing style.

Shyler Carlson
Environmental Analyst II

eEnclosures: Location Map ([11-01683-P_LocationMap_20220112.PDF](#))
Inspection Report ([11-01683-P_ENV_InspectionRpt_20251120.pdf](#))

This document is filed in the RegPermitting system under Permit Number 11-01683-P via the Application/Permit Section on the Search Records home page



Sifontes Roofing & Repair LLC.

510 25th St SW, Naples FL, 34117

(239) 404-7402

sifontesroofing@gmail.com

Licensed #CCC1330886

Agenda Page 5

PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #S
Cedar Hammock Golf & Country Club Inc.		9-25-2025	
PHONE NUMBER	EMAIL	JOB NAME	
595-1525	Maintenance@cedarhammockcc.com	Cedar Hammock G & CC Inc.	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
8660 Cedar Hammock Blvd Naples, FL 34112		8660 Cedar Hammock Blvd Naples, FL 34112	

We propose hereby to furnish material and labor necessary for the completion of:

To repair mechanically fastened tile roof system properly,

Note: This tile insulation is a nail on or mechanically fastened roof system, each tile has a 3" nail or a screw to secure it to the roof underlayment and wood decking. The fastener (screw or nail) penetrates tile underlayment and if not flashed properly to prevent water from going under tile, this will cause a roof leak in time.

Cedar Hammock guardhouse

A. Active leak - Northwest Valley base and Valley

- Remove a 8' x 3' section of tile along the Northwest slope of the roof system at Eve.
- Inspect, remove, and replace rotten plywood decking as needed.
- Remove and replace approximately 8-foot section of 2" x 10" cedar fascia.
 - Paint newly installed fascia to match existing fascia color as closely as possible.
- Remove an additional 2 feet of tile on both sides of the 9-foot Valley.
- Install a self-adhering CAP sheet underlayment to the lower 8' x 3' repair area and 9-foot upper Valley.
- Seal and secure with a premium SBS flashing cement and membrane.
- Reinstall tile with a Miami-Dade County approved commercial grade adhesive and foam.
- Install a surface mounted flashing at Valley base detail to help drain water on top of the tile.

Price for A: \$ 3,850.00

B. Active leak - North slope of roof system at Eve

- Remove a 5- foot section of tile on the north slope of the roof system at Eve.
- Re-secure existing metal riser.
- Reseal with a premium SBS flashing cement.
- Reinstall tile with a Miami-Dade County approved commercial grade adhesive and foam.

Price for B: \$ 695.00

C. Active leak - Northeast hip return

- Remove a 5' x 6' section of tile located on the Northeast slope of the roof system below hip return.
- Remove and replace approximately 5-foot section of 2" x 10" cedar fascia.
 - Paint newly installed cedar fascia to match existing fascia color as closely as possible
- Install a self-adhering CAP sheet underlayment to repair area.
- Seal and secure with a premium SBS flashing cement and membrane.
- Reinstall tile with a Miami-Dade County approved commercial grade adhesive and foam.
- Install an additional surface mounted flashing to hip return detail to help drain water on top of tile.

Price for C: \$ 2,990.00

D. Active leak - South slope 4-foot off ridge vent

- Remove tile surrounding existing 4-foot off ridge vent located on the South slope of the roof system.
- Clean and prep repair area.
- Reseal existing 4-foot off ridge vent with a premium SBS flashing cement and membrane.
- Reinstall tile with a Miami-Dade County approved commercial grade adhesive and foam.
- Install a surface mounted flashing surrounding all 4 sides of the 4 foot off ridge vent to help drain water on top of tile.
- Remove an additional 2' x 6' of tiles on the South slope of the roof system at Eve.
- Remove and replace approximately 4 feet of rotten 2" x 10" cedar fascia.
 - Paint newly installed cedar fascia to match existing fascia color as closely as possible.
- Install a self-adhering CAP sheet underlayment to repair area.
- Seal and secure with a premium SBS flashing cement and membrane.
- Reinstall tile with a Miami-Dade County approved commercial grade adhesive and foam.

Price for D: \$ \$3,050.00

E. Fascia repair - 2nd story south slope

- Remove and replace approximately 4 feet of rotten 2" x 10" cedar fascia located on the 2nd story south slope of the roof system.
- Paint newly installed cedar fascia to match existing fascia color as closely as possible.

