



Cedar Hammock Community Development District

January 13, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 233 580-742 952 88 PASSCODE:uh3WR2QA
[JOIN THE MEETING NOW](#)

CALL-IN INFORMATION

PHONE #: 646-838-1601
MEETING ID: 577564015#

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Board of Supervisors

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

Jennifer Goldyn, Regional Director
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, January 13, 2026 – 2:00 p.m.

- 1. Roll Call**
- 2. Motion to Approve Agenda**
- 3. Public Comments on Agenda Items**
- 4. Staff Reports**
 - A. District Accountant
 - B. District Engineer
 - i. Engineering RFQ Discussion
 - C. District Counsel
 - D. District Manager
 - i. Consideration of Resolution 2026-02, Designating New Treasurer.....Page 3
 - ii. Follow-Up Items
- 5. Business Items**
 - A. Club Updates
- 6. Business Administration**
 - A. Approval of the Minutes of the December 9, 2025 Meeting (**To Be Sent Under Separate Cover**).....Page 4
 - B. Acceptance of the Financial Report as of November 2025.....Page 5
 - C. Resolution 2018-02 Ratification Items
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

The next meeting is scheduled to be held **Tuesday, February 10, 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

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF THE CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Cedar Hammock Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 13th day of January, 2026.

Chairperson

Secretary

TO BE SENT UNDER SEPARATE COVER

**CEDAR HAMMOCK
Community Development District**

Financial Report

November 30, 2025

Prepared by:



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**CEDAR HAMMOCK
Community Development District**

Financial Statements
(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	TOTAL
ASSETS	
Cash - Checking Account	\$ 1,210,974
Investments:	
Money Market Account	456,122
Deposits	1,359
TOTAL ASSETS	\$ 1,668,455
LIABILITIES	
Accounts Payable	\$ 22
TOTAL LIABILITIES	22
FUND BALANCES	
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:	788,020
TOTAL FUND BALANCES	\$ 1,668,433
TOTAL LIABILITIES & FUND BALANCES	\$ 1,668,455

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 3,333	\$ 9,724	\$ 6,391
Special Assmnts- Tax Collector	526,632	242,428	242,428	-
Special Assmnts- Discounts	(21,065)	(9,736)	(9,736)	-
TOTAL REVENUES	525,567	236,025	242,416	6,391
EXPENDITURES				
<u>Administration</u>				
ProfServ-Engineering	5,000	833	-	833
ProfServ-Legal Services	2,500	833	788	45
ProfServ-Mgmt Consulting	47,232	7,872	7,872	-
ProfServ-Property Appraiser	6,103	4,392	4,392	-
ProfServ-Special Assessment	3,618	-	-	-
ProfServ-Web Site Maintenance	808	135	134	1
Auditing Services	5,000	-	-	-
Postage and Freight	927	155	6	149
Insurance - General Liability	8,452	8,452	9,032	(580)
Printing and Binding	618	103	25	78
Legal Advertising	2,575	858	-	858
Misc-Bank Charges	100	100	-	100
Misc-Assessment Collection Cost	10,533	4,654	4,654	-
Misc-Web Hosting	2,000	333	-	333
Office Supplies	100	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	95,741	28,912	27,078	1,834
<u>Field</u>				
ProfServ-Field Management	1,894	316	316	-
Management Services	2,575	429	-	429
Contracts-Water Mgmt Services	7,200	1,200	1,250	(50)
Utility - Cameras	1,000	167	-	167
Electricity - Wells	5,000	833	498	335
Electricity - Aerator	4,000	667	939	(272)
R&M-Lake	3,000	3,000	3,000	-
R&M-Plant Replacement	500	-	-	-
R&M-Roads	20,000	-	-	-
R&M Bulkheads	5,000	833	-	833

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M - Bridges & Cart Paths	5,000	-	-	-
Misc-Contingency	38,743	6,457	12,634	(6,177)
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	91,973	104,899	(12,926)
TOTAL EXPENDITURES	525,567	120,885	131,977	(11,092)
Excess (deficiency) of revenues				
Over (under) expenditures	-	115,140	110,439	(4,701)
Net change in fund balance	\$ -	\$ 115,140	\$ 110,439	\$ (4,701)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,557,994	1,557,994	1,557,994	
FUND BALANCE, ENDING	\$ 1,557,994	\$ 1,673,134	\$ 1,668,433	

**CEDAR HAMMOCK
Community Development District**

Supporting Schedules

November 30, 2025

Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

						ALLOCATION	
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received		General Fund Assessments	
Assessments Levied For FY 2026				\$ 526,632	\$ 526,632		
Allocation %				100%	100%		
11/03/25	\$ 2,945	\$ 167	\$ 60	\$ 3,172	\$ 3,172		
11/06/25	\$ 1,240	\$ 53	\$ 25	\$ 1,318	\$ 1,318		
11/13/25	\$ 57,049	\$ 2,425	\$ 1,164	\$ 60,638	\$ 60,638		
11/21/25	\$ 105,416	\$ 4,482	\$ 2,151	\$ 112,049	\$ 112,049		
11/26/25	\$ 61,389	\$ 2,610	\$ 1,253	\$ 65,252	\$ 65,252		
TOTAL	\$ 228,039	\$ 9,736	\$ 4,654	\$ 242,428	\$ 242,428		
% COLLECTED				46%	46%		
TOTAL OUTSTANDING				\$ 284,204	\$ 284,204		

Cash and Investment Report
November 30, 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%	1,210,974
Money Market Account	BankUnited	Public Funds MMA	n/a	3.60%	456,122
					Total <u><u>\$ 1,667,096</u></u>

Bank Account Statement

Cedar Hammock CDD

Bank Account No. 2555

Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101003 Balance	1,210,974.36	Statement Balance	1,210,974.36
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	1,210,974.36	Subtotal	1,210,974.36
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	1,210,974.36	Ending Balance	1,210,974.36

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Outstanding Deposits

Total Outstanding Deposits

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001**CHECK # 100074**

001	11/18/25	RMA GEOLOGIC CONSULTANTS, INC	23-526-30	NOV 25 DATA COLLECTION AND REPORTING SVCS	Contracts-Water Mgmt Services	534047-53901	\$625.00
						Check Total	\$625.00

CHECK # 100075

001	11/18/25	DANIEL H. COX, P.A.	110225-	11/2/25 Dan Cox - Services through 10/6/25	ProfServ-Legal Services	531023-51301	\$787.50
						Check Total	\$787.50

CHECK # 100076

001	11/18/25	INFRAMARK LLC	163465	NOV 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,936.00
001	11/18/25	INFRAMARK LLC	163465	NOV 25 MGMT FEES	ProfServ-Web Site Maintenance	531094-51301	\$67.33
001	11/18/25	INFRAMARK LLC	163465	NOV 25 MGMT FEES	ProfServ-Field Management	531016-53901	\$157.83
						Check Total	\$4,161.16

CHECK # DD0400

001	11/24/25	FPL - ACH	112425 ACH	SVC PRD 10/23-11/03/25	Electricity - Wells	543050-53901	\$422.54
001	11/24/25	FPL - ACH	112425 ACH	SVC PRD 10/23-11/03/25	Electricity - Aerator	543051-53901	\$483.29
						Check Total	\$905.83
						Fund Total	\$6,479.49

Total Checks Paid	\$6,479.49
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