



Cedar Hammock Community Development District

**May 12, 2026
Agenda Package**

TEAMS MEETING INFORMATION

MEETING ID: 238 445 457 396 007 PASSCODE: zH6pL2EC
<https://teams.microsoft.com/join/238445457396007?p=Hwqa2vZcyVTcqtENn>

CALL-IN #

CALL-IN #: 646-838-1601 ID: 352 926 111#

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

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

Lisania Brito, District Manager
Dan Cox, District Counsel
Jamie Rivera, District Engineer
Christian Haller, District Accountant
Janice Swade, Admin. Assistant

MEETING AGENDA

Tuesday, May 12, 2026 – 2:00 p.m.

The Regular Meeting of the Cedar Hammock Community Development District will be held on Tuesday, May 12, 2026 at Cedar Hammock Clubhouse located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Meeting ID: 238 445 457 396 007 Passcode: zH6pL2EC

Dial-In by Phone: 646-838-1601 Pin: 352 926 111#

<https://teams.microsoft.com/meet/238445457396007?p=IIwqa2vZcyVTcqtENn>

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Public Hearing for Adoption of the Fiscal Year 2027 Budget
 - i. Open Public Hearing for Public Comment – *Limited to three (3) minutes*
 - ii. Close Public Hearing for Public Comment
 - iii. Consideration of Resolution 2026-07, Adoption of Fiscal Year 2027 Budget
 - iv. Consideration of Resolution 2026-08, Levying of Assessments
 - B. Consideration of Resolution 2026-09, Adopting Fiscal Year 2027 Meeting Schedule
 - C. Consideration of Service Agreement with Superior Waterway Services, Inc. for Aeration Installation at Lake #5
 - D. Irrigation Discussion
 - E. Club Updates
 - F. Discussion of General Election Requirements
- 5. CONSENT AGENDA**
 - A. Approval of Minutes of the April 14, 2026 Meeting
 - B. Acceptance of the Financial Report as of March 2026
- 6. STAFF REPORTS**
 - A. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. Field Inspection Report
 - ii. Report on Number of Registered Voters (586)
 - iii. Follow-Up Items
- 7. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

The next Meeting is scheduled to be held Tuesday, June 9, 2026 at 2:00 p.m., If Needed



*Cedar Hammock
Community Development District*

**FISCAL YEAR 2027
Approved Proposed Budget**

March 10, 2026

CLEAR PARTNERSHIPS



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General Fund

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Cedar Hammock
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$20,000.00	\$20,875.00	\$0.00	\$20,875.00	\$20,000.00
Interest - Tax Collector	\$0.00	\$216.00	\$0.00	\$216.00	\$0.00
Special Assmnts- Tax Collector	\$526,632.00	\$463,394.00	\$63,238.00	\$526,632.00	\$566,580.21
Special Assmnts- Discounts	-\$21,065.00	-\$18,290.00	\$0.00	-\$18,290.00	-\$22,663.21
TOTAL REVENUES	\$525,567.00	\$466,195.00	\$63,238.00	\$529,433.00	\$563,917.00

EXPENDITURES

Administrative

ProfServ-Engineering	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
ProfServ-Legal Services	\$2,500.00	\$788.00	\$1,712.00	\$2,500.00	\$2,500.00
ProfServ-Mgmt Consulting	\$47,232.00	\$15,744.00	\$31,488.00	\$47,232.00	\$47,232.00
ProfServ-Property Appraiser	\$6,103.00	\$4,392.00	\$1,711.00	\$6,103.00	\$6,103.00
ProfServ-Special Assessment	\$3,618.00	\$0.00	\$3,618.00	\$3,618.00	\$3,618.00
ProfServ-Web Site Maintenance	\$808.00	\$269.00	\$539.00	\$808.00	\$808.00
Auditing Services	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Postage and Freight	\$927.00	\$47.00	\$880.00	\$927.00	\$927.00
Insurance - General Liability	\$8,452.00	\$9,032.00	\$0.00	\$9,032.00	\$8,452.00
Printing and Binding	\$618.00	\$25.00	\$593.00	\$618.00	\$618.00
Legal Advertising	\$2,575.00	\$3,325.00	\$0.00	\$3,325.00	\$2,575.00
Misc-Bank Charges	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Misc-Assessment Collection Cost	\$10,533.00	\$6,264.00	\$4,269.00	\$10,533.00	\$10,533.00
Misc-Web Hosting	\$2,000.00	\$388.00	\$1,612.00	\$2,000.00	\$2,000.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$95,741.00	\$40,449.00	\$56,622.00	\$97,071.00	\$95,741.00

Field

ProfServ-Field Management	\$1,894.00	\$631.00	\$1,263.00	\$1,894.00	\$1,894.00
Management Services	\$2,575.00	\$0.00	\$2,575.00	\$2,575.00	\$2,575.00
Contracts-Water Mgmt Services	\$7,200.00	\$2,500.00	\$4,700.00	\$7,200.00	\$7,200.00
Utility - Cameras	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Electricity - Wells	\$5,000.00	\$1,584.00	\$3,416.00	\$5,000.00	\$5,000.00
Electricity - Aerator	\$4,000.00	\$1,899.00	\$2,101.00	\$4,000.00	\$4,000.00
R&M-Lake	\$3,000.00	\$10,350.00	\$0.00	\$10,350.00	\$3,000.00
R&M-Roads	\$20,000.00	\$3,525.00	\$16,475.00	\$20,000.00	\$20,000.00
R&M-Plant Replacement	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
R&M Bulkheads	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00



ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	FY 2027
R&M - Bridges & Cart Paths	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Misc-Contingency	\$38,743.00	\$13,796.00	\$24,947.00	\$38,743.00	\$38,743.00
Capital Outlay	\$31,809.00	\$0.00	\$31,809.00	\$31,809.00	\$31,809.00
Reserve - Bulkheads	\$26,000.00	\$0.00	\$0.00	\$0.00	\$26,000.00
Reserves - Irrigation System	\$152,271.00	\$0.00	\$0.00	\$0.00	\$190,621.00
Reserve - Lakes	\$77,917.00	\$0.00	\$0.00	\$0.00	\$77,917.00
Reserve - Roadways	\$47,917.00	\$0.00	\$0.00	\$0.00	\$47,917.00
Total Field	\$429,826.00	\$34,285.00	\$98,786.00	\$133,071.00	\$468,176.00
TOTAL EXPENDITURES	\$525,567.00	\$74,734.00	\$155,408.00	\$230,142.00	\$563,917.00
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$391,461.00	-\$92,170.00	\$299,291.00	\$0.00
Net change in fund balance	\$0.00	\$391,461.00	-\$92,170.00	\$299,291.00	\$0.00
FUND BALANCE, BEGINNING	\$1,455,032.00	\$1,455,032.00	\$1,846,493.00	\$1,455,032.00	\$1,754,323.00
FUND BALANCE, ENDING	\$1,455,032.00	\$1,846,493.00	\$1,754,323.00	\$1,754,323.00	\$1,754,323.00



Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,455,032.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$299,291.00
Estimated Funds Available - 9/30/2026	\$1,754,323.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$1,754,323.00
Less: First Quarter Operating Reserve	-\$140,979.25
Reserve - Bridges	\$29,950.00
Reserve - Bulkheads	\$107,950.00
Reserves - Irrigation System	\$802,296.00
Reserve - Lakes	\$283,290.00
Reserve - Roadways	\$239,118.00
Less: Designated Reserves for Capital Projects (2)	-\$1,462,604.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$150,739.75

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Ties to Motion to assign fund balance as of 09.30.25 plus 2026 and 2027 activity.

Budget Narrative
Fiscal Year 2027

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 2027

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, as well as ADA Compliance Fees.

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 fees that may be 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 2027

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.

Management Services Fee

Project Management Expenses incurred from the field manager for the bulkhead/bridges restoration project.

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.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Administrative (cont'd)

R&M – Roads

Repair and maintenance expenses related to roads.

R&M – Plant Replacement

Replace landscape plantings at pumps.

R&M – Bulkheads

Repair and maintenance expenses related to bulkheads.