Price for E: \$ 450.00

If you wish to Accept the proposal please Sign the options that you would like to have repaired.

***One Year Warranty on All Repairs Made. ***

Note: Any additional Carpentry Repairs Needed for Rotten Wood not stated in terms above Will Be at An Additional Labor & Material Charge. Labor \$95.00 Per Hour Per Man. Materials at Invoice Cost. To Labor & Material Subtotal A 15% Profit Will Be Added.

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Per option _____ dollars (\$Per Option _____)

Payment as follows: **50% Deposit 50% Of Payment Day of Completion**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by General Liability Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature Suzy Sifontes

Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Terms Total Amount of Contract due & payable upon completion: The customer agrees that the full amount of this contract is due payable upon completion and statement rendered. IF not paid within 10 days, the customer agrees to pay 1-1/2% service charge a month from the date of the statement until paid. After 30 days, if the statement is given to an attorney for collection, the customer agrees to pay attorney fee and court costs, if suit be necessary.

Signature _____

Signature _____

Date of Acceptance _____



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**",

Cedar Hammock Golf & Country Club
8660 Cedar Hammock Boulevard
Naples, FL 34112

11-24-2025

Todd Legan 239-304-2898 golfmaint@cedarhammockcc.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

One-time cut and remove Thalia on HOA side of lake 7 associated with Cedar Hammock Golf & Country Club in Naples, FL

CUSTOMER agrees to pay **AWC** in the following amount and manner:

One-time cut and removal of Thalia on Homeowner side of lake 7. Thalia will be cut at current water height when work is done. Horticulture debris will be taken to golf course maintenance for disposal. **AWC is not responsible for replacing sod on HOA side or course that is damaged during the removal process. Price includes travel, labor, equipment.**

Total cost for cut and removal: \$3,450.00

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Joe Vasquez

Aquatic Weed Control, Inc.
Joe Vasquez

Customer's Signature

Title

Print Signature

Date

Print Company Name

Addendum to Water Management Agreement

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMERS's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMERS failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

ACCEPTANCE OF ADDENDUM



Aquatic Weed Control, Inc.

Customer's Signature

Date



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**",

Cedar Hammock Golf & Country Club

11-24-2025

8660 Cedar Hammock Boulevard

Naples, FL 34112

Todd Legan 239-304-2898 golfmaint@cedarhammockcc.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

One-time cut and remove Thalia on preserve side of lake 7 associated with Cedar Hammock Golf & Country Club in Naples, FL

CUSTOMER agrees to pay **AWC** in the following amount and manner:

One-time cut and removal of Thalia on preserve side of lake 7. Thalia will be cut at current water height when work is done. Horticulture debris will be taken to golf course maintenance for disposal. **AWC is not responsible for replacing sod on HOA side or course that is damaged during the removal process. Price includes travel, labor, equipment.**

Total cost for cut and removal: \$18,975.00

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Joe Vasquez

Aquatic Weed Control, Inc.
Joe Vasquez

Customer's Signature

Title

Print Signature

Date

Print Company Name

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4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMERS failure to follow water use restrictions.
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6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
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10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

ACCEPTANCE OF ADDENDUM

Joe Vasquez

Aquatic Weed Control, Inc.

Customer's Signature

Date

**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, November 11, 2025 at 2:00 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Present and constituting a quorum were:

Quentin Greeley	Chairperson
Fred Bally	Vice Chairperson
Don Eliasek	Assistant Secretary
John Martino	Assistant Secretary
Domiano Passalacqua	Assistant Secretary

Also present either in person or via electronic communications were:

Justin Faircloth	District Manager
David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Jamie Rivera	District Engineer
Todd Legan	Cedar Hammock Golf & Country Club
Omar	Cedar Hammock Golf & Country Club
Tyler Naufel	Cedar Hammock Golf & Country Club
Various Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

The following amendment was requested:

- Addition of 5Cib – *Buttonwood Way Roadway Discussion.*

There being no further amendments,

On MOTION by Mr. Martino, seconded by Mr. Passalacqua, with all in favor, the Agenda for the Meeting was approved, as amended. (5-0)

THIRD ORDER OF BUSINESS**Public Comments on Agenda Items**

- A resident commented on the roads, striping, and stains on the roadway surfaces along Sawgrass Way. Mr. Greeley agreed to review the concern further.

