

**CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 12, 2023 MEETING

**AGENDA PACKAGE
CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID #: 951092195#**

Cedar Hammock Community Development District

Board of Supervisors

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

Justin Fairecloth, District Manager
Sam Marshall, District Engineer
Dan Cox, District Counsel

Meeting Agenda

Cedar Hammock Clubhouse

8660 Cedar Hammock Boulevard, Naples, Florida

December 12, 2023 – 2:00 p.m.

Call in Meeting Number: 1-646-838-1601,

Meeting ID: 951-092-195#

-
- 1. Roll Call**
 - 2. Approval of Agenda**
 - 3. Public Comments on Agenda Items**
 - 4. Old Business**
 - 5. New Business**
 - 6. Attorney's Report**
 - A. Discussion of Agreement for Drainage/Stormwater Guidelines (To Be Sent Under Separate Cover)
 - 7. Engineer's Report**
 - A. FY 2024 Erosion Restoration Recommendations
 - 8. Manager's Report**
 - A. Approval of the Minutes of the November 14, 2023 Meeting
 - B. Acceptance of the October 2023 Financial Report
 - C. Capital Expense Plan Discussion
 - D. Follow-Up Items
 - 9. Supervisors' Requests**
 - 10. Audience Comments**
 - 11. Adjournment**

The next meeting is Tuesday, February 13, 2024 at 2:00 p.m.

District Office:

Inframark
210 N. University Drive, Suite 702
Coral Springs, FL. 33071
(954) 603-0033

Meeting Location:

Cedar Hammock Clubhouse
8660 Cedar Hammock Boulevard
Naples, Florida

Sixth Order of Business

6A

TO BE SENT UNDER SEPARATE COVER

Eighth Order of Business

8A

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

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, November 14, 2023 and called to order at 2:02 p.m. at the Cedar Hammock Clubhouse, 8660 Cedar Hammock Boulevard, Naples, FL 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 were:

Justin Faircloth	District Manager
Jacob Whitlock	Assistant District Manager (<i>via Phone</i>)
Dan Cox	District Counsel (<i>via Phone</i>)
Residents	
Members of Cedar Hammock Golf and Country Club	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Faircloth informed the Board of the absence of the District Engineer, Mr. Marshall, as his family had a medical emergency.

SECOND ORDER OF BUSINESS

Approval of Agenda

Mr. Faircloth requested any corrections, deletions or amendments to the agenda, as presented.

There being none,

On MOTION by Mr. Greeley seconded by Mr. Martino with all in favor, the agenda was approved as presented. 5-0

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

- 39 - A resident commented on the Thalia overgrowing in Lake #9.
- 40 - Mr. Legan stated it is up to the District to remove/trim the Thalia. He further stated
- 41 the problem with any type of aquatics is that it is beneficial to the ecosystem, and that
- 42 it is a deep-water plant. When they removed the Thalia from Lake #5, the habitat also
- 43 disappeared.
- 44 - Mr. Legan stated the Board can either have SOLitude or Superior trim or remove the
- 45 Thalia.
- 46 - Mr. Legan suggested cutting the Thalia on the east side of Lake #8, west side of Lake
- 47 #5, and Lake #11.
- 48 - The Board requested Mr. Legan obtain estimates for the next meeting.

50 On MOTION by Mr. Martino seconded by Mr. Eliasek with all
 51 in favor, a proposal not to exceed \$2,000 for the trimming of Thalia
 52 on the east side of Lake #8, west side of Lake #5, and Lake #11 was
 53 approved. 5-0

56 **FOURTH ORDER OF BUSINESS** **Old Business**

57 There being no old business, the next order of business followed.

58 **FIFTH ORDER OF BUSINESS** **New Business**

59 **A. Sidewalk Repairs**

- 60 - Mr. Legan stated majority of the sidewalks have been ground, yet there are
- 61 approximately 10 sections remaining to be grounded because they are chipped or
- 62 broken.
- 63 - He has a list with the addresses to obtain estimates for repairs to present to the Board
- 64 for the next meeting.
- 65 - Mr. Faircloth noted this is a Board decision, and the funds must be available.
- 66 - Mr. Greeley stated if it is a safety issue the Board should repair them.
- 67 - The Board agreed with Mr. Legan on obtaining an estimate.