R&M – Bridges

Repair and maintenance expenses related to the bridges.

Misc-Contingency

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

Capital Outlay

Funds set aside for future Capital Projects.

Reserves:

Reserve – Bulkheads

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

Reserve - Irrigation

Funds to be set aside for future bridge 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

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Product	General Fund			Units
	FY 2027	FY 2026	Percent Change	
Single Family	\$709.11	\$659.11	7.59%	65
2 Story	\$709.11	\$659.11	7.59%	228
4 Story	\$709.11	\$659.11	7.59%	330
Duplex	\$709.11	\$659.11	7.59%	176
				799

RESOLUTION 2026-07

A RESOLUTION OF THE CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanation and a complete financial plan for each fund of the District, prior to the fifteenth (15th) day in June 2026; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on March 10, 2026, the Board set May 12, 2026 as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Cedar Hammock Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies on the parcels of property by this Resolution for the operations of the District and the maintenance of its facilities will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the

parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Collier County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2026 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Cedar Hammock Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the State work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the District's Records Office, and is hereby attached to this Resolution, and hereby approves the Proposed Budget subject to amendments made at the Public Hearing, if any.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District's Records Office, and identified as "The Budget for the Cedar Hammock Community Development District for the Fiscal Year Ending September 30, 2027, as Adopted by the Board of Supervisors on May 12, 2026."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Cedar Hammock Community Development District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sum of \$_____ to be raised by the applicable imposition and levy by the Board of non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	_____
DEBT SERVICE FUND	\$____
 Total All Funds	 \$_____

Section 4. Supplemental Appropriations

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable Department Director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this Section.

Section 5. Maintenance and Benefit Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2027 Maintenance and Benefit Special Assessment Levies (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M
Debt Service Fund

§ [See Assessment Levy Resolution 2026-08]
§ [See Assessment Levy Resolution 2026-08]

- b. The designee of the Chair of the Board of Supervisors of the Cedar Hammock Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Collier County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable Rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 12th day of May, 2026.

Cedar Hammock Community Development District

Chairperson/Vice Chairperson

Attest:

Secretary/Assistant Secretary

RESOLUTION 2026-08

A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE AND BENEFIT SPECIAL ASSESSMENT FOR THE CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

Preamble

WHEREAS, the Cedar Hammock Community Development District owns certain improvements and facilities, and incurs costs of operation, repairs, and maintenance; and

WHEREAS, the Board of Supervisors of the Cedar Hammock Community Development District find that the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2027, will amount to \$ _____; and

WHEREAS, the Board of Supervisors of the Cedar Hammock Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2027 will amount to \$ ___; and

WHEREAS, the Board of Supervisors of the Cedar Hammock Community Development District finds that the maintenance and benefit non-ad valorem special assessments it levies and imposes by this Resolution for operations, repair and maintenance will reimburse the District for certain special and peculiar benefits received by the property subject to the assessment flowing from the operations, repair and maintenance of the systems, facilities and services provided by the District and are apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this Resolution levies the maintenance and benefit assessments for 2027 and the Chair of the District, or designee, the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Collier County for collection to include all assessments levied and approved by the District.

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

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, and a special assessment for the exercise of the District's powers as provided for in Section 190.021(2), Florida Statutes (hereinafter referred to as Assessments) are hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid Assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Collier County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the Assessments on platted lots included in the District will be certified as a total amount on the non-ad valorem assessment roll to the Collier County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 15 September 2026, and shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Cedar Hammock Community Development District.

Section 6. The Chair of the Board of the Cedar Hammock Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 12th of May 2026, by the Board of Supervisors of the Cedar Hammock Community Development District, Collier County, Florida.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cedar Hammock Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, The District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District’s meetings.

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

Section 1: The annual public meeting schedule of the Board of Supervisors for Fiscal Year 2027 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2: The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Collier County and the Department of Economic Opportunity.

Section 3: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2026.

ATTEST:

**CEDAR HAMMOCK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2026/2027

The second Tuesday of the following months at 2:00 p.m.:

October 13, 2026

November 10, 2026

December 8, 2026

January 12, 2027

February 9, 2027

March 9, 2027 (Approval of FY 2028 Budget)

April 13, 2027

May 11, 2027 (Adoption of FY 2028 Budget)

June 8, 2027 (If Needed)

July 13, 2027 (If Needed)

August 10, 2027 (If Needed)

September 14, 2027 (If Needed)

All Meetings will convene at:

**Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida 34112**



SERVICE AGREEMENT AERATION INSTALLATION

April 22, 2026

Cedar Hammock CDD
C/O Inframark
5911 Country Lakes Drive
Fort Myers, FL 33905

Terms: Net 30 days

<u>DESCRIPTION</u>	<u>Amount</u>
Supply and install the following lake aeration systems:	
<u>Lake 5 North:</u>	
One Aqua Master AquaAir Ultra 14 aeration System includes	
Two Stainless steel, weatherproof cabinet.	
Six (6) 1/2hp 120V single piston compressor.	
Fourteen (14) 12" single membrane diffusers,	
6000ft 1/2" self-weighted air tubing	
600ft 1" self-weighted air tubing	
Add disconnect and breaker to existing electric panel	
	Lake 5 North Aeration installed : \$34,760.63
	Electric: \$900.00
	Freight: \$1,500.00
	Total: \$37,160.63

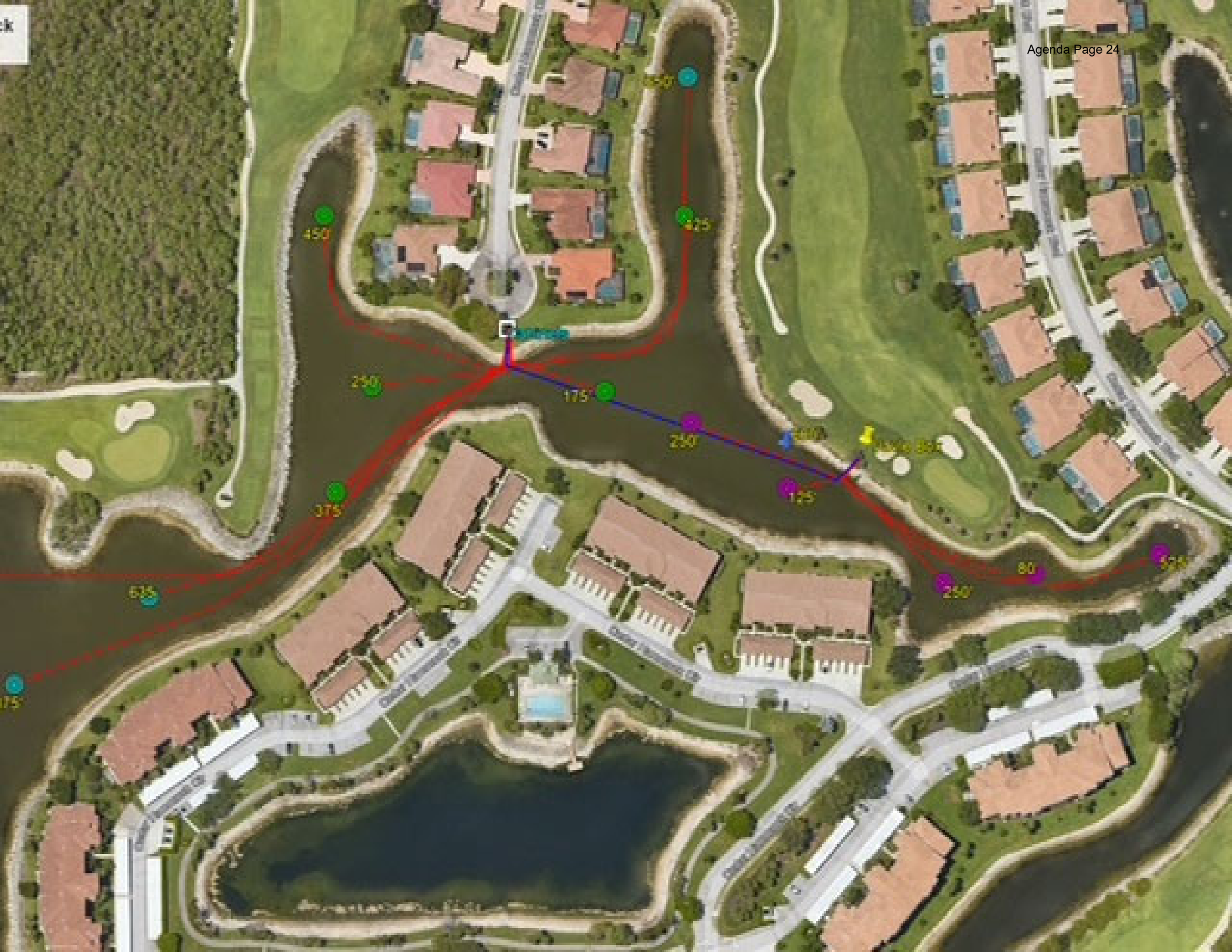
SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE COLLIER COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cedar Hammock Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Collier County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the General Election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by John Martino, Seat 2, currently held by Don Eliasek and Seat 3 currently held by Domiano Passalacqua are scheduled for General Election on November 3, 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of March, 2026.

