

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 13, 2025**

**AGENDA PACKAGE**

**CONFERENCE CALL IN: 616-838-1601  
CONFERENCE ID: 713182033#**



11555 HERON BAY BLVD. SUITE 201  
CORAL SPRINGS, FLORIDA 33076

# THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Board of Supervisors:**

Frances Plantikow, Chairperson  
Mike Henke, Vice Chairperson  
Alex Manero, Assistant Secretary  
Jeff Bryson, Assistant Secretary  
Keiton Best, Assistant Secretary

David Wenck, District Manager  
Whitney Sousa, District Counsel  
Robert Dvorak, District Engineer

**Meeting Agenda**

August 13, 2025 - 8:00 a.m.

**TEAMS: Dial-in by phone** [+1 646-838-1601](tel:+16468381601) - [713182033#](tel:+1713182033)

**Meeting ID: 283 940 564 979**

**Passcode: JessVj**

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- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Public Hearing to Consider the Adopting of Fiscal Year 2026 Budget**
  - A. Fiscal Year 2026 Budget Discussion
  - B. Consideration of Resolution 2025-04, Adoption of the Fiscal Year 2026 Budget
- 4. Public Hearing to Consider Levying Assessments**
  - A. Consideration of Resolution 2025-05, Levying Assessments
- 5. Consent Agenda**
  - A. Approval of the Minutes of July 9, 2025 Meeting
  - B. Approval of June 2025 Financial Statements
  - C. Acceptance of Arbitrage Engagement Letter for Rebate Services
  - D. Acceptance of The Hammocks 2<sup>nd</sup> Quarter Website Audit
- 6. District Manager Report**
  - A. Consideration of Resolution 2025-06, Approving the FY 2026 Meeting Schedule
  - B. Red Tree Proposal – Pine Tree Removal
- 7. District Attorney Report**
- 8. District Engineer Report**
  - A. Hairy Tree Care Proposal
- 9. SOLitude Report**
- 10. New Business**
  - A. Golf Coast Sports Quote
- 11. Supervisors' Requests**
- 12. Audience Comments**
- 13. Adjournment**

**NOTE: Next Meeting Scheduled for September 10, 2025**

**District Office:**

11555 Heron Bay Blvd. Suite 201  
Coral Springs, FL. 33076

**Meeting Location:**

Brentwood Clubhouse  
8504 Sandpiper Ridge Avenue  
Tampa, FL

## **Third Order of Business**

**3A.**



**THE HAMMOCKS**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2026**

**Approved Proposed Budget**

Prepared by:



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**The Hammocks**  
**Community Development District**

**Operating Budgets**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ 30,000	\$ 23,022	\$ 7,871	\$ 30,893	3%	\$ 30,000
Interest - Tax Collector	-	765	-	765	0%	-
Special Assmnts- Tax Collector	213,200	213,199	1	213,200	0%	213,199
Special Assmnts- Discounts	(8,528)	(7,874)	(654)	(8,528)	0%	(8,528)
<b>TOTAL REVENUES</b>	<b>234,672</b>	<b>229,112</b>	<b>7,218</b>	<b>236,330</b>		<b>234,671</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	12,000	8,400	3,600	12,000	0%	12,000
FICA Taxes	918	643	275	918	0%	918
ProfServ-Engineering	4,000	12,260	-	12,260	207%	10,000
ProfServ-Legal Services	3,000	2,598	888	3,486	16%	3,000
ProfServ-Mgmt Consulting	47,000	39,167	7,833	47,000	0%	47,000
ProfServ-Trustee Fees	4,200	4,241	-	4,241	1%	4,200
Auditing Services	5,600	5,800	-	5,800	4%	5,600
Postage and Freight	275	31	11	42	-85%	275
Insurance - General Liability	7,591	7,861	-	7,861	4%	18,000
Printing and Binding	100	-	100	100	0%	100
Legal Advertising	3,500	302	3,198	3,500	0%	2,000
Misc-Bank Charges	1,200	793	271	1,064	-11%	1,200
Misc-Assessment Collection Cost	4,594	4,107	487	4,594	0%	4,594
Misc-Contingency	2,500	992	1,508	2,500	0%	2,500
Misc-Web Hosting	3,000	1,619	554	2,173	-28%	1,553
Office Supplies	100	-	100	100	0%	100
Annual District Filing Fee	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>99,753</b>	<b>88,989</b>	<b>18,825</b>	<b>107,814</b>		<b>113,215</b>
<i>Field</i>						
Contracts-Landscape	71,500	53,069	18,145	71,214	0%	62,600
Contracts-Lakes	5,418	4,064	1,390	5,454	1%	5,419
Playground Maintenance	5,000	2,500	2,500	5,000	0%	5,000
R&M-Fence	2,000	-	2,000	2,000	0%	2,000
R&M-Mulch	11,000	-	11,000	11,000	0%	11,000
Misc-Contingency	40,000	66,697	89,554	156,251	291%	35,437
<b>Total Field</b>	<b>134,918</b>	<b>126,330</b>	<b>124,588</b>	<b>250,918</b>		<b>121,456</b>
<b>TOTAL EXPENDITURES</b>	<b>234,672</b>	<b>215,319</b>	<b>143,413</b>	<b>358,732</b>		<b>234,671</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	13,793	(136,195)	(122,402)		-

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2025	THRU 6/30/2025	July- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
Net change in fund balance	-	13,793	(136,195)	(122,402)		-
<b>FUND BALANCE, BEGINNING</b>	613,340	613,340	-	613,340		490,938
<b>FUND BALANCE, ENDING</b>	<b>\$ 613,340</b>	<b>\$ 627,133</b>	<b>\$ (136,195)</b>	<b>\$ 490,938</b>		<b>\$ 490,938</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 490,938
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>490,938</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		58,668	<sup>(1)</sup>
Reserves - Ponds (prior year)	194,978		<sup>(2)</sup>
Reserves - Ponds FY 2025	-	-	
Reserves - Ponds FY 2026	-	194,978	
<b>Total Allocation of Available Funds</b>		<b>253,646</b>	

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 237,292</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

(2) Ties to the motion to assign fund balance at 9/30/24.