69 **SIXTH ORDER OF BUSINESS** **Attorney's Report**

70 **A. Stormwater Rules and Guidelines**

- 71 - Mr. Faircloth noted he and Mr. Marshall have discussed proceeding with stormwater
- 72

- 73 rules and guidelines for the District.
- 74 - Mr. Faircloth asked Mr. Cox for an update on the sample guidelines provided to him
- 75 by the Board as they are looking to proceed.
- 76 - Mr. Cox commented the information the Board is looking for can be found within the
- 77 permit from SFWMD. Mr. Cox explained the permit is to govern the connection
- 78 methods and maintenance, and that everything is pertinent to the operational systems
- 79 found through SFWMD.
- 80 - Mr. Faircloth stated the permit does not address drainage into the lakes from
- 81 homeowners. He expressed this is an area of concern, as the District is experiencing
- 82 erosion between homes on the single-family lots and condos.
- 83 - Mr. Faircloth stated the goal is to mitigate this issue and minimize future lake bank
- 84 erosion issues and encourage compliance by homeowners. He further explained the
- 85 Board wants to have a document encompassing this information.
- 86 - Mr. Cox stated that would be an issue as the District does not have any enforcement.
- 87 If they use the guidelines and rules from the permit, they cannot create and enforce a
- 88 rule.
- 89 - Mr. Faircloth commented the drafts sent to Mr. Cox would be working with the Master
- 90 Association as an enforcement entity, as they have fining authority.
- 91 - Mr. Faircloth stated the other idea is that the District does not receive any notifications
- 92 regarding homeowners who want to modify the drainage on their homes. It typically
- 93 goes through the ARC. Mr. Faircloth commented the Board wants to make the
- 94 Association aware that when changes are implemented on a particular home or
- 95 condominium, anything regarding irrigation would need to be presented to the CDD
- 96 Board for approval.
- 97 - Mr. Greeley suggested the Board make the changes the engineer recommended in
- 98 efforts to control the lake bank erosion.
- 99 - Mr. Faircloth stated all parties need to be in agreement before presenting guidelines
- 100 and/or an agreement to the Master Association.
- 101 - Mr. Faircloth expressed to Mr. Cox the Board is looking for feedback, as they would
- 102 like to proceed with a drainage plan. He asked Mr. Cox to prepare a draft agreement

103 for the next meeting.

104

105 **SEVENTH ORDER OF BUSINESS** **Engineer’s Report**

106 **A. Cardno, 3rd Quarter 2023 Water Use Permit Compliance Report**

107 **i. Metro PSI Calibration Update**

108 - Mr. Faircloth stated the compliance report was positive, but calibration is needed for
109 the wells. Frequent calibration is required by SFWMD.

110 - Mr. Faircloth informed the Board that Mr. Legan is working with Metro PSI to
111 complete calibration of the flow meters, which will take approximately four to six
112 weeks.

113 - Mr. Faircloth stated the District is required to report usage and cannot exceed a certain
114 usage per quarter.

115 - Mr. Legan informed the Board the usage is approximately 27-29 million gallons per
116 month, and if this is exceeded, the District will be fined. He mentioned possibly going
117 into water restrictions this year.

118 - Mr. Martino asked if it is possible to install a gate to separate water lines. Mr. Legan
119 noted it is one main line.

120 - Mr. Greeley asked about the negative impact to the Association if water usage
121 continues at the same rate. Mr. Legan responded that the negative effect would be
122 over 20 inches low on water, which he stated is the reason water restrictions may be
123 mandated. If the County enforces water restrictions, it would be at three days per
124 week.

125 - Mr. Faircloth asked Mr. Legan about usage in the community. Mr. Legan responded
126 it may possibly be one-third, but he can give a more definitive answer once he
127 conducts research.

128 - Mr. Legan stated he will outsource for a pump with Collier Pump, a company he is
129 familiar with, that will pump enough water in as it pumps water out. The goal is to
130 trick the sensor. If the pump shuts down and it is pumping water, it will pump back
131 out into the lake, which is positive.

132 **B. FY 2024 Erosion Restoration Recommendations**

133 - The Board tabled this discussion to the next meeting.

134

135 **EIGHTH ORDER OF BUSINESS** **Manager’s Report**

136 **A. Approval of the Minutes of the October 10, 2023 Meeting**

137 - Mr. Faircloth stated the motion on Page 15, under item 5C needs to be corrected from
138 \$22,161 to \$10,701.