**CEDAR HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

97386B2BF95A4AB...
Chairperson/Vice Chairperson

ATTEST:

Signed by:

6808EDC0628348D...
Secretary/Assistant Secretary

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Cedar Hammock Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Collier County Supervisor of Elections located at Rev. Dr. Martin Luther King Jr. Building, 3750 Enterprise Avenue, Naples, Florida 34104; Ph: (239) 252-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Cedar Hammock Community Development District has three (3) Seats up for election, specifically Seats 1, 2 and 3. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Collier County Supervisor of Elections.

Qualifying Requirements for Independent Districts

Independent Districts include Fire, Mosquito Control, Soil and Water Conservation and Community Development Districts.

Qualifying Dates

Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Notwithstanding the qualifying dates stated above, the qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior to the beginning of the qualifying period, to be processed and filed during the qualifying period.

Qualifying Documents

The following items must be complete and received by the Supervisor of Elections no later than noon on the final day of qualifying:

1. Form DS-DE 9, Appointment of Campaign Treasurer and Designation of Campaign Depository (only required if accepting donations and making expenditures)
2. Form DS-DE 302NP, Candidate Oath – Nonpartisan Office
3. Form DS-DE 84, Statement of Candidate (only required if accepting donations and making expenditures)
4. Form 1, Statement of Financial Interests for the year 2025
5. Collier County Affidavit of Intent (only required if not accepting donations and making expenditures)
6. Soil and Water District Candidate Oath (only required if filing for Soil and Water District office)

Qualifying by Petition

- 2026 petition signature requirement for Independent Districts is 25

If you intend to qualify for office by petition, rather than paying the qualifying fee, you may begin circulating your petitions any time after filing your DS-DE 9. You must use the State form (DS-DE 104) for your petitions. The last date you may submit petitions for verification is noon, May 11. A payment of ten cents per petition submitted is charged for verification unless an oath of undue burden has been filed with the Supervisor of Elections.

AFFIDAVIT OF INTENT COLLIER COUNTY SPECIAL DISTRICT CANDIDATE

State of Florida
County of Collier

I, _____, a candidate for the special district office of:
(print name)

_____ in the General Election understand
(Office and Seat Number)

that my only campaign expense, from personal funds, shall be the \$25 candidate-qualifying-fee or the signature verification fee for candidates who qualify by submitting 25 valid candidate petition signatures.

I will not be required to: appoint a campaign treasurer, designate a campaign depository or file periodic campaign treasurer's reports as required by Florida Statutes 99.061 or 106.07 and, therefore I am prohibited from collecting , soliciting, or accepting any money or contribution(s) in-kind, in connection with my campaign. I am also prohibited from making any expenditures on behalf of my candidacy.

In the event I later decide to collect, solicit, or accept any money or contribution(s) in-kind, or make any expenditure on behalf of my candidacy, I understand that I will be required to file Form DS-DE 9 (Appointment of Campaign Treasurer/Designation of Campaign Depository) with the Collier County Supervisor of Elections prior to such action. Upon filing form DS-DE 9 my campaign will then be subject to all provisions of Chapter 106 Florida Statutes including the requirement to file periodic campaign treasurer's reports.

X _____
Signature of Candidate

Date

Address

Phone

City

Zip Code

email address

CANDIDATE OATH

NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)
Check box **only** if you are seeking to qualify as a write-in candidate:

Write-in candidate

OFFICE USE ONLY

Candidate Oath

Name to appear on ballot: _____

Check box if two last names without hyphen. (Name cannot be changed after qualifying.)

Check box if name includes nickname. (For use of a nickname, you must complete the Nickname Affidavit on reverse side.)

I swear or affirm that I am a candidate for the nonpartisan office of _____, _____, _____,
(Office) (District #)

_____, _____; I am a qualified elector of _____ County, Florida.
(Circuit #) (Group or Seat #)

I am a qualified elector under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

Statement of Outstanding Fines, Fees, or Penalties

I owe outstanding fines, fees, or penalties, that cumulatively exceed \$250, for ethics or campaign finance violations (s. 99.021(1)(d), F.S.).

YES, I Do _____ NO, I Do Not _____

If you do, you must also specify the amount owed and each entity that levied the same on the reverse side.

X ()
Signature of Candidate Telephone Number Email Address

Address of Legal Residence City State ZIP Code

STATE OF FLORIDA

COUNTY OF _____

Signature of Notary Public
Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by means of
online notarization OR physical presence

this _____ day of _____, 20____.

Personally Known OR Produced Identification

Type of Identification Produced: _____

Phonetic spelling for the audio ballot (not required for qualifying purposes): Print the name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 3 of this form):

Statement of Outstanding Fines, Fees or Penalties

Pursuant to Section 99.021(1)(d), F.S., each candidate, whether a party candidate, a candidate with no party affiliation, or a write-in candidate, shall, at the time of subscribing to the oath or affirmation, state in writing whether he or she owes any outstanding fines, fees, or penalties that cumulatively exceed \$250 for any violations of s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees under part III of chapter 112, any local ethics ordinance governing standards of conduct and disclosure requirements, or chapter 106.

Table with 2 columns: Amount, Entity. Multiple empty rows for data entry.

Affidavit of Nickname (Only required if using nickname for the ballot.)

My legal name is _____. I am over the age of eighteen (18) and the contents of this affidavit are true and correct.

My nickname is _____. I am generally known by this nickname or have used it as part of my legal name. I have not created the nickname to mislead voters. My nickname does not imply I am some other person, constitute a political slogan or otherwise associate me with a cause or issue, or that is obscene or profane.

Signature of Candidate: _____

STATE OF FLORIDA

COUNTY OF _____

Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by means

of online notarization [] OR physical presence []

this _____ day of _____, 20____.

Personally Known [] OR Produced Identification []

Type of Identification Produced: _____

DO NOT SUBMIT THIS PAGE TO THE FILING OFFICER

Guide for Designating Phonetic Spelling of Candidate's Name for Audio Ballot

1. Use the tables below.
2. Use upper case for "stressed" syllables. Use lowercase for "unstressed" syllables.
3. Use dashes (-) to separate syllables.
4. Add any notes such as rhyming examples, silent letters, etc.