## Budget Narrative

### Fiscal Year 2026

#### REVENUES

##### **Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

##### **Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District 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**

##### **P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending all meetings.

##### **FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

##### **Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

##### **Professional Services-Legal Services**

The District's Attorney, Straley & Robin, P.A., provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

##### **Professional Services-Management Consulting Services**

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also included are costs for information technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

##### **Professional Services-Special Assessment**

The District has contracted with Inframark Infrastructure Management Services for the collection of assessments, updating the District's tax roll and levying the annual assessment.

##### **Professional Services-Trustee**

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Budget Narrative**

Fiscal Year 2026

**EXPENDITURES****Administrative (continued)****Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on historical cost.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Bank Charges**

This includes a contingency to cover stop payment services as needed.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for her or his 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 fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Web Hosting**

Costs associated with web services provided by Inframark Infrastructure Management Services and ADA compliance services historically provided by Innersync Studio, Ltd.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.



**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Field****Contracts-Landscape**

The District currently has a contract to maintain the landscaping of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs. The HOA is billed 70% of each invoice.

**Contracts-Lakes**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas.

**Playground Maintenance**

The District will incur repair and maintenance for the District's playground.

**R&M-Fence**

The District will incur repair and maintenance for the District's fence.

**R&M-Mulch**

The District will replace mulch through out the District.

**Miscellaneous-Contingency**

This represents any additional expenses that may not have been provided for within another budgeted line item.

**Reserve-Ponds**

The district anticipates placing funds aside for future repairs.

**The Hammocks**  
**Community Development District**

**Debt Service Budgets**  
**Fiscal Year 2026**

**THE HAMMOCKS**

Community Development District

Series 2016 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 18	\$ -	\$ -	\$ -	\$ 18
Special Assmnts- Tax Collector	350,774	-	350,774	350,774	350,774
Special Assmnts- Discounts	(14,031)	-	(14,031)	(14,031)	(14,031)
<b>TOTAL REVENUES</b>	<b>336,761</b>	<b>-</b>	<b>336,743</b>	<b>336,743</b>	<b>336,761</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	7,015	6,622	393	7,015	7,015
<b>Total Administrative</b>	<b>7,015</b>	<b>6,622</b>	<b>393</b>	<b>7,015</b>	<b>7,015</b>
<i>Debt Service</i>					
Principal Debt Retirement	215,000	205,000	0	205,000	220,000
Principal Prepayments	-	-	-	-	-
Interest Expense	107,680	114,240	0	114,240	100,800
<b>Total Debt Service</b>	<b>322,680</b>	<b>319,240</b>	<b>-</b>	<b>319,240</b>	<b>320,800</b>
<b>TOTAL EXPENDITURES</b>	<b>329,695</b>	<b>325,862</b>	<b>393</b>	<b>326,255</b>	<b>327,815</b>
Excess (deficiency) of revenues					
Over (under) expenditures	7,066	(325,862)	336,350	10,488	7,066
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	7,066	-	-	-	7,066
<b>TOTAL OTHER SOURCES (USES)</b>	<b>7,066</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,066</b>
Net change in fund balance	7,066	(325,862)	336,350	10,488	7,066
<b>FUND BALANCE, BEGINNING</b>	<b>276,161</b>	<b>276,161</b>	<b>-</b>	<b>276,161</b>	<b>286,649</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 283,227</b>	<b>\$ (49,701)</b>	<b>\$ 336,350</b>	<b>\$ 286,649</b>	<b>\$ 293,715</b>

**THE HAMMOCKS**

Community Development District

*Series 2016 Debt Service Fund***Special Assessment Bonds**  
**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2016	\$4,905,000	3.20%	\$0	\$0	\$28,340	\$28,340
5/1/2017	\$4,905,000	3.20%	\$165,000	\$0	\$78,480	\$243,480
11/1/2017	\$4,740,000	3.20%	\$0	\$0	\$75,840	\$75,840
5/1/2018	\$4,740,000	3.20%	\$170,000	\$10,000	\$75,840	\$255,840
11/1/2018	\$4,560,000	3.20%	\$0	\$5,000	\$72,960	\$77,960
5/1/2019	\$4,555,000	3.20%	\$180,000	\$0	\$72,880	\$252,880
11/1/2019	\$4,375,000	3.20%	\$0	\$5,000	\$70,000	\$75,000
5/1/2020	\$4,370,000	3.20%	\$185,000	\$0	\$69,920	\$254,920
11/1/2020	\$4,185,000	3.20%	\$0	\$5,000	\$66,960	\$71,960
5/1/2021	\$4,180,000	3.20%	\$190,000	\$5,000	\$66,880	\$261,880
11/1/2021	\$3,985,000	3.20%	\$0	\$5,000	\$63,760	\$68,760
5/1/2022	\$3,980,000	3.20%	\$195,000	\$5,000	\$63,680	\$263,680
11/1/2022	\$3,780,000	3.20%	\$0	\$5,000	\$60,480	\$65,480
5/1/2023	\$3,775,000	3.20%	\$200,000	\$5,000	\$60,400	\$265,400
11/1/2023	\$3,570,000	3.20%	\$0	\$0	\$57,120	\$57,120
5/1/2024	\$3,570,000	3.20%	\$205,000	\$0	\$57,120	\$262,120
11/1/2024	\$3,365,000	3.20%	\$0	\$0	\$53,840	\$53,840
5/1/2025	\$3,365,000	3.20%	\$215,000	\$0	\$53,840	\$268,840
11/1/2025	\$3,150,000	3.20%	\$0	\$0	\$50,400	\$50,400
5/1/2026	\$3,150,000	3.20%	\$220,000	\$0	\$50,400	\$270,400
11/1/2026	\$2,930,000	3.20%	\$0	\$0	\$46,880	\$46,880
5/1/2027	\$2,930,000	3.20%	\$225,000	\$0	\$46,880	\$271,880
11/1/2027	\$2,705,000	3.20%	\$0	\$0	\$43,280	\$43,280
5/1/2028	\$2,705,000	3.20%	\$235,000	\$0	\$43,280	\$278,280
11/1/2028	\$2,470,000	3.20%	\$0	\$0	\$39,520	\$39,520
5/1/2029	\$2,470,000	3.20%	\$240,000	\$0	\$39,520	\$279,520
11/1/2029	\$2,230,000	3.20%	\$0	\$0	\$35,680	\$35,680
5/1/2030	\$2,230,000	3.20%	\$250,000	\$0	\$35,680	\$285,680
11/1/2030	\$1,980,000	3.20%	\$0	\$0	\$31,680	\$31,680
5/1/2031	\$1,980,000	3.20%	\$255,000	\$0	\$31,680	\$286,680
11/1/2031	\$1,725,000	3.20%	\$0	\$0	\$27,600	\$27,600
5/1/2032	\$1,725,000	3.20%	\$265,000	\$0	\$27,600	\$292,600
11/1/2032	\$1,460,000	3.20%	\$0	\$0	\$23,360	\$23,360
5/1/2033	\$1,460,000	3.20%	\$275,000	\$0	\$23,360	\$298,360
11/1/2033	\$1,185,000	3.20%	\$0	\$0	\$18,960	\$18,960
5/1/2034	\$1,185,000	3.20%	\$285,000	\$0	\$18,960	\$303,960
11/1/2034	\$900,000	3.20%	\$0	\$0	\$14,400	\$14,400
5/1/2035	\$900,000	3.20%	\$290,000	\$0	\$14,400	\$304,400
11/1/2035	\$610,000	3.20%	\$0	\$0	\$9,760	\$9,760
5/1/2036	\$610,000	3.20%	\$300,000	\$0	\$9,760	\$309,760
11/1/2036	\$310,000	3.20%	\$0	\$0	\$4,960	\$4,960