139
140 On MOTION by Mr. Martino seconded by Mr. Bally with all in
141 favor, the Minutes of the October 10, 2023 Meeting were approved,
142 as amended. 5-0

144 **B. Acceptance of the September 2023 Financial Report**

145
146 On MOTION by Mr. Bally seconded by Mr. Eliasek with all in
147 favor, the September 2023 Financial Report was accepted. 5-0

149 **C. Motion to Assign Fund Balance as of September 30, 2023**

150
151 On MOTION by Mr. Martino seconded by Mr. Greeley with all
152 in favor, the Motion to Assign the Fund Balance as of September
153 30, 2023 was approved. 5-0

155 **D. Capital Expense Plan Discussion**

156 Mr. Faircloth presented the capital expense plan and discussion ensued.

157 - Mr. Greeley suggested the Board review the Capital Expense Plan, and in the next
158 meeting decide which items/projects should be transferred, and whether to increase or
159 decrease Reserves.

160 - Mr. Faircloth asked Mr. Legan to invite Mr. David Raegan to the next meeting to
161 discuss irrigation plans.

162 **E. Field Management Report**

163 Mr. Whitlock presented the Field Management Report for discussion.

164 - Mr. Whitlock stated the water levels are lower than expected. There were a few
165 moderate algae concerns, most of which have to do with the lack of water movement.
166 He informed the Board of a couple of noted areas in which he is noticing lake bank
167 erosion becoming more evident, requiring closer attention.

168 **F. Follow-Up Items**

169 **i. Timo Brothers Paver Sealing Proposal**

- 170 - Mr. Faircloth informed the Board he spoke to Mr. Timo to negotiate the proposal. Mr.
- 171 Timo indicated he discounted the quoted price.
- 172 - Mr. Faircloth reminded Mr. Timo the original quote presented at the meeting was for
- 173 \$7,650 for 151 square feet. Mr. Faircloth made a counteroffer of \$6000, and Mr. Timo
- 174 agreed to \$7,000, as the Board previously agreed to an amount not to exceed \$7,000.
- 175 - Mr. Timo indicated he would do the project for \$7,500, as they use superior materials,
- 176 and if anyone touches their work it affects the warranty. Mr. Faircloth tried to
- 177 negotiate for \$6,500, and Mr. Timo requested it in writing, and Mr. Faircloth further
- 178 negotiated via email, in which Mr. Timo proceeded to renegotiate to \$7,500.
- 179 - Mr. Legan asked Mr. Faircloth about the sealing installation date.
- 180 - Mr. Faircloth responded that work is to start the week of November 27, 2023 and
- 181 would take three full work weeks to complete.
- 182 - Mr. Faircloth stated the company submitted an invoice for a deposit, and as of last
- 183 week the CDD was awaiting an Insurance Certificate to be listed as an additional
- 184 insured.
- 185 - Mr. Faircloth requested the Board proceed with paying the deposit.

187 On MOTION by Mr. Greeley seconded by Mr. Bally with all in
 188 favor, a deposit to Timo Brothers for paver sealing was approved.
 189 5-0

191 **G. Supervisor’s Email**

- 192 - Mr. Faircloth indicated that Mr. Passalacqua will need an email account set up.
- 193 - The data from the previous CDD account, which is no longer in use, needs to be
- 194 transferred to a new email account for Mr. Passalacqua. The typical cost to migrate
- 195 the data is \$300.
- 196 - Mr. Faircloth stated Mr. Whitlock will take care of the migration of data and new
- 197 email account for Mr. Passalacqua and notify him when it is set up.

198 **NINTH ORDER OF BUSINESS** **Supervisors’ Requests**

- 199 - Mr. Bally requested cleaning of the stone walls on Lake #5 and #16.
- 200 - Mr. Faircloth reminded the Board of the ethics course they must complete by July 1,
- 201 2024.
- 202

203 **TENTH ORDER OF BUSINESS** **Audience Comments**

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

205
206 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

207 There being no further business,

208

209

210 On MOTION by Mr. Eliasek seconded by Mr. Bally with all in
211 favor the meeting was adjourned at 4:00 p.m. 5-0

212

213

214

215

216

Quentin Greeley
Chairperson

8B

CEDAR HAMMOCK
Community Development District

Financial Report

October 31, 2023

(Unaudited)

Prepared by:



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CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