FOURTH ORDER OF BUSINESS**Public Hearing for Rulemaking****A. Public Hearing to Consider Amendments to Rules Regarding Stormwater System Guidelines**

On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in favor, the Public Hearing was opened. (5-0)

B. Consideration of Resolution 2026-01, Adoption of Amendments to Rules Regarding Stormwater System Guidelines

Mr. Jackson discussed the proposed Stormwater System Guidelines.

Questions were asked and answered regarding the guidelines and certain drainage scenarios.

On MOTION by Mr. Bally, seconded by Mr. Greeley, with all in favor, Resolution 2026-01, Adopting Stormwater Management Rules and Policies; Providing a Severability Clause; and Providing an Effective Date, was adopted, as presented. (5-0)

On MOTION by Mr. Eliasek, seconded by Mr. Greeley, with all in favor, the Public Hearing was closed. (5-0)

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mrs. Rivera introduced herself and noted her firm would provide a draft contract for review, and Mr. Cox would provide an addendum to include to the final contract.

B. District Counsel

There being no report, the next item followed.

C. District Manager**i. Follow-Up Items****a. Goals & Objectives Report**

Mr. Faircloth reviewed the Goals & Objectives Report and noted it would be posted to the website as required by Statute.

b. Buttonwood Way Roadway Discussion

Mr. Faircloth discussed the email received from Mr. Dan Eldridge regarding a gutter in front of his home that is damaged. Mr. Faircloth noted that Copeland Southern Enterprises often does concrete work, and they likely could address while on site to repair lake bank issues.

On MOTION by Mr. Bally, seconded by Mr. Eliasek, with all in favor the gutter repair on the Buttonwood Way Roadway as a Change Order to the contract with Copeland Southern Enterprises, was approved. (5-0)

SIXTH ORDER OF BUSINESS**Business Items****A. Club Updates**

Mr. Naufel provided updates on club items. Mr. Faircloth discussed cost estimates received for the driving range bulkhead. The Board requested Mr. Naufel work with Mr. Bally and obtain pricing estimates for the bulkhead pressure washing with the other proposals for the gatehouse pressure washing from 3-2-1 Blast Off.

B. Canna & thalia Growth at Lake 8

The Board discussed the concern with Thalia in the lake. The Board was in agreement to wait until winter when the water level was lower to remove the growth on the owner's side of the lake, but to leave the Thalia on the west side of the lake.

The board requested to have Lakes 8 and 9 dredging discussion on the next agenda due to vegetation growth occurring further out in the lakes and have Mrs. Rivera review.

C. Back Exit Gate Repair

On MOTION by Mr. Bally, seconded by Mr. Martino, with all in favor, reimbursement to the Club for back gate repairs in the amount of \$2,200 was approved. (5-0)

D. Lake Bank Erosion Project

Mr. Faircloth provided updates on the lake bank repairs and noted he was waiting on the License Agreement for 3845 Wax Myrtle Run before that contract could be submitted to Copeland Southern Enterprises.

E. New ERP Standards

Mrs. Rivera noted her firm could provide guidance on the new ERP Standards, and the Board was in agreement.

F. Cedar Hammock Golf & Country Club 2026 Operating & Capital Budget

Mr. Greeley noted the Club had indicated that the golf course renovation would be pushed back, giving the District more time to review and evaluate future irrigation plans for the residential portion of the system.

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of the Minutes of the October 14, 2025 Meeting**

There being no additions, corrections or deletions,

On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in favor, the Minutes of the October 14, 2025 Meeting were approved, as presented. (5-0)

B. Acceptance of the Financial Report as of September 2025

There being no comments or questions,

On MOTION by Mr. Greeley, seconded by Mr. Eliasek, with all in favor, the Financial Report as of September 2025 was accepted. (5-0)

C. Assignment of Fund Balance

On MOTION by Mr. Bally, seconded by Mr. Martino, with all in favor, the Assignment of Fund Balance was approved. (5-0)

D. Resolution 2018-02 Ratification Items

There being no items for ratification, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Bally provided a presentation on the Reserve Schedule, and requested Mr. Faircloth have the accountant get with him regarding the spreadsheet.