# THE HAMMOCKS

Community Development District

*Series 2016 Debt Service Fund*

5/1/2037	\$310,000	3.20%	\$310,000	\$0	\$4,960	\$314,960
			\$3,365,000	\$0	\$800,640	\$4,165,640

**The Hammocks  
Community Development District**

**Exhibit "B"**  
Allocation of Fund Balances

	<u>Debt Service Series 2016</u>
<b><u>AVAILABLE FUNDS</u></b>	
Beginning Fund Balance - Fiscal Year 2026	286,649
Net Change in Fund Balance - Fiscal Year 2026	7,066
Reserves - Fiscal Year 2026	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>293,715</b>
<b><u>ALLOCATION OF AVAILABLE FUNDS</u></b>	
<b><i>Restricted Fund Balance</i></b>	
Interest Payment - 2016 November 2026	\$50,400
Reserve Account(s) - US Bank	127,696
<b>Total Allocation of Available Funds</b>	<b>178,096</b>
<b>Total Unassigned Cash</b>	<b><u>\$ 115,619</u></b>

**Budget Narrative**  
Fiscal Year 2025**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Hillsborough County Tax Collector for his or her 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 fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service****Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**The Hammocks**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2026



**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

Name	General Fund 001			Debt Service			Total Assessments per Unit				Total Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
Brentwood	\$451.69	\$451.69	0.0%	\$747.92	\$747.92	0.0%	\$1,199.61	\$1,199.61	\$0.00	0.0%	234
Oakwood	\$404.15	\$404.15	0.0%	\$669.19	\$669.19	0.0%	\$1,073.34	\$1,073.34	\$0.00	0.0%	266
											<b>500</b>

**3B.**

## RESOLUTION 2025-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15, to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects 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.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget.**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted 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 subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Hammocks Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$ \_\_\_\_\_, which sum is deemed by the Board 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	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the Fiscal Year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 13, 2025.**

Attested By:

**The Hammocks  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

# **Fourth Order of Business**

**4A**

## RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The Hammocks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. 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.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 13, 2025.**

Attested By:

**The Hammocks  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

# **Fifth Order of Business**

**5A**

**MINUTES OF MEETING  
THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Hammocks Community Development District was held on Wednesday, July 9, 2025 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Mike Henke	Vice Chairperson
Alex Manero	Assistant Secretary
Jeff Bryson	Assistant Secretary
Keiton Best	Assistant Secretary

Also present was:

David Wenck	District Manager
Robert Dvorak	District Engineer (via phone)

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

- The meeting was called to order, and a quorum was established.

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

- There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of the Minutes of the June 11, 2025 Meeting**
- B. Approval of May 2025 Financial Statements**

On MOTION by Mr. Henke seconded by Mr. Keiton, with all in favor, Consent Agenda was approved. 5-0

**FOURTH ORDER OF BUSINESS** **District Manager's Report**

**A. Discussion of FY2026 Budget**

- There was no discussion.

**B. Presentation of FY 2026 Meeting Schedule**

- The meeting schedule will be approved at the next meeting.

**FIFTH ORDER OF BUSINESS** **District Attorney Report**

- Mr. Wenck advised the Board that the attorney said ADA was required.

July 9, 2025

The Hammocks CDD

**SIXTH ORDER OF BUSINESS****District Engineer Report**

- Mr. Dvorak advised that we need a pad between the gate and the ramp into the mulched area of the playground.
- Mr. Dvorak advised that Kirk would be provided with proposals for trimming back vegetation at conservation.

**SEVENTH ORDER OF BUSINESS****SOLitude Report**

- There Board reviewed the report. The pieces of fence were removed from the pond.

**EIGHTH ORDER OF BUSINESS****Old Business****A. Discussion of Playground ADA Compliance Requirements**

- This item was discussed under the engineer's report.

**NINTH ORDER OF BUSINESS****Supervisor's Request**

- Mr. Manero commented on the places where the fence is damaged. Alex will send locations.
- Mr. Henke commented on weeds in the playground.
- The Board visited the playground to decide on locations for the garbage cans.