Vowels			
Stressed Vowel Sounds		Unstressed Vowel Sounds	
EE	(FEET) <i>feet</i>	uh	(SO-fuh) <i>sofa</i> (FING-guhr) <i>finger</i>
I	(FIT) <i>fit</i>		
E	(BED) <i>bed</i>		
A	(KAT) <i>cat</i> (KAD) <i>cad</i>		
AH	(FAH-thur) <i>father</i> (PAHR) <i>par</i>		
AH	(HAHT) <i>hot</i> (TAH-dee) <i>toddy</i>		
UH	(FUHJ) <i>fudge</i> (FLUHD) <i>flood</i>		
UH	(CHUHRCH) <i>church</i>		
AW	(FAWN) <i>fawn</i>	Certain Vowel Sounds with R	
U	(FUL) <i>full</i>	AHR	(PAHR) <i>par</i>
OO	(FOOD) <i>food</i>	ER	(PER) <i>pair</i>
OU	(FOUND) <i>found</i>	IR	(PIR) <i>peer</i>
O	(FO) <i>foe</i>	OR	(POR) <i>pour</i>
EI	(FEIT) <i>fight</i>	OOR	(POOR) <i>poor</i>
AI	(FAIT) <i>fate</i>	UHR	(PUHR) <i>purr</i>
OI	(FOIL) <i>foil</i>		
YOO	(FYOOR-ee-uhs) <i>furious</i>		

Consonants			
B	(BED) <i>bed</i>	R	(RED) <i>red</i>
D	(DET) <i>debt</i>	S	(SET) <i>set</i>
F	(FED) <i>fed</i>	T	(TEN) <i>ten</i>
G	(GET) <i>get</i>	V	(VET) <i>vet</i>
H	(HED) <i>head</i>	Y	(YET) <i>yet</i>
HW	(WHICH) <i>which</i>	W	(WICH) <i>witch</i>
J	(JUHG) <i>jug</i>	CH	(CHUCRCH) <i>church</i>
K	(KAD) <i>cad</i>	SH	(SHEEP) <i>sheep</i>
L	(LAIM) <i>lame</i>	TS	(ITS) <i>its</i> (PITS-feeld) <i>Pittsfield</i>
M	(MAT) <i>mat</i>	TH	(THEI) <i>thigh</i>
N	(NET) <i>net</i>	TH	(THEI) <i>thy</i>
NG	(SING-uhr) <i>singer</i>	ZH	(A-zuhr) <i>azure</i> (VI-zuhhn) <i>vision</i>
P	(PET) <i>pet</i>	Z	(GOODZ) <i>goods</i> (HUH-buhz-tuhn) <i>Hubbardston</i>

Examples of Phonetically Spelled Names	
NAME ON BALLOT	PRONOUNCED AS
Mishaud	mee-SHO ('d' is silent)
Jahn	HAHN (rhyme: fawn)
Beauprez	boo-PRAI (rhyme: hooray)
Maniscalco	man-uh-SKAL-ko
Tangipahoa	TAN-ji-pah-HO-uh
Monte	Mahn-TAI
Tanya	TAWN-yuh (not TAN)

DO NOT SUBMIT THIS PAGE TO THE FILING OFFICER

Filling out your Form 1 Statement of Financial Interests

Calendar Year 2025

If you are a new candidate or incumbent, you must fill out your Form 1 on the Florida Commission on Ethics website. Paper forms are no longer produced or accepted.

Directions and the portal may be found at:

<https://disclosure.floridaethics.gov/Account/Login>

**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, April 14, 2026 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
John Martino	Assistant Secretary
Don Eliasek	Assistant Secretary
Domiano Passalacqua	Assistant Secretary

Also present either in person or via electronic communications were:

Wesley Elias	District Manager, Inframark
Lisania Brito	District Management, Inframark
Todd Legan	Cedar Hammock Golf and Country Club
Ray Ortiz	
Craig Sever	Naples Hardscapes
Nick Damore	Villas HOA President
Carol Baribeau	Audience Member
Harvard Booth	Audience Member
Tim Freeman	Audience Member
Dennis O'Connor	Audience Member
Diane Strotbeck	Audience Member
Paul Willis	Audience Member

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. Elias called the meeting to order, and called the roll. A quorum was established.

Cedar Hammock CDD
 April 14, 2026 Meeting

41 **SECOND ORDER OF BUSINESS** **Motion to Approve Agenda**

42 At this time, the Board opened the meeting, permitting Mr. Legan to provide updates. Mr.
 43 Legan informed the Board of repairs to Hole #5, removing hole paths, and Hole #10, refurbished
 44 area to level.

45 Brief discussion ensued on Bridge between Hole #16-17 needing sealant.
 46 Golf Maintenance placing plants along banks of Hole #18 to decrease risk of erosion.
 47 Mr. Legan indicated an electric box maybe needed. Discussion ensued.

48
 49 Mr. Martino MOVED to approve placement of an electric box at
 50 Hole #18, as discussed.
 51

52 The prior motion was rescinded and tabled to next month.

53
 54 **THIRD ORDER OF BUSINESS** **Public Comments on Agenda Items**

55 Mr. Freeman provided a presentation on the Villas Paver Project. He spoke to the need of
 56 the paver project and the enhancements it would provide for homeowners. Mr. Freeman is seeking
 57 Approval of the CDD to move forward with the Project. Mr. Freeman introduced Mr. Sever, a
 58 representative of Naples Hardscapes to provide more insight on the scope of work, material used,
 59 timeframe to complete, and how staging would be handled. In conclusion of the presentation, Mr.
 60 Nick Damore shared that the HOA Villas would cover the cost of sidewalks/apron and any liability.
 61 The sealing process would be applied after rainy season.

62 At this time Mr. Greeley informed the HOA of conditions which need to be met before any
 63 approval is granted by the CDD. Mr. Greeley provided information of criteria the HOA must
 64 provide before seeking approval. Further discussion ensued regarding the matter, and Mr. Freeman
 65 thanked the Board for the opportunity to present, and ensured they will attain requirements to seek
 66 approval.

67
 68 **FOURTH ORDER OF BUSINESS** **Staff Reports**

69 **A. District Accountant**

70 Although the District Accountant was not on the call, a brief financial snapshot was
 71 provided to the Board.

- 72 **Current cash balance:**
 73 * Bank United Operating: \$1,407,019..
 74 * Bank United Money Market: \$459,919.72.

Cedar Hammock CDD
April 14, 2026 Meeting

110 **E. Villas Pavers**
111 A presentation was conducted at the beginning of the meeting.

112
113 **SIXTH ORDER OF BUSINESS** **Business Administration**

114 **A. Approval of the Minutes of the January 13, 2026, February 10, 2026 and**
115 **March 10, 2026 Meetings**
116 There being no additions, corrections or deletions,

117
118 On MOTION by Mr. Eliasek, seconded by Mr. Martino, with all in
119 favor, the Minutes of the January 13, 2026, February 10, 2026 and
120 March 10, 2026 Meetings were approved. (5-0)

121
122 **B. Acceptance of the Financial Report as of February 2026**
123 There being no comments or questions,

124
125 On MOTION by Mr. Greeley, seconded by Mr. Bally, with all in
126 favor, the Financial Report as of February 2026 was accepted. (5-0)

127
128
129 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

130 Mr. Martino stated to the Board that the CDD should be spending some of the reserves.
131 Brief discussion ensued, but no directives were given at this time.

132
133 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

135
136 **NINTH ORDER OF BUSINESS** **Adjournment**

137 There being no further business,

138
139 On MOTION by Mr. Bally, seconded by Mr. Martino, with all in
140 favor, the meeting was adjourned at 3:22 p.m. (5-0)

141
142
143
144
145
146
147
148

Quentin Greeley
Chairperson



*Cedar Hammock
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



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Bank Reconciliation	6
Check Register	7

CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 1,416,177
Investments:	
Money Market Account	461,228
Deposits	1,359
TOTAL ASSETS	\$ 1,878,764
<u>LIABILITIES</u>	
Accounts Payable	\$ 341
TOTAL LIABILITIES	341
<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:	998,010
TOTAL FUND BALANCES	\$ 1,878,423
TOTAL LIABILITIES & FUND BALANCES	\$ 1,878,764

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 10,000	\$ 31,362	\$ 21,362
Interest - Tax Collector	-	-	216	216
Special Assmnts- Tax Collector	526,632	526,632	499,817	(26,815)
Special Assmnts- Discounts	(21,065)	(21,065)	(18,941)	2,124
TOTAL REVENUES	525,567	515,567	512,454	(3,113)