October 31, 2023

Balance Sheet
October 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 162,391
Investments:	
Money Market Account	839,563
Deposits	1,359
TOTAL ASSETS	\$ 1,003,313
<u>LIABILITIES</u>	
Accounts Payable	\$ 87,593
Accrued Expenses	1,295
TOTAL LIABILITIES	88,888
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,359
Assigned to:	
Operating Reserves	56,511
Reserves - Bridges	29,950
Reserves - Bulkheads	29,950
Reserves - Irrigation System	153,860
Reserves - Lakes	32,700
Reserves - Roadways	185,000
Unassigned:	425,095
TOTAL FUND BALANCES	\$ 914,425
TOTAL LIABILITIES & FUND BALANCES	\$ 1,003,313

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 24,577	\$ 2,048	\$ 4,476	\$ 2,428	18.21%
Special Assmnts- Tax Collector	446,845	-	3,144	3,144	0.70%
Special Assmnts- Discounts	(17,874)	-	(168)	(168)	0.94%
TOTAL REVENUES	453,548	2,048	7,452	5,404	1.64%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Engineering	5,000	417	2,065	(1,648)	41.30%
ProfServ-Legal Services	2,500	208	-	208	0.00%
ProfServ-Mgmt Consulting	44,521	3,710	3,710	-	8.33%
ProfServ-Property Appraiser	8,103	675	1,575	(900)	19.44%
ProfServ-Special Assessment	3,411	-	-	-	0.00%
ProfServ-Web Site Maintenance	761	63	63	-	8.28%
Auditing Services	5,000	-	-	-	0.00%
Postage and Freight	900	75	30	45	3.33%
Insurance - General Liability	8,029	8,029	8,303	(274)	103.41%
Printing and Binding	600	50	-	50	0.00%
Legal Advertising	2,575	215	301	(86)	11.69%
Misc-Bank Charges	100	8	-	8	0.00%
Misc-Assessment Collection Cost	8,937	745	60	685	0.67%
Office Supplies	100	8	-	8	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	90,712	14,378	16,282	(1,904)	17.95%
<u>Field</u>					
ProfServ-Field Management	1,785	149	149	-	8.35%
Management Services	2,500	208	-	208	0.00%
Contracts-Water Mgmt Services	7,200	600	600	-	8.33%
Utility - Cameras	1,000	83	-	83	0.00%
Electricity - Wells	5,000	417	380	37	7.60%
Electricity - Aerator	4,000	333	257	76	6.43%
R&M-Lake	3,000	250	-	250	0.00%
R&M-Plant Replacement	500	42	-	42	0.00%
R&M-Roads	20,000	1,667	8,380	(6,713)	41.90%
R&M Bulkheads	5,000	417	-	417	0.00%
R&M - Bridges & Cart Paths	5,000	417	-	417	0.00%
Misc-Contingency	38,745	3,229	5,340	(2,111)	13.78%
Capital Outlay	40,000	3,333	18,350	(15,017)	45.88%
Reserves - Irrigation System	153,272	12,773	-	12,773	0.00%
Reserve - Lakes	52,917	4,410	-	4,410	0.00%
Reserve - Roadways	22,917	1,910	49,930	(48,020)	217.87%
Total Field	362,836	30,238	83,386	(53,148)	22.98%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	453,548	44,616	99,668	(55,052)	21.98%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(42,568)	(92,216)	(49,648)	0.00%
Net change in fund balance	\$ -	\$ (42,568)	\$ (92,216)	\$ (49,648)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,006,641	1,006,641	1,006,641		
FUND BALANCE, ENDING	\$ 1,006,641	\$ 964,073	\$ 914,425		

CEDAR HAMMOCK
Community Development District

Supporting Schedules

October 31, 2023

Cash and Investment Report
October 31, 2023

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	5.25%	162,391
Money Market Account	BankUnited	Public Funds MMA	n/a	5.12%	839,563
				Total	<u><u>\$ 1,001,954</u></u>

Cedar Hammock CDD

Bank Reconciliation

Bank Account No. 2555 Valley National Bank GF
 Statement No. 10-23A
 Statement Date 10/31/2023

G/L Balance (LCY)	162,390.67	Statement Balance	162,565.67
G/L Balance	162,390.67	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	162,565.67
Subtotal	162,390.67	Outstanding Checks	175.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	162,390.67	Ending Balance	162,390.67
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/25/2023	Payment	2720	DEPT OF ECONOMIC OPPORTUNITY	175.00	0.00	175.00
Total Outstanding Checks.....				175.00		175.00

**Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

						ALLOCATION
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received		General Fund Assessments
Assessments Levied For FY 2024				\$ 446,849		\$ 446,849
Allocation %				100%		100%
10/30/23	\$ 2,916.52	\$ 167.89	\$ 59.52	\$ 3,143.93		\$ 3,143.93
				\$ -		\$ -
TOTAL	\$ 2,917	\$ 168	\$ 60	\$ 3,144		\$ 3,144
% COLLECTED				0.70%		0.70%
TOTAL OUTSTANDING				\$ 443,705		\$ 443,705

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 0015								
001	10/25/23	CEDAR HAMMOCK CDD	102323-8983	TRANSFER FROM BU MM TO VALLEY CHECKING	Due From Other Funds	131000	\$40,000.00	
							Check Total	<u>\$40,000.00</u>
CHECK # 2713								
001	10/02/23	BANKS ENGINEERING INC	1263CDD-118	ENGINEERING SERVICE THROUGH 8/2023	ProfServ-Engineering	531013-51501	\$450.00	
							Check Total	<u>\$450.00</u>
CHECK # 2714								
001	10/02/23	CEDAR HAMMOCK GOLF &	0039	8/31/2023 PAINTING OF GATE HOUSE ARCH, NEW STUCCO	Misc-Contingency	549900-53901	\$750.00	
							Check Total	<u>\$750.00</u>
CHECK # 2715								
001	10/02/23	INNERSYNC STUDIO LTD	21590	WEBSITE HOSTING QUARTERLY SERVICE	Misc-Web Hosting	549915-51301	\$388.13	
							Check Total	<u>\$388.13</u>
CHECK # 2716								
001	10/02/23	RMA GEOLOGIC CONSULTANTS, INC	23-526-4	SEPT 2023 SVCS DATA COLLECTION AND REPORTING	Contracts-Water Mgmt Services	534047-53901	\$600.00	
							Check Total	<u>\$600.00</u>
CHECK # 2717								
001	10/17/23	INFRAMARK, LLC	101163	SEPT 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$3,602.00	
001	10/17/23	INFRAMARK, LLC	101163	SEPT 2023 MANAGEMENT SERVICES	ProfServ-Field Management	531016-53901	\$144.42	
001	10/17/23	INFRAMARK, LLC	101163	SEPT 2023 MANAGEMENT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$61.58	
001	10/17/23	INFRAMARK, LLC	101874	9/2023 VARIABLE CHARGES	Postage and Freight	541006-51301	\$1.26	
001	10/17/23	INFRAMARK, LLC	99873	AUG 2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$3,602.00	
001	10/17/23	INFRAMARK, LLC	99873	AUG 2023 MANAGEMENT SERVICES	ProfServ-Field Management	531016-53901	\$144.42	
001	10/17/23	INFRAMARK, LLC	99873	AUG 2023 MANAGEMENT SERVICES	Postage and Freight	541006-51301	\$0.63	
001	10/17/23	INFRAMARK, LLC	99873	AUG 2023 MANAGEMENT SERVICES	ProfServ-Web Site Maintenance	531094-51301	\$61.58	
							Check Total	<u>\$7,617.89</u>
CHECK # 2718								
001	10/24/23	PUBLIC RISK INSURANCE	13632248	POLICY PK# FL1 0114807 23-16 10/1-10/1/24	Insurance - General Liability	545002-51301	\$8,303.00	
							Check Total	<u>\$8,303.00</u>
CHECK # 2719								
001	10/25/23	COLLIER COUNTY PROPERTY APPRAI	100123	fy23-24 NON AD VALOREM TAX ROLL	Tax Collector/Property Appraiser Fees	549114-51301	\$1,575.00	
							Check Total	<u>\$1,575.00</u>
CHECK # 2720								
001	10/25/23	DEPT OF ECONOMIC OPPORTUNITY	87790	DISTRICT FILING FEE FY 2024	Annual District Filing Fee	554007-51301	\$175.00	
							Check Total	<u>\$175.00</u>
CHECK # 2721								
001	10/25/23	FEDEX ACH	8-281-24521	SERVICE FOR 10/3/2023	Postage and Freight	541006-51301	\$29.58	
							Check Total	<u>\$29.58</u>
CHECK # DD0303								
001	10/14/23	FPL - ACH	100323-4271	ACCT# 91615-94271 SRVC PERIOD 09/05-10/03/23	ACCT# 91615-94271 9/5-10/3/23	543051-53901	\$72.27	
							Check Total	<u>\$72.27</u>