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

- There being none, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

<p>On MOTION by Ms. Plantikow seconded by Mr. Best with all in favor, the meeting was adjourned at approximately 9:15 a.m. 5-0</p>
--

---

Frances Plantikow  
Chairperson

**5B**

**The Hammocks  
Community Development District**

**Financial Report**

*June 30, 2025*

**Prepared by**





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**The Hammocks  
Community Development District**

**Financial Statements**

(Unaudited)

*June 30, 2025*

**THE HAMMOCKS**

Community Development District

**Governmental Funds****Balance Sheet**

June 30, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2016 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 78,650	\$ -	\$ 78,650
Accounts Receivable	77	-	77
Due From Other Funds	-	6,950	6,950
Investments:			
Money Market Account	571,807	-	571,807
Prepayment Account	-	64	64
Reserve Fund	-	127,696	127,696
Revenue Fund	-	161,006	161,006
<b>TOTAL ASSETS</b>	<b>\$ 650,534</b>	<b>\$ 295,716</b>	<b>\$ 946,250</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 4,130	\$ -	\$ 4,130
Accrued Expenses	12,321	-	12,321
Due To Other Funds	6,950	-	6,950
<b>TOTAL LIABILITIES</b>	<b>23,401</b>	<b>-</b>	<b>23,401</b>
<b><u>FUND BALANCES</u></b>			
<b>Restricted for:</b>			
Debt Service	-	295,716	295,716
<b>Assigned to:</b>			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	194,978	-	194,978
<b>Unassigned:</b>	373,635	-	373,635
<b>TOTAL FUND BALANCES</b>	<b>\$ 627,133</b>	<b>\$ 295,716</b>	<b>\$ 922,849</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 650,534</b>	<b>\$ 295,716</b>	<b>\$ 946,250</b>

**THE HAMMOCKS**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 30,000	\$ 22,500	\$ 23,022	\$ 522
Interest - Tax Collector	-	-	765	765
Special Assmnts- Tax Collector	213,200	213,200	213,199	(1)
Special Assmnts- Discounts	(8,528)	(8,528)	(7,874)	654
<b>TOTAL REVENUES</b>	<b>234,672</b>	<b>227,172</b>	<b>229,112</b>	<b>1,940</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	8,000	8,400	(400)
FICA Taxes	918	612	643	(31)
ProfServ-Engineering	4,000	3,000	12,260	(9,260)
ProfServ-Legal Services	3,000	2,250	2,598	(348)
ProfServ-Mgmt Consulting	47,000	35,250	39,167	(3,917)
ProfServ-Trustee Fees	4,200	4,200	4,241	(41)
Auditing Services	5,600	5,600	5,800	(200)
Postage and Freight	275	206	31	175
Insurance - General Liability	7,591	7,591	7,861	(270)
Printing and Binding	100	75	-	75
Legal Advertising	3,500	2,625	302	2,323
Misc-Bank Charges	1,200	900	793	107
Misc-Assessment Collection Cost	4,594	4,594	4,107	487
Misc-Contingency	2,500	1,875	992	883
Misc-Web Hosting	3,000	2,250	1,619	631
Office Supplies	100	75	-	75
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>99,753</b>	<b>79,278</b>	<b>88,989</b>	<b>(9,711)</b>

**Field**

Contracts-Landscape	71,500	53,625	53,069	556
Contracts-Lakes	5,418	4,064	4,064	-
R&M-Fence	2,000	1,500	-	1,500
R&M-Mulch	11,000	11,000	-	11,000

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Playground	5,000	3,750	2,500	1,250
Misc-Contingency	40,000	30,000	66,697	(36,697)
<b>Total Field</b>	<b>134,918</b>	<b>103,939</b>	<b>126,330</b>	<b>(22,391)</b>
<b>TOTAL EXPENDITURES</b>	<b>234,671</b>	<b>183,217</b>	<b>215,319</b>	<b>(32,102)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	43,955	13,793	(30,162)
Net change in fund balance	\$ 1	\$ 43,955	\$ 13,793	\$ (30,162)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>613,340</b>	<b>613,340</b>	<b>613,340</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 613,341</b>	<b>\$ 657,295</b>	<b>\$ 627,133</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 18	\$ 14	\$ 11,171	\$ 11,157
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,031)	(14,031)	(12,954)	1,077
<b>TOTAL REVENUES</b>	<b>336,761</b>	<b>336,757</b>	<b>348,991</b>	<b>12,234</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	7,015	7,015	6,756	259
<b>Total Administration</b>	<b>7,015</b>	<b>7,015</b>	<b>6,756</b>	<b>259</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	215,000	215,000	215,000	-
Interest Expense	107,680	107,680	107,680	-
<b>Total Debt Service</b>	<b>322,680</b>	<b>322,680</b>	<b>322,680</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>329,695</b>	<b>329,695</b>	<b>329,436</b>	<b>259</b>
Excess (deficiency) of revenues Over (under) expenditures	7,066	7,062	19,555	12,493
Net change in fund balance	\$ 7,066	\$ 7,062	\$ 19,555	\$ 12,493
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>276,161</b>	<b>276,161</b>	<b>276,161</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 283,227</b>	<b>\$ 283,223</b>	<b>\$ 295,716</b>	