EXPENDITURES

Administration

ProfServ-Engineering	5,000	2,500	-	2,500
ProfServ-Legal Services	2,500	833	788	45
ProfServ-Mgmt Consulting	47,232	23,616	23,616	-
ProfServ-Property Appraiser	6,103	4,392	4,392	-
ProfServ-Special Assessment	3,618	3,618	-	3,618
ProfServ-Web Site Maintenance	808	404	404	-
Auditing Services	5,000	-	-	-
Postage and Freight	927	464	49	415
Insurance - General Liability	8,452	8,452	9,032	(580)
Printing and Binding	618	309	25	284
Legal Advertising	2,575	858	3,578	(2,720)
Misc-Bank Charges	100	100	-	100
Misc-Assessment Collection Cost	10,533	10,533	6,979	3,554
Misc-Web Hosting	2,000	1,000	776	224
Office Supplies	100	50	-	50
Annual District Filing Fee	175	175	175	-
Total Administration	95,741	57,304	49,814	7,490

Field

ProfServ-Field Management	1,894	947	947	-
Management Services	2,575	1,287	-	1,287
Contracts-Water Mgmt Services	7,200	3,600	3,750	(150)
Utility - Cameras	1,000	500	-	500
Electricity - Wells	5,000	2,500	2,050	450
Electricity - Aerator	4,000	2,000	3,061	(1,061)
R&M-Lake	3,000	3,000	10,350	(7,350)
R&M-Plant Replacement	500	-	-	-
R&M-Roads	20,000	-	3,525	(3,525)
R&M Bulkheads	5,000	2,500	395	2,105

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

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	19,371	15,171	4,200
Capital Outlay	31,809	31,809	-	31,809
Reserve - Bulkheads	26,000	-	-	-
Reserves - Irrigation System	152,271	-	-	-
Reserve - Lakes	77,917	46,262	-	46,262
Reserve - Roadways	47,917	-	-	-
Total Field	<u>429,826</u>	<u>113,776</u>	<u>39,249</u>	<u>74,527</u>
TOTAL EXPENDITURES	525,567	171,080	89,063	82,017
Excess (deficiency) of revenues				
Over (under) expenditures	-	344,487	423,391	78,904
Net change in fund balance	\$ -	\$ 344,487	\$ 423,391	\$ 78,904
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,455,032	1,455,032	1,455,032	
FUND BALANCE, ENDING	<u>\$ 1,455,032</u>	<u>\$ 1,799,519</u>	<u>\$ 1,878,423</u>	

CEDAR HAMMOCK
Community Development District

Supporting Schedules

March 31, 2026

**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	
12/03/25	\$ 137,661	\$ 5,852	\$ 117	\$ 143,630	\$ 143,630	
12/12/25	\$ 33,675	\$ 1,402	\$ 687	\$ 35,765	\$ 35,765	
12/19/25	\$ 12,025	\$ 427	\$ 245	\$ 12,698	\$ 12,698	
01/08/26	\$ 27,440	\$ 873	\$ 560	\$ 28,873	\$ 28,873	
02/06/26	\$ 22,280	\$ 506	\$ 455	\$ 23,241	\$ 23,241	
03/06/26	\$ 12,776	\$ 145	\$ 261	\$ 13,182	\$ 13,182	
TOTAL	\$ 473,897	\$ 18,941	\$ 6,979	\$ 499,817	\$ 499,817	
% COLLECTED				95%	95%	
TOTAL OUTSTANDING				\$ 26,815	\$ 26,815	

Cash and Investment Report
March 31, 2026

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	3.56%	1,416,177
Money Market Account	BankUnited	Public Funds MMA	n/a	3.40%	461,228
				Total	<u>\$ 1,877,404</u>

Bank Account Statement

Cedar Hammock CDD

Bank Account No. 2555
Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101003 Balance	1,416,176.73	Statement Balance	1,416,198.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,416,176.73	Subtotal	1,416,198.29
Negative Adjustments	0.00	Outstanding Checks	-21.56
Ending G/L Balance	1,416,176.73	Ending Balance	1,416,176.73

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/26/2026	Payment	2787	FPL - ACH	Payment of Invoice 003315			-21.56
Total Outstanding Checks							-21.56
Outstanding Deposits							
Total Outstanding Deposits							

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 3/01/2026 to 3/31/2026

(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	100090	03/05/26	321 BLAST OFF CORP	122909	Gate house repair/ bulkhead	321 Gate house entry paver repiar	549900-53901	\$1,375.00
001	100090	03/05/26	321 BLAST OFF CORP	122909	Gate house repair/ bulkhead	Hole 16 Bulkheads	546151-53901	\$395.00
001	100091	03/05/26	INFRAMARK LLC	172962	MAR 26 MGMT FEES	March 2026 Field services	531016-53901	\$157.83
001	100091	03/05/26	INFRAMARK LLC	172962	MAR 26 MGMT FEES	March 2026 Management services	531027-51301	\$3,936.00
001	100091	03/05/26	INFRAMARK LLC	172962	MAR 26 MGMT FEES	March 2026 Website Services	531094-51301	\$67.33
001	100092	03/19/26	GANNETT MEDIA CORP	0007597743	Legal Advertising Feb 2026	Legal Advertising	548002-51301	\$252.88
001	100093	03/19/26	RMA GEOLOGIC CONSULTANTS, INC	23-526-34	MARC 2026 DATA COLLECTION & REPORTING	Contracts-Water Mgmt Services	534047-53901	\$625.00
001	100094	03/19/26	INNERSYNC STUDIO LTD	INV-SN-1251	Web site maintenance Quarterly invoice 2/1/26	Misc-Web Hosting	549915-51301	\$388.13
001	300068	03/25/26	FPL - ACH	030426-4271-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Aerator	543051-53901	\$82.95
001	300069	03/26/26	FPL - ACH	030426-2583-ACH	SVC PRD 2/3/26-3/4/26	Electricity - Aerator	543051-53901	\$44.47
001	300070	03/25/26	FPL - ACH	030426-2379-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Aerator	543051-53901	\$73.33
001	300071	03/25/26	FPL - ACH	030426-5061-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Aerator	543051-53901	\$214.75
001	300072	03/25/26	FPL - ACH	030426-2574-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Aerator	543051-53901	\$43.05
001	300073	03/25/26	FPL - ACH	030426-2561-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Aerator	543051-53901	\$63.97
001	300074	03/25/26	FPL - ACH	030426-7409-ACH	SVC PRD 02/03/26-03/04/26	Electricity - Wells	543050-53901	\$101.00
Fund Total								\$7,820.69

Total Checks Paid	\$7,820.69
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Cedar Hammock CDD

Field Inspection Report - April 2026

Tuesday, April 21 2026

Prepared For Board Of Supervisors

42 Items Identified

42 Items Incomplete

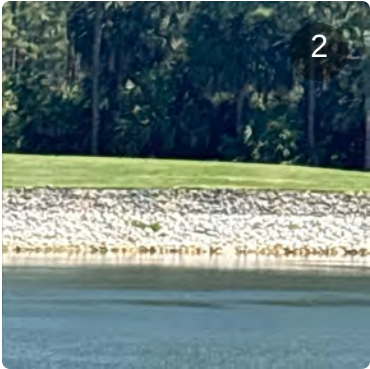
John Fowler

Inframark

Item 1

Assigned To: CHGCC

Treat weeds in the rip rap rock around lake 1.



Item 2

Assigned To: CHGCC

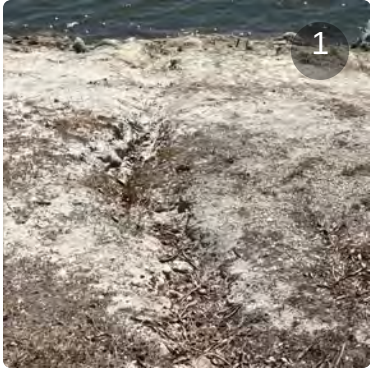
Repair needed for cracked outflow pvc pipe at lake 1 next to ball wash station.