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
CHECK # DD0304								
001	10/23/23	FPL - ACH	100323-7409	ACCT# 878533-27409 SRVC PERIOD 09/05-10/03/23	ACCT# 87833-27409 9/5-10/3-23	543050-53901	\$180.54	
							Check Total	<u>\$180.54</u>
CHECK # DD0305								
001	10/23/23	FPL - ACH	100323-2574	ACCT#56324-92574 SRVC PERIOD 09/05-10/03/23	ACCT# 56324-92574 9/5-10/3/2023	543051-53901	\$43.22	
							Check Total	<u>\$43.22</u>
CHECK # DD0306								
001	10/21/23	FPL - ACH	100323-2583	ACH ACCT# 24773-52583 SRVC PERIOD 09/05-10/03/23	ACCT# 24773-52583 9/5-10/03/2023	543050-53901	\$199.09	
							Check Total	<u>\$199.09</u>
CHECK # DD0307								
001	10/14/23	FPL - ACH	100323-2379	ACH ACCT# 75595-82379 SRVC PERIOD 09/05-10/03/23	ACCT# 75595-82379 9/5-10/3/2023	543051-53901	\$71.12	
							Check Total	<u>\$71.12</u>
CHECK # DD0308								
001	10/14/23	FPL - ACH	100323-5561	ACH ACCT# 14237-25561 SRVC PERIOD 09/05-10/03/23	ACCT# 14237-25561 9/5-10/3/2023	543051-53901	\$70.59	
							Check Total	<u>\$70.59</u>
							Fund Total	<u>\$60,525.43</u>

Total Checks Paid	\$60,525.43
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8C