**The Hammocks  
Community Development District**

**Supporting Schedule**

*June 30, 2025*

**Non-Ad Valorem Special Assessments  
Hillsborough County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2025**

					Allocation	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2025</b>				\$ 563,973	\$ 213,199	\$ 350,774
Allocation %				100%	38%	62%
11/06/24	\$ 4,785	\$ 259	\$ 98	\$ 5,141	\$ 1,943	\$ 3,197
11/15/24	\$ 20,283	\$ 862	\$ 414	\$ 21,559	\$ 8,150	\$ 13,409
11/22/24	\$ 6,059	\$ 258	\$ 124	\$ 6,440	\$ 2,435	\$ 4,006
12/03/24	\$ 13,721	\$ 583	\$ 280	\$ 14,585	\$ 5,513	\$ 9,071
12/06/24	\$ 293,733	\$ 12,488	\$ 5,995	\$ 312,215	\$ 118,027	\$ 194,188
12/17/24	\$ 54,012	\$ 2,290	\$ 1,102	\$ 57,404	\$ 21,701	\$ 35,704
01/07/25	\$ 88,843	\$ 3,762	\$ 1,813	\$ 94,417	\$ 35,693	\$ 58,725
02/07/25	\$ 24,614	\$ 581	\$ 502	\$ 25,697	\$ 9,714	\$ 15,983
03/10/25	\$ 6,493	\$ 67	\$ 133	\$ 6,693	\$ 2,530	\$ 4,163
04/07/25	\$ 8,566	\$ 11	\$ 175	\$ 8,752	\$ 3,309	\$ 5,443
05/07/25	\$ 2,422	\$ (72)	\$ 49	\$ 2,399	\$ 907	\$ 1,492
06/09/25	\$ 4,461	\$ (133)	\$ 91	\$ 4,420	\$ 1,671	\$ 2,749
06/18/25	\$ 4,292	\$ (128)	\$ 88	\$ 4,252	\$ 1,607	\$ 2,644
<b>TOTAL</b>	<b>\$ 532,283</b>	<b>\$ 20,828</b>	<b>\$ 10,775</b>	<b>\$ 563,973</b>	<b>\$ 213,199</b>	<b>\$ 350,774</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



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

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	Checking	n/a	4.33%	60,980
Checking Account - Operating	Hancock	Checking	n/a	0.00%	17,670
MMA	Bank United	Money Market Account	n/a	4.75%	571,807
<b>Subtotal</b>					<b>\$ 650,457</b>

**Debt Service Funds**

202 Series 2016 Prepayment	US Bank	US Bank GTS	n/a	4.25%	64
202 Series 2016 Reserve	US Bank	US Bank Open Ended CP	n/a	4.25%	127,696
202 Series 2016 Revenue	US Bank	US Bank Open Ended CP	n/a	4.25%	161,006
<b>Subtotal</b>					<b>\$ 288,766</b>

# Bank Account Statement

Hammocks CDD

Page 46  
Wednesday, July 9, 2025  
Page 1  
ECOONS

**Bank Account No.** 7492  
**Statement No.** 06-25

**Statement Date** 06/30/2025

<b>G/L Account No. 101003 Balance</b>	60,979.91	<b>Statement Balance</b>	90,690.41
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	60,979.91	<b>Subtotal</b>	90,690.41
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-29,710.50
<b>Ending G/L Balance</b>	60,979.91	<b>Ending Balance</b>	60,979.91

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
05/28/2025	Payment	100032	THE HAMMOCKS TOWNHOMES HOA, INC	Inv: 103, Inv: 101			-13,707.00
06/02/2025	Payment	100036	THE HAMMOCKS TOWNHOMES HOA, INC	Inv: 102			-6,853.50
06/24/2025	Payment	100040	FINN OUTDOOR	Inv: 2916			-9,150.00
<b>Total Outstanding Checks</b>							-29,710.50
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**5C**



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LLS Tax Solutions Inc.  
1645 Sun City Center Pl,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 1, 2025

The Hammocks Community Development District  
c/o Inframark Infrastructure Management Services  
5645 Coral Ridge Dr, #407  
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to The Hammocks Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,905,000 The Hammocks Community Development District (City of Tampa, Florida) Special Assessment Refunding Bonds, Series 2016

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the eight-year calculation period beginning August 26, 2016, through the period ending August 25, 2024, is \$3,600, which is \$450 for each year. Our fee for performing the subsequent annual arbitrage rebate calculations is \$500, which will be performed each annual bond year until the bond is redeemed in full. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
The Hammocks Community Development District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

**5D**



# Quarterly Compliance Audit Report

---

## Hammocks

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

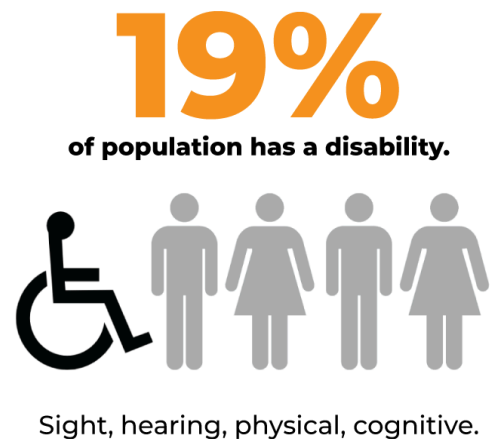
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# **Sixth Order of Business**

**6A**

**RESOLUTION 2025-06**

**A RESOLUTION OF THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Hammocks Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; 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; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule 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.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.**

ATTEST:

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2025/2026**

October 8, 2025  
November 12, 2025  
December 10, 2025  
January 14, 2026  
February 11, 2026  
March 11, 2026  
April 8, 2026  
May 13, 2026  
June 10, 2026  
July 8, 2026  
August 12, 2026  
September 9, 2026

The Board of Supervisors of The Hammocks Community Development District will hold their meetings for Fiscal Year 2026 on the second Wednesday of every month at 8:00 a.m. as follows unless indicated otherwise:

**6B**





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**July 23, 2025**

**Landscape Enhancement Proposal**

**For**

**The Hammocks**

**Attn: David Wenck**

[david.wenck@inframark.com](mailto:david.wenck@inframark.com)



- Flush cut hazardous leaning Pine Tree and haul away debris
- Includes all labor, hauling and dump fees