Item 3

Assigned To: CHGCC

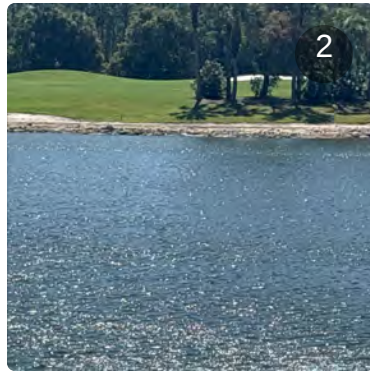
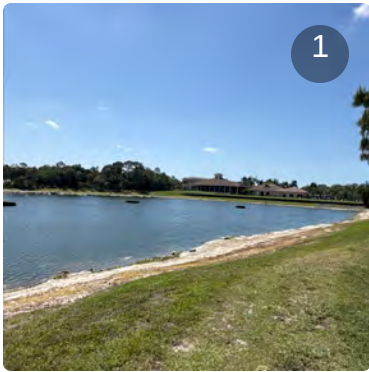
Small washout starting to form at lake 1 at the Southwest corner.



Item 4

Assigned To: Board Information

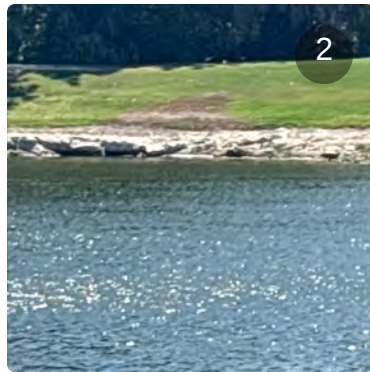
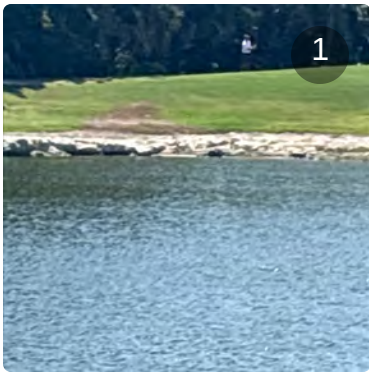
Noting lake levels are low throughout the district which is normal this time of year.



Item 5

Assigned To: CHGCC

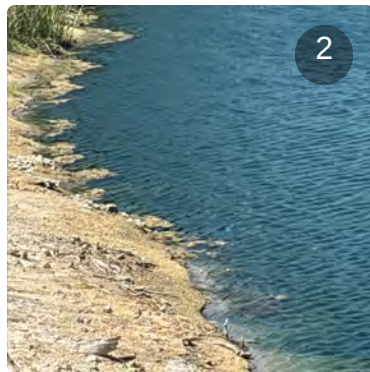
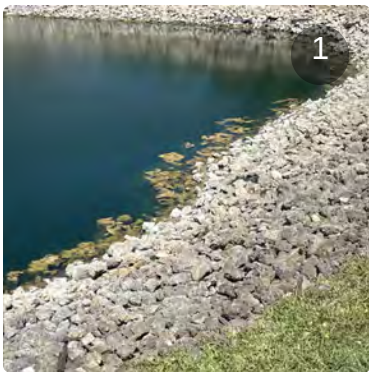
Noting declining turf along the southeast corner of lake bank pond 1.



Item 6

Assigned To: CHGCC

Noting algae blooms starting to form around the edge of lake 2.



Item 7

Assigned To: CHGCC

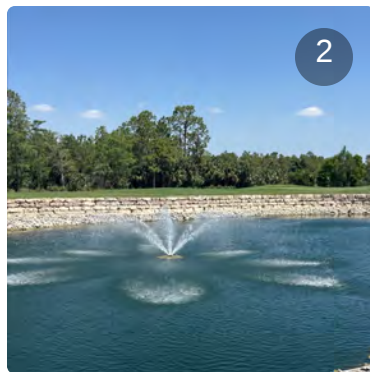
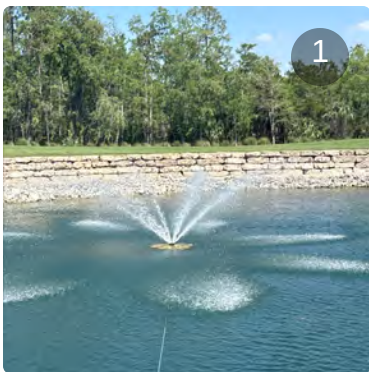
Treat non-desirable weeds within the Bulrush and bank of lake 2.



Item 8

Assigned To: Board Information

Noting the fountain was on during this inspection and working properly at lake 2.



Item 9

Assigned To: CHGCC

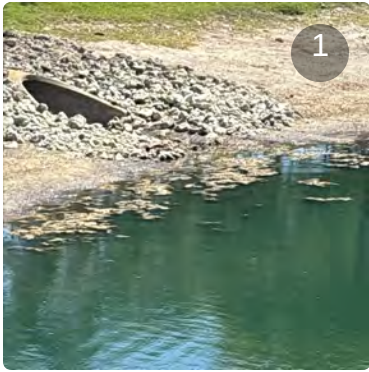
Noting a section of chain-linked fence at the outflow of a storm drain at the Northwest corner of lake 3. This should be dug out and removed.



Item 10

Assigned To: CHGCC

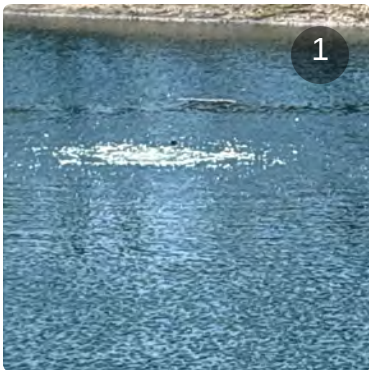
Treat small algae blooms starting to form along the edge of lake 3.



Item 11

Assigned To: Board Information

Noting aerators on and working properly during this inspection of lake 3.



Item 12

Assigned To: CHGCC

Noting an irrigation rotor is hooked up and laying on the rip rap rock on the Northeast side of lake 3.



Item 13

Assigned To: CHGCC

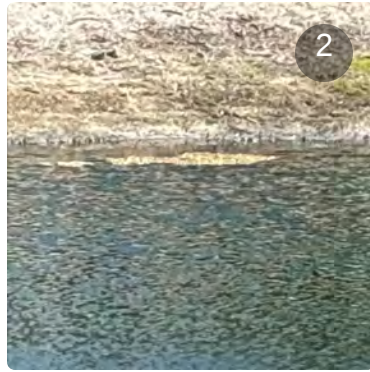
Treat non-desirable weeds along the bank of lake 4.



Item 14

Assigned To: CHGCC

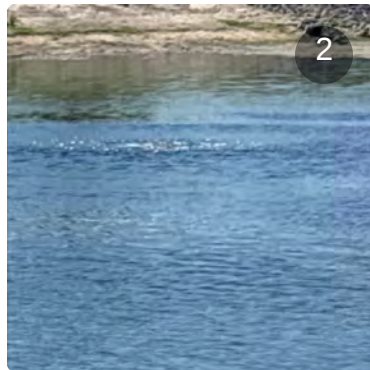
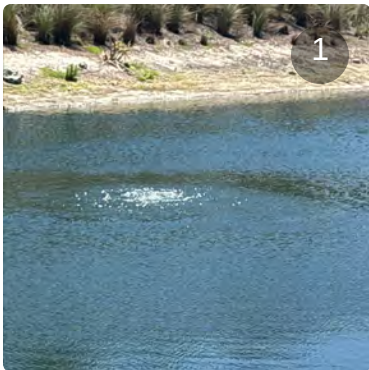
Treat small algae blooms starting to form along the waters edge of lake 4.



Item 15

Assigned To: Board Information

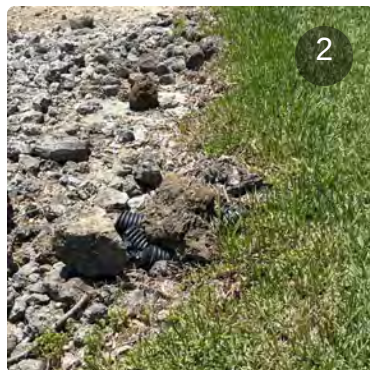
Noting aerator are on during this inspection and working properly for lake 4.