NINTH ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in favor, the meeting was adjourned at 4:09 p.m. (5-0)

Quentin Greeley
Chairperson

CEDAR HAMMOCK
Community Development District

Financial Report

October 31, 2025

Prepared by:



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CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Checking Account	\$ 985,859
Investments:	
Money Market Account	454,798
Deposits	1,359
TOTAL ASSETS	\$ 1,442,016
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,359
Assigned to:	
Operating Reserves	63,010
Reserves - Bridges	29,950
Reserves - Bulkheads	55,950
Reserves - Irrigation System	459,404
Reserves - Lakes	127,456
Reserves - Roadways	143,284
Unassigned:	561,603
TOTAL FUND BALANCES	\$ 1,442,016

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 1,667	\$ 5,082	\$ 3,415
Special Assmnts- Tax Collector	526,632	-	-	-
Special Assmnts- Discounts	(21,065)	-	-	-
TOTAL REVENUES	525,567	1,667	5,082	3,415

EXPENDITURES**Administration**

ProfServ-Engineering	5,000	417	-	417
ProfServ-Legal Services	2,500	-	-	-
ProfServ-Mgmt Consulting	47,232	3,936	3,936	-
ProfServ-Property Appraiser	6,103	4,392	4,392	-
ProfServ-Special Assessment	3,618	-	-	-
ProfServ-Web Site Maintenance	808	67	67	-
Auditing Services	5,000	-	-	-
Postage and Freight	927	77	6	71
Insurance - General Liability	8,452	8,452	9,032	(580)
Printing and Binding	618	52	25	27
Legal Advertising	2,575	858	-	858
Misc-Bank Charges	100	100	-	100
Misc-Assessment Collection Cost	10,533	-	-	-
Misc-Web Hosting	2,000	167	-	167
Office Supplies	100	8	-	8
Annual District Filing Fee	175	175	175	-
Total Administration	95,741	18,701	17,633	1,068

Field

ProfServ-Field Management	1,894	158	158	-
Management Services	2,575	215	-	215
Contracts-Water Mgmt Services	7,200	600	625	(25)
Utility - Cameras	1,000	83	-	83
Electricity - Wells	5,000	417	76	341
Electricity - Aerator	4,000	333	456	(123)
R&M-Lake	3,000	3,000	3,000	-
R&M-Plant Replacement	500	42	-	42
R&M-Roads	20,000	1,667	-	1,667
R&M Bulkheads	5,000	417	-	417

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M - Bridges & Cart Paths	5,000	417	-	417
Misc-Contingency	38,743	3,229	12,634	(9,405)
Capital Outlay	31,809	31,809	40,000	(8,191)
Reserve - Bulkheads	26,000	-	-	-
Reserves - Irrigation System	152,271	-	-	-
Reserve - Lakes	77,917	46,262	46,262	-
Reserve - Roadways	47,917	-	-	-
Total Field	429,826	88,649	103,211	(14,562)
TOTAL EXPENDITURES	525,567	107,350	120,844	(13,494)
Excess (deficiency) of revenues Over (under) expenditures	-	(105,683)	(115,762)	(10,079)
Net change in fund balance	\$ -	\$ (105,683)	\$ (115,762)	\$ (10,079)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,557,778	1,557,778	1,557,778	
FUND BALANCE, ENDING	\$ 1,557,778	\$ 1,452,095	\$ 1,442,016	

CEDAR HAMMOCK
Community Development District

Supporting Schedules

October 31, 2025

Cash and Investment Report
October 31, 2025

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	4.33%	985,859
Money Market Account	BankUnited	Public Funds MMA	n/a	3.60%	454,798
				Total	<u>\$ 1,440,657</u>

Bank Account Statement

Cedar Hammock CDD

Bank Account No. 2555
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101003 Balance	985,859.33	Statement Balance	998,051.25
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	985,859.33	Subtotal	998,051.25
Negative Adjustments	0.00	Outstanding Checks	-12,191.92
Ending G/L Balance	985,859.33	Ending Balance	985,859.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/15/2025	Payment	100068	BENTLEY ELECTRIC CO OF NAPLES FL INC	Inv: 2025-607			-7,800.00
10/29/2025	Payment	100071	COLLIER COUNTY PROPERTY APPRAI	Inv: 100125-			-4,391.92
Total Outstanding Checks							-12,191.92
Outstanding Deposits							
Total Outstanding Deposits							