**Total: \$950.00**

---

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679

# **Eighth Order of Business**

**8A**

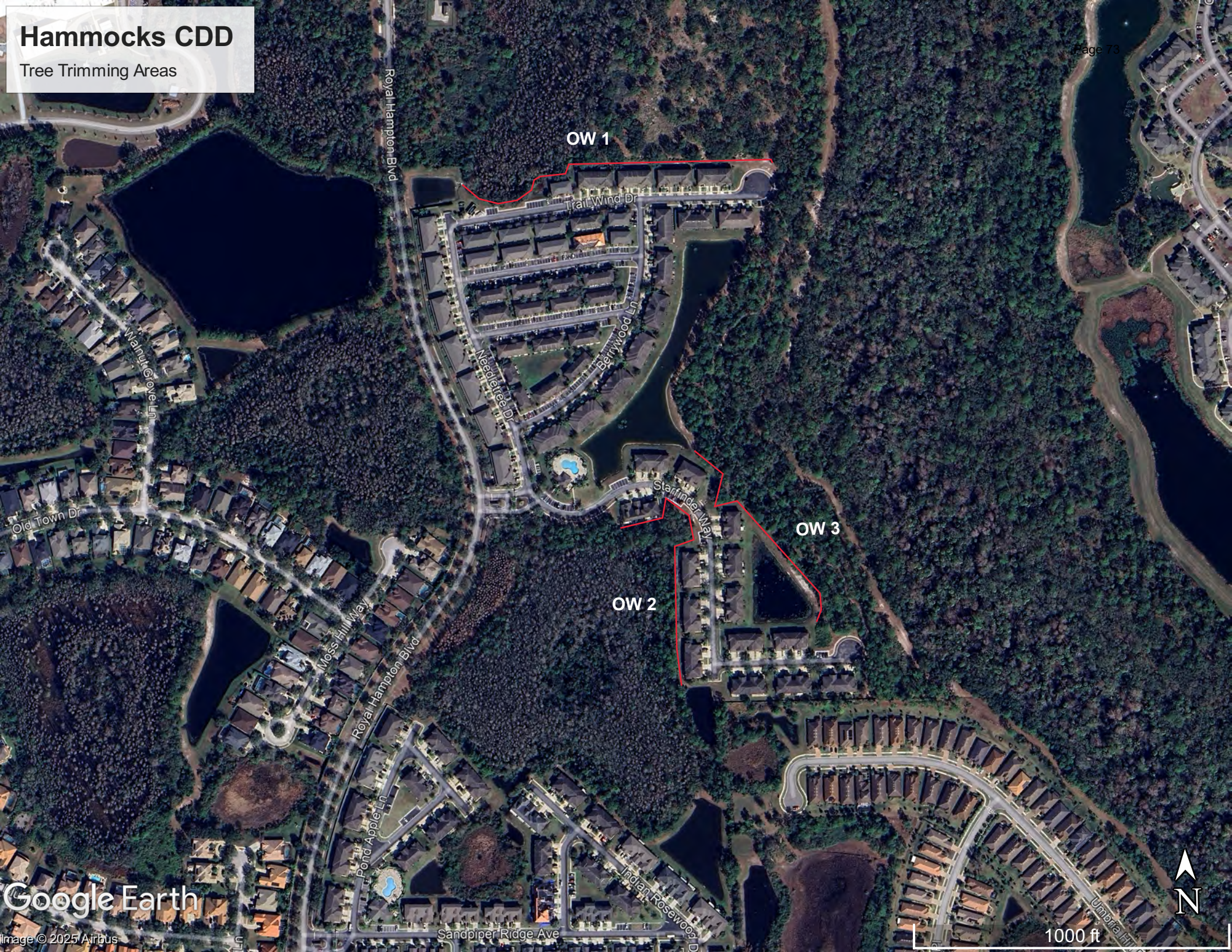
Hammocks CDD - Tree Trimming Project		
Area	Cost to Complete	Days to complete
OW 1	\$ 4,575.00	3/4
OW 2	\$ 4,325.00	1
OW 3	\$ 1,475.00	1/2
BW 1	\$ 2,975.00	1/2
BW 2	\$ 5,925.00	1
BW 3	\$ 4,625.00	1
BW 4	\$ 4,575.00	1
BW 5	\$ 10,475.00	2
Total	\$ 38,950.00	

Contractor Information	
Contractor Name:	Hairy Tree Care
Contact Name:	John McFerrin
Contact Phone Number:	321-655-9832
Contact Email:	john@findhairy.com
Time Frame to start work:	TBD by customer