Item 16

Assigned To: CHGCC

Noting crush corrugated drain pipe under rip rap rock on the South edge of lake 4. This is located approximately midway of the pond



Item 17

Assigned To: CHGCC

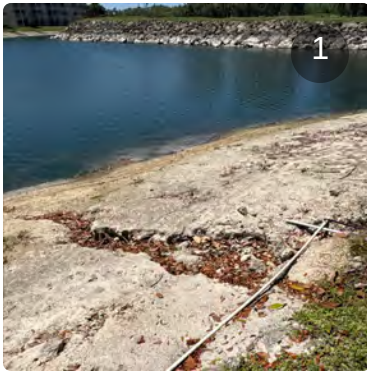
Noting exposed pvc pipe along the edge of lake 4 on the Southside. This becomes weak and brittle being exposed to the sun and should be considered to be covered with soil.



Item 18

Assigned To: CHGCC

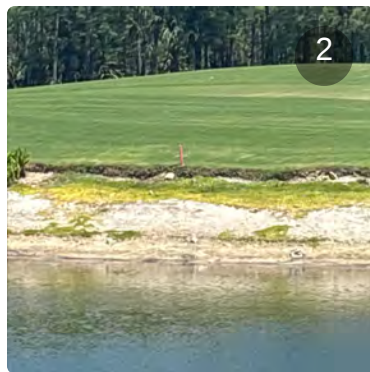
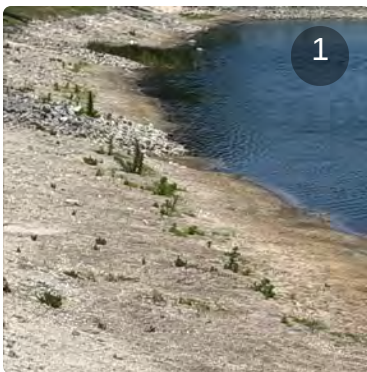
Washout at the end of cup-de-sac of Cedar Hammock Ct. This is the side of address 3637. It appears there may be an irrigation issue causing this.



Item 19

Assigned To: CHGCC

Treat non-desirable weeds along the bank of lake 6.



Item 20

Assigned To: CHGCC

Noting exposed pvc pipe along the edge of lake bank 6. This becomes weak and brittle being exposed to the sun. Consider covering with soil.



Item 21

Assigned To: CHGCC/District Engineer

Noting a washout that may need repair at the southeast corner of lake 6. Asking the engineer to investigate further.



Item 22

Assigned To: CHGCC

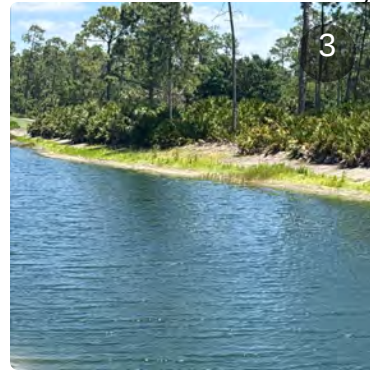
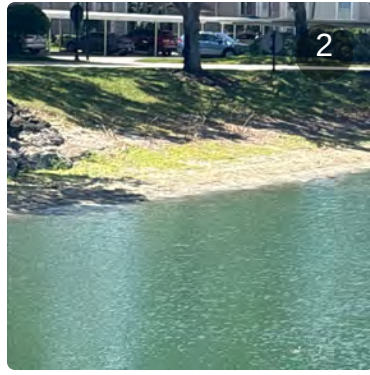
Noting dead turf along lake bank 5. This is located at the entrance of Cedar Hammock Isles.



Item 23

Assigned To: CHGCC

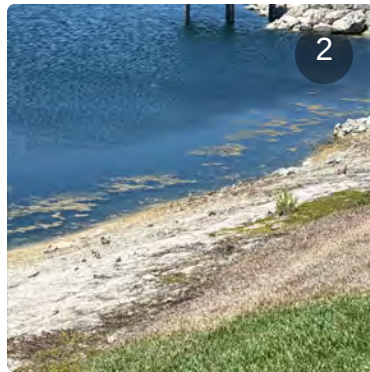
Treat weeds along the bank of lake 5. Especially on the Eastside that runs along the golf course.



Item 24

Assigned To: CHGCC

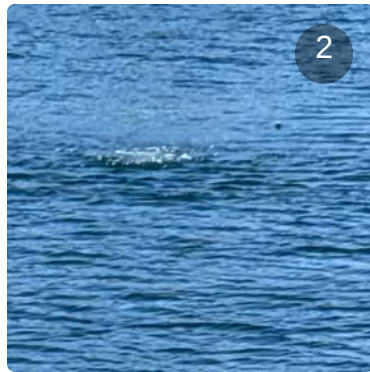
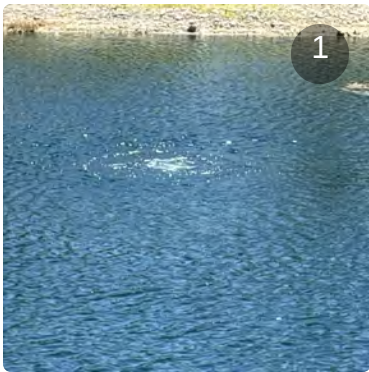
Treat algae blooms and submerged vegetation along lake 7 edge.



Item 25

Assigned To: CHGCC

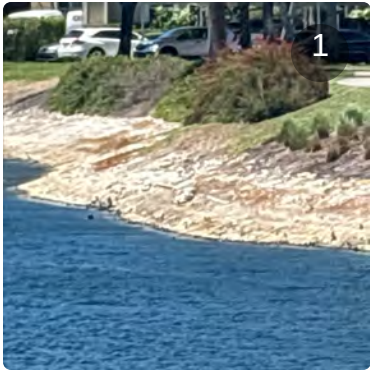
Noting the aerators are on during this inspection and working properly for lake 7.



Item 26

Assigned To: CHGCC

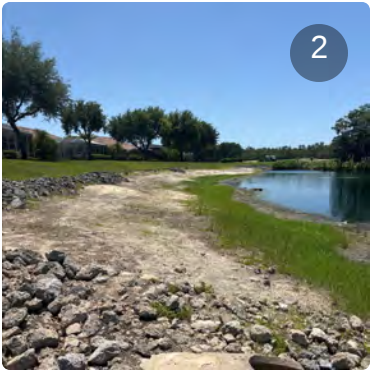
Noting exposed pvc pipes for multiple areas along lake bank number 7. Exposure causes the pipe to become weak and brittle. Consider covering with soil.



Item 27

Assigned To: CHGCC

Treat non-desirable grassy weeds along the bank of lake 8.



Item 28

Assigned To: CHGCC

Treat small algae blooms along the waters edge of lake 8.



Item 29

Assigned To: Board Information

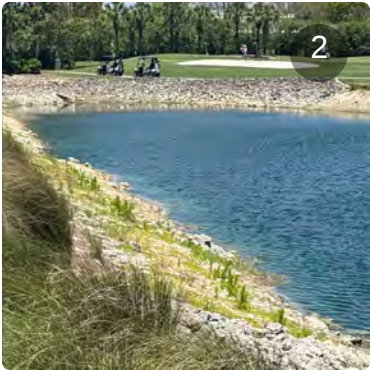
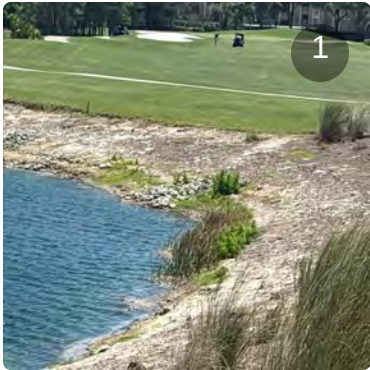
Noting aerators are on during this inspection and working properly for lake 8.



Item 30

Assigned To: CHGCC

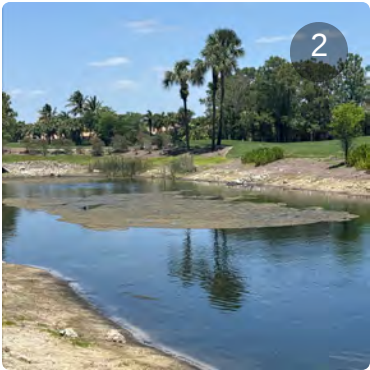
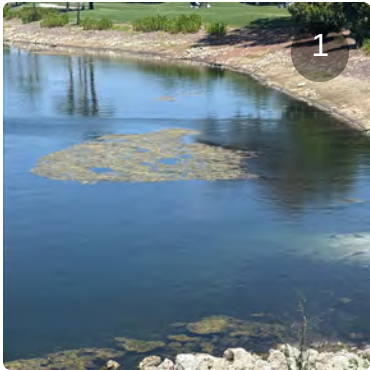
Treat non-desirable weeds along the bank of lake 9.



