



# ***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**

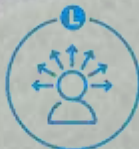
**MEETING ID: 577564015#**

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

**CLEAR PARTNERSHIPS**



**COLLABORATION**



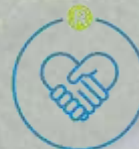
**LEADERSHIP**



**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.**

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- 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 13<sup>th</sup> day of January, 2026.

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Chairperson

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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
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 1,210,974
Investments:	
Money Market Account	456,122
Deposits	1,359
<b>TOTAL ASSETS</b>	<b>\$ 1,668,455</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 22
<b>TOTAL LIABILITIES</b>	<b>22</b>
<b><u>FUND BALANCES</u></b>	
<b>Nonspendable:</b>	
Deposits	1,359
<b>Assigned to:</b>	
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
<b>Unassigned:</b>	788,020
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,668,433</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,668,455</b>



**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)
<b>REVENUES</b>				
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)	-
<b>TOTAL REVENUES</b>	<b>525,567</b>	<b>236,025</b>	<b>242,416</b>	<b>6,391</b>

**EXPENDITURES****Administration**

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	-
<b>Total Administration</b>	<b>95,741</b>	<b>28,912</b>	<b>27,078</b>	<b>1,834</b>

**Field**

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	-	-	-
<b>Total Field</b>	<b>429,826</b>	<b>91,973</b>	<b>104,899</b>	<b>(12,926)</b>
<b>TOTAL EXPENDITURES</b>	<b>525,567</b>	<b>120,885</b>	<b>131,977</b>	<b>(11,092)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	115,140	110,439	(4,701)
Net change in fund balance	\$ -	\$ 115,140	\$ 110,439	\$ (4,701)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,557,994</b>	<b>1,557,994</b>	<b>1,557,994</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,557,994</b>	<b>\$ 1,673,134</b>	<b>\$ 1,668,433</b>	

**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**

						<b>ALLOCATION</b>
<b>Date Received</b>	<b>Net Amount Received</b>	<b>(Discount) Amount</b>	<b>Commission Amount</b>	<b>Amount Received</b>		<b>General Fund Assessments</b>
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
<b>TOTAL</b>	<b>\$ 228,039</b>	<b>\$ 9,736</b>	<b>\$ 4,654</b>	<b>\$ 242,428</b>		<b>\$ 242,428</b>
% COLLECTED					46%	46%
<b>TOTAL OUTSTANDING</b>					<b>\$ 284,204</b>	<b>\$ 284,204</b>

**Cash and Investment Report**  
*November 30, 2025*

<b>General Fund</b>
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<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
				<b>Total</b>	<b><u>\$ 1,667,096</u></b>

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
		Outstanding Deposits	0.00
Positive Adjustments	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
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
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**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
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**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**

<b>Total Checks Paid</b>	<b>\$6,479.49</b>
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