# Hammocks CDD

Tree Trimming Areas



OW 1

OW 3

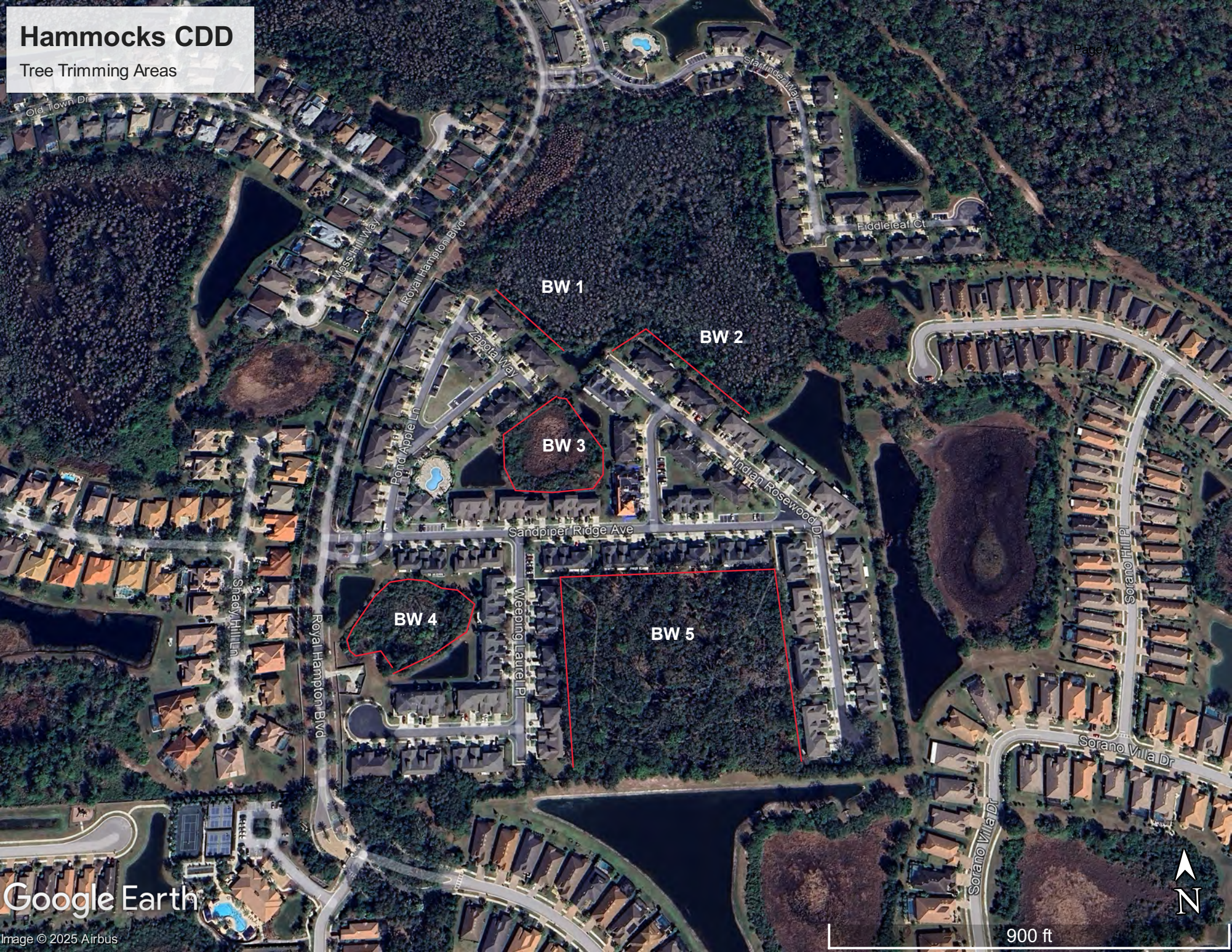
OW 2



# Hammocks CDD

Tree Trimming Areas

Page 74



Google Earth

Image © 2025 Airbus



900 ft





## Quote

## Hairy Tree Care

9323 Hunters Park Way

Tampa FL 33647

321-655-9832

John@findhairy.com

**BILL TO**  
Hammocks CDD  
Contact: Kirk Wagner

**Quote #** 323  
**Date** 30 Jul 2025

Item	Quantity	Price	Amount
<b>Removal - BW5</b> 8541 Sandpiper Ridge 22" DBH Live oak removal. Includes stump grinding and cleanup	1	\$1,700.00	\$1,700.00
<b>Removal BW5</b> 8535 Sandpiper Ridge Ave Removal of vine covered trunk about 16' tall	1	\$900.00	\$900.00
<b>Crown Reduction - BW5</b> 20115 Weeping Laurel Pl  Heavy crown reduction behind unit	1	\$900.00	\$900.00
<b>Removal - BW5</b> 20113 Weeping Laurel Pl  17" DBH behind unit, about 60' tall leaning towards unit. No lateral limbs up to 35'. Amount includes stump grinding.	1	\$1,800.00	\$1,800.00
<b>Removal - BW5</b> 20109 Weeping Laurel Pl  18" DBH live oak removal with 45 degree arch. Amount includes stump grinding.	1	\$1,550.00	\$1,550.00

Subtotal \$6,850.00

Grand Total

**\$6,850.00**

# **Ninth Order of Business**





# The Hammocks CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2025-07-09

**Prepared for:**

District Manager

**Prepared by:**

Jason Diogo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
<b>MANAGEMENT/COMMENTS SUMMARY</b>	6,7
<b>SITE MAP</b>	8

## Site: 1

### Comments:

Site looks good

Site looks good in regards to nuisance growth. Lots of grass clippings collecting in NW cove(right). These clipping add nutrients to the pond fueling algae growth and should be minimized.

### Action Required:

Routine maintenance next visit

### Target:



July 2025



July 2025

## Site: 2

### Comments:

Normal growth observed

Very minor shoreline weed growth present. Substantial grass clippings in SE cove(right).

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



July 2025



July 2025

## Site: 3

### Comments:

Treatment in progress

Site treated for minor algae in buffer zone between the natives and bank. Fallout of previously treated nuisance weeds, within the native plants, seen throughout

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July 2025



July 2025



## Site: 4

### Comments:

Site looks good

Site is free of nuisance growth and in excellent condition. Water level remains low.

### Action Required:

Routine maintenance next visit

### Target:



July 2025



July 2025

## Site: 5

### Comments:

Normal growth observed

Site contains a mixture of algae, grass clippings, and new lily pad growth. Lillies and algae both treated at the time of inspection. Expect 10-14 days for results.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July 2025



July 2025

## Site: 6

### Comments:

Normal growth observed

Minor shoreline weed growth present. Grass clippings were spread throughout the surface. No other issues observed.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



July 2025



July 2025



## Site: 7

### Comments:

Normal growth observed

Very minor Planktonic algae developing near the control structure. Treatment was applied during inspection. Expect 7 days for results.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



July 2025



July 2025

## Site: 8

### Comments:

Site looks good

Water remains turbid and more blue dye was added to improve the aesthetic. No nuisance growth present.

### Action Required:

Routine maintenance next visit

### Target:



July 2025



July 2025

## Site: 9

### Comments:

Requires attention

Heavy algae growth has taken over the majority of the surface. Treatment was applied during inspection. Before(left), After(right). Allow 10 days for results

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



July 2025



July 2025

## Management Summary

Overall, the sites all continue to look good. July and August are traditionally the months where we see the most nuisance vegetation and the majority of the ponds exhibited lower than average growth.

Sites 5 and 9 were the only 2 ponds with above average growth. Both were treated aggressively to keep them as clean as possible through the heavy growing season.