Item Description	Current Replacement Cost	Remaining Life	Expected Life	Year >>>													
				0 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	
Island Pier:																	
Deck Boards & Railings	\$ 25,350	11	15												\$ 33,261		
Frame & Pilings	\$ 10,563	11	30												\$ 13,860		
Repair Allowance	\$ 1,788	3	8			\$ 1,925									\$ 2,346		
subtotal				\$ -	\$ -	\$ -	\$ 1,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,467 \$ -		
Bridges and Bulkheads:																	
Cap Rock Bulkhead Replacement, Holes 4, 5, 16, 17	\$ -	50	50														
Bulkhead Replacement, Hole 2, Driving Range	\$ 139,410	8	25								\$ 169,858						
Bridges 9 & 18 deck boards & frame	\$ 285,160	20	20														
Wear decking for bridges 9 & 18	\$ 55,000	0	20														
Bridge 17, deck boards & frame	\$ 3,408	14	20														
Wooden cart bridges repair allowance	\$ 25,140	3	5			\$ 27,073					\$ 30,631						
Rock bridges & culverts	\$ -	50	50														
Rock bridges, concrete deck & bulkhead repair allowance	\$ 32,220	5	5					\$ 36,454						\$ 41,244			
subtotal				\$ -	\$ -	\$ -	\$ 27,073	\$ -	\$ 36,454	\$ -	\$ -	\$ -	\$ 200,488	\$ -	\$ 41,244 \$ - \$ -		
Irrigation and Pumps:																	
Irrigation system & repairs	\$ 20,000	5	25					\$ 22,628									
Lake 1 recharge pumps 1 & 2	\$ 44,000	0	10	\$ 44,000										\$ 56,324			
Lake 5 recharge pumps 3 & 4	\$ 41,400	6	10							\$ 48,011							
Pump house tile roof	\$ 10,912	8	30								\$ 13,295						
Pump house metal roof	\$ 1,560	8	30								\$ 1,901						
subtotal				\$ 44,000	\$ -	\$ -	\$ -	\$ -	\$ 22,628	\$ 48,011	\$ -	\$ -	\$ 15,196	\$ -	\$ 56,324 \$ - \$ -		
Davis Entrances:																	
Barrier arms & operators, entry	\$ 8,600	8	15								\$ 10,478						
Barrier arm & operator, exit	\$ 4,300	0	15	\$ 4,300													
Entry monuments refurbishment	\$ 6,500	12	20												\$ 8,742		
Guard house tile roof	\$ 21,075	8	30								\$ 25,678						
BAI beam sensors	\$ 9,000	7	15							\$ 10,698							
Guard house exterior paint	\$ 2,992	3	8			\$ 3,222								\$ 3,926			
Guard house HVAC	\$ 3,400	0	12	\$ 3,400											\$ 4,573		
subtotal				\$ 7,700	\$ -	\$ -	\$ 3,222	\$ -	\$ -	\$ -	\$ 10,698	\$ 36,156	\$ -	\$ -	\$ 3,926 \$ 13,314		
Collier Entrance:																	
Barrier arm & operator, entry	\$ 4,300	1	15	\$ 4,408													
Gate operators, entry	\$ 8,600	15	15														
Gate operators, exit	\$ 8,600	10	15											\$ 11,009			
Gates, entry	\$ 9,000	24	25														
Gates, exit	\$ 9,000	5	25					\$ 10,183									
Entry monuments refurbishment	\$ 4,300	5	20					\$ 4,865									
Guard house security camera system	\$ 12,015	8	10								\$ 14,639						
BAI beam sensors	\$ 9,000	2	15		\$ 9,456												
Aluminum fence	\$ 15,048	8	30								\$ 18,335						
subtotal				\$ -	\$ 4,408	\$ 9,456	\$ -	\$ -	\$ 15,048	\$ -	\$ -	\$ 32,974	\$ -	\$ 11,009	\$ - \$ -		
Ponds:																	
Bank erosion control	\$ 66,200	3	5			\$ 71,290					\$ 80,658						
Aerators	\$ 15,000	2	5		\$ 15,759					\$ 17,830					\$ 20,173		
subtotal				\$ -	\$ -	\$ 15,759	\$ 71,290	\$ -	\$ -	\$ -	\$ 17,830	\$ 80,658	\$ -	\$ -	\$ - \$ 20,173		
Storm Drainage																	
Repair allowance	\$ 42,700	2	5			\$ 44,862					\$ 50,757				\$ 57,427		
subtotal				\$ -	\$ -	\$ 44,862	\$ -	\$ -	\$ -	\$ -	\$ 50,757	\$ -	\$ -	\$ -	\$ - \$ 57,427		
Streets and Sidewalks																	
Pave CH Circle and Sawgrass west	\$ 232,490	17	20														
Pave Wax Myrtle and Cordgrass	\$ 102,773	14	20														
Pave Sawgrass East	\$ 50,000	2	20		\$ 52,531												
Pave Buttonwood	\$ 93,000	5	20					\$ 105,221									
Pave CH Court	\$ 51,516	5	20					\$ 58,286									
Pave CH Blvd	\$ 256,365	5	20					\$ 290,053									
Pavers repairs on CH Blvd	\$ 40,000	8	30								\$ 48,736						
subtotal				\$ -	\$ -	\$ 52,531	\$ -	\$ -	\$ 453,560	\$ -	\$ -	\$ 48,736	\$ -	\$ -	\$ - \$ -		
Expense Total / Year				\$ 51,700	\$ 4,408	\$ 122,608	\$ 103,511	\$ -	\$ 527,690	\$ 48,011	\$ 79,285	\$ 414,208	\$ -	\$ 108,577	\$ 53,393	\$ 90,914	
Total Reserves Collected / Year				\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 159,800	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775	\$ 179,775
Remaining Reserve Carryover				\$ 208,100	\$ 363,493	\$ 400,685	\$ 456,974	\$ 616,774	\$ 268,859	\$ 400,623	\$ 501,112	\$ 266,679	\$ 446,454	\$ 517,652	\$ 644,035	\$ 732,895	
Yearly Assessment >>>				\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	
Number of residences	799																
Starting Reserve 2020	\$ 100,000																
annual inflation rate	2.5%																
periods per year	1																

Reserve Distribution Study (over 1st 5 years)	1st 5 years	% Distribution
Island pier	\$ 1,925	0.2%
Bridges and Bulkheads	\$ 63,527	7.8%
Irrigation and pumps	\$ 66,628	8.2%
Davis entrance	\$ 10,922	1.3%
Collier entrance	\$ 28,911	3.6%
Ponds	\$ 87,050	10.7%
Storm drainage	\$ 44,862	5.5%
Streets and sidewalks	\$ 506,091	62.5%
Total	\$ 809,916	100.0%