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100065							
001	10/02/25	FEDEX	8-60-34442	FEDEX	Postage and Freight	541006-51301	\$112.30
001	10/02/25	FEDEX	8-967-04152	FEDEX	Postage and Freight	541006-51301	\$55.80
Check Total							\$168.10
CHECK # 100066							
001	10/15/25	DANIEL H. COX, P.A.	093025-	GENERAL COUNSEL SEPT 25	ProfServ-Legal Services	531023-51301	\$35.00
Check Total							\$35.00
CHECK # 100067							
001	10/15/25	CEDAR HAMMOCK GOLF &	0047	6/16/25 Cedar Hammock Golf & Country Club -Erosion Restoration Project	R&M-Lake	546042-53901	\$3,000.00
001	10/15/25	CEDAR HAMMOCK GOLF &	0047	6/16/25 Cedar Hammock Golf & Country Club -Erosion Restoration Project	Capital Outlay	564043-53901	\$40,000.00
001	10/15/25	CEDAR HAMMOCK GOLF &	0047	6/16/25 Cedar Hammock Golf & Country Club -Erosion Restoration Project	Reserve - Lakes	568102-53901	\$46,262.00
001	10/15/25	CEDAR HAMMOCK GOLF &	0048	6/5/25 Cedar Hammock Golf & Country Club - Back Gate Repair Reimbursement	Misc-Contingency	549900-53901	\$4,845.00
001	10/15/25	CEDAR HAMMOCK GOLF &	0050	7/11/25 Cedar Hammock Golf & Country Club - Rear Gate Repairs	Misc-Contingency	549900-53901	\$3,023.00
001	10/15/25	CEDAR HAMMOCK GOLF &	01806	6/16/25 Cedar Hammock Golf & Country Club - Well Repairs	Misc-Contingency	549900-53901	\$4,765.55
Check Total							\$101,895.55
CHECK # 100068							
001	10/15/25	BENTLEY ELECTRIC CO OF NAPLES FL INC	2025-607	9/26/25 Bentley Electric - Lakes 3 & 7 Aeration Power Install	Misc-Contingency	549900-53901	\$7,800.00
Check Total							\$7,800.00
CHECK # 100069							
001	10/29/25	INFRAMARK LLC	160657	OCT 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,936.00
001	10/29/25	INFRAMARK LLC	160657	OCT 25 MGMT FEES	ProfServ-Web Site Maintenance	531094-51301	\$67.00
001	10/29/25	INFRAMARK LLC	160657	OCT 25 MGMT FEES	ProfServ-Field Management	531016-53901	\$157.83
Check Total							\$4,160.83
CHECK # 100070							
001	10/29/25	FEDEX	9-703-92241	9/30/25 FedEx - postage	Postage and Freight	541006-51301	\$5.52
Check Total							\$5.52
CHECK # 100071							
001	10/29/25	COLLIER COUNTY PROPERTY APPRAI	100125-	10/1/25 Collier County Property Appraiser - FY2025-2026 billing	ProfServ-Property Appraiser	531035-51301	\$4,391.92
Check Total							\$4,391.92
CHECK # 100072							
001	10/29/25	INFRAMARK LLC	161779	September 2025 B/W Copies	Printing and Binding	547001-51301	\$18.45
001	10/29/25	INFRAMARK LLC	161778	September 2025 B/W Copies	Printing and Binding	547001-51301	\$6.30
Check Total							\$24.75
CHECK # 100073							
001	10/29/25	RMA GEOLOGIC CONSULTANTS, INC	23-526-29	OCT 25 DATA COLLECTION & REPORTING	Contracts-Water Mgmt Services	534047-53901	\$625.00
Check Total							\$625.00
CHECK # 2781							
001	10/14/25	PUBLIC RISK INSURANCE	22211871	FY 2026 Insurance Policy #PK FL1 0114807 25-18 10/01/2025-10/01/2026	Insurance - General Liability	545002-51301	\$9,032.00
Check Total							\$9,032.00
CHECK # 2782							
001	10/21/25	FLORIDA COMMERCE	91930	FY 25/26 ANNUAL FILING FEES	Annual District Filing Fee	554007-51301	\$175.00
Check Total							\$175.00

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
For the Period from 10/01/2025 to 10/31/2025
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300063							
001	10/24/25	FPL - ACH	102425ACH	SVC PRD 9/3/25 -10/3/25	Electricity - Wells	543050-53901	\$75.53
001	10/24/25	FPL - ACH	102425ACH	SVC PRD 9/3/25 -10/3/25	Electricity - Aerator	543051-53901	\$455.92
Check Total							\$531.45
Fund Total							\$128,845.12
Total Checks Paid							\$128,845.12