Item 31

Assigned To: CHGCC

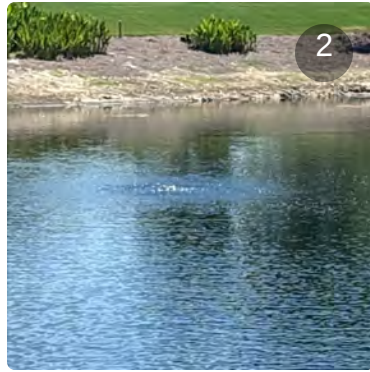
Lake 12 needs treatment for submerged vegetation and algae.



Item 32

Assigned To: CHGCC

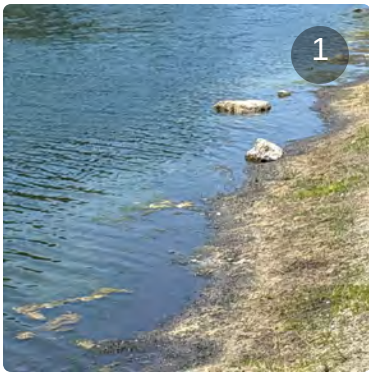
Noting aerators are on during this inspection and working properly for lake 12.



Item 33

Assigned To: CHGCC

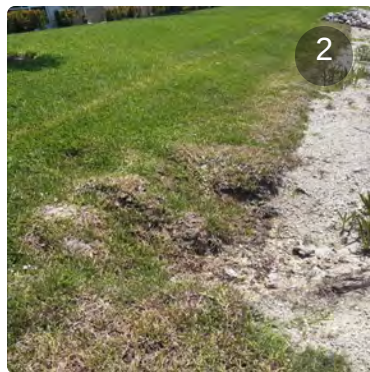
Treat small algae blooms starting to form along the waters edge of lake 15.



Item 34

Assigned To: CHGCC

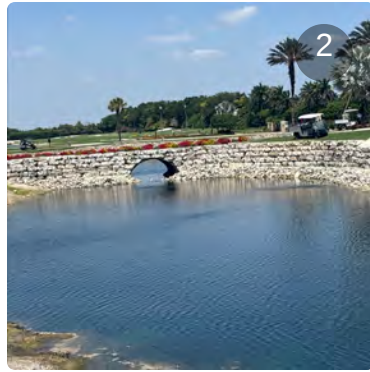
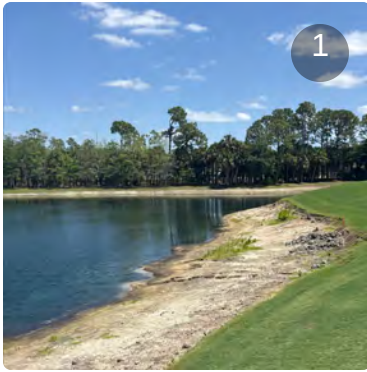
Noting a washout that may need to be repaired behind the building East of the community pool.



Item 35

Assigned To: CHGCC

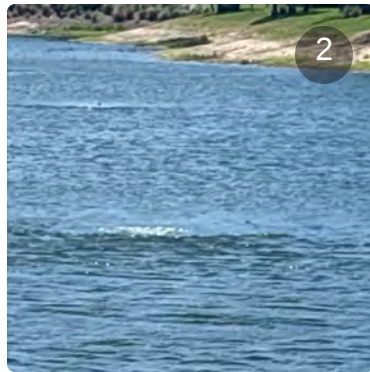
Overall lake 16 is in good shape. Just a few weeds along the lake bank.



Item 36

Assigned To: Board Information

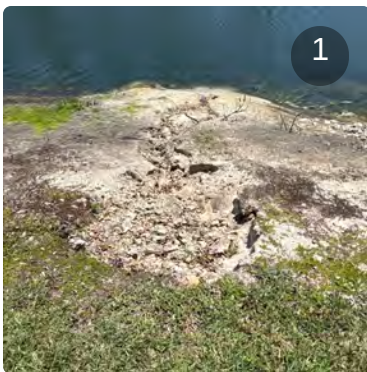
Noting aerators are on and working properly for lake 16.



Item 37

Assigned To: CHGCC

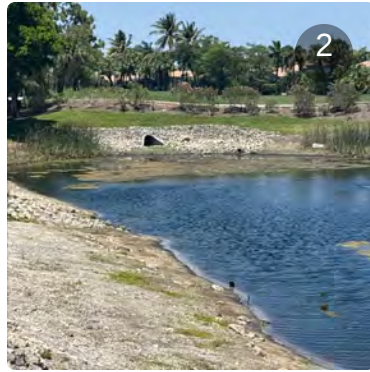
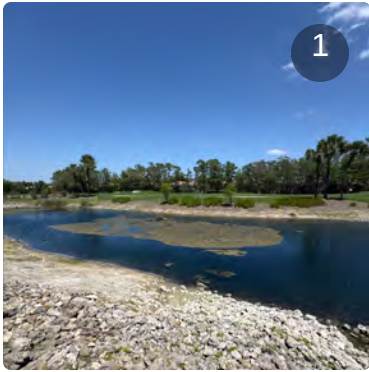
Noting a washout that may need repair between the first and second building West of the community pool at lake 14.



Item 38

Assigned To: CHGCC

Treat algae blooms and submerged weeds showing on lake 13.



Item 39

Assigned To: CHGCC

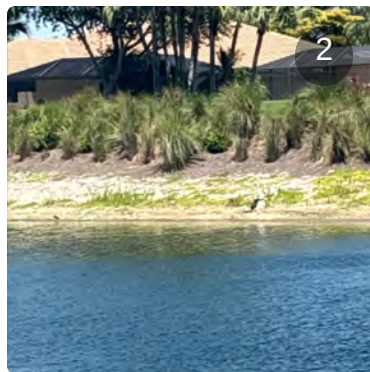
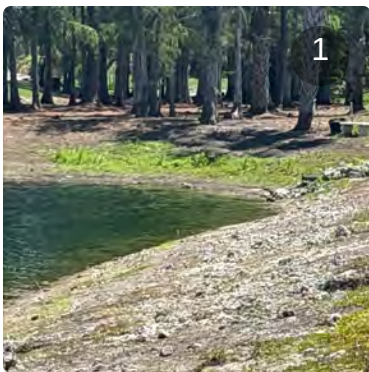
Noting a broken pvc pipe being used as a drain to the rip rap rock at the Southwest side of lake 10. Should consider for repair.



Item 40

Assigned To: CHGCC

Treat non-desirable weeds at the South and West sides of pond 10.



Item 41

Assigned To: Board Information

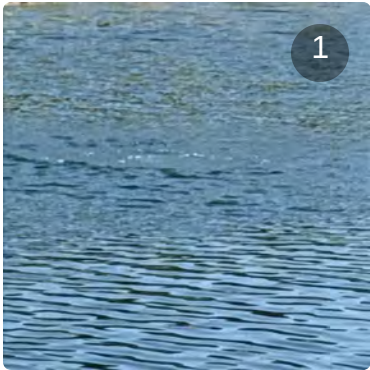
Noting all flumes throughout the district are clear and free of vegetation and ready for rainy season.



Item 42

Assigned To: Board Information

Noting aerators are on during this inspection and working properly for lake 11.





April 15, 2026

Ms. Janice Swade
Cedar Hammock CDD
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Dear Ms. Swade,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 586 active registered voters reside in the Cedar Hammock CDD as of April 15, 2026.

Should you have any questions regarding election services for this district, please feel free to contact our office.

Sincerely,
Madelyn Harper Minton

Administrative Services Manager
239-252-6216
Madelyn.Minton@colliervotes.gov