Landscaping service appears to have been completed just prior to the inspection, as there were many grass clippings found in the majority of the ponds. When possible, it's important to keep introduction of these clippings to a minimum. As these clipping decompose, they introduce excess nutrients into the water column, which fuels algae growth.

Trash was minimal and continues to be collected during each visit.

Blue dye is still be utilized, but many sites will not hold the color for long due to increased rain activity.

If there are any questions or concerns, please don't hesitate to reach out: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

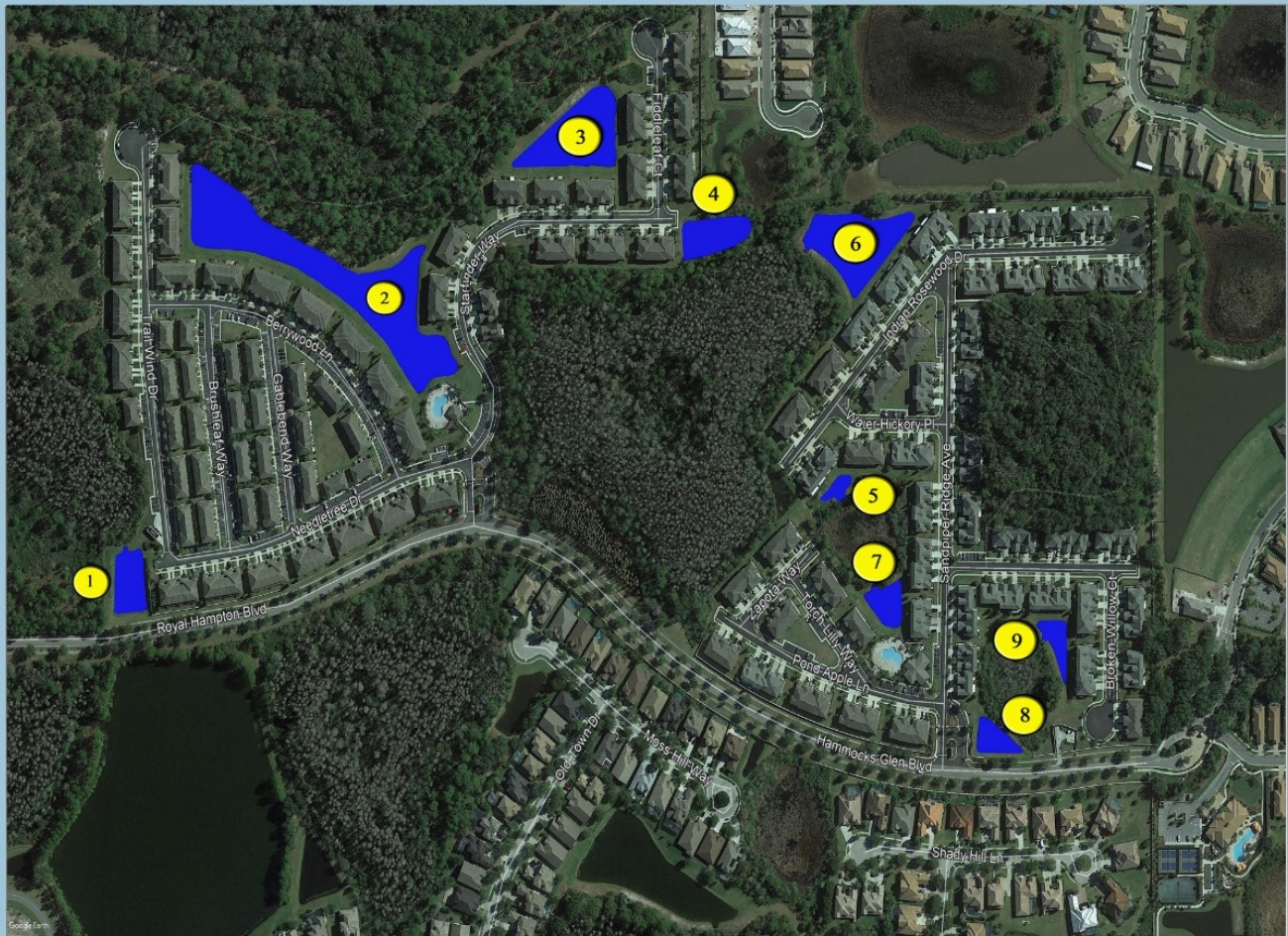
Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Treatment in progress	Surface algae	Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Normal growth observed	Surface algae	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Planktonic algae	Routine maintenance next visit
8	Site looks good		Routine maintenance next visit
9	Requires attention	Surface algae	Routine maintenance next visit



**SOLITUDE**  
LAKE MANAGEMENT  
A Renfokii Company  
Restoring Balance. Enhancing Beauty.

## Hammocks CDD Tampa, FL

Call 888.480.LAKE



NPM

03/2020



## **TENTH ORDER OF BUSINESS**

**10A**



# QUOTATION / CONTRACT / INVOICE

## Golf Coast Sports LLC

459 Whispering Lakes Blvd, Tarpon Springs, FL 34688

727-946-1511

E-mail: [coreybryant69@yahoo.com](mailto:coreybryant69@yahoo.com)

INSTAGRAM: GOLF COAST SPORTS LLC

FACEBOOK: [GOLF COAST SPORTS LLC](https://www.facebook.com/GOLF.COAST.SPORTS.LLC)

To:	<b>THE HAMMOCKS</b> <b>8504 SANDPIPER RIDGE AVE</b> <b>NEW TAMPA , FL 33647</b>	Quote No.	<b>7202025</b>
		Date:	<b>7/20/2025</b>
	<a href="#">C/O MR. ALEX MANERO</a> <a href="mailto:ALEXJMANERO@GMAIL.COM">ALEXJMANERO@GMAIL.COM</a>	8425	Terms <b>55/45</b>
Tel:			
Cell:	<b>727-432-0756</b>	Prices Quoted are	<b>Installed</b>
Re:	<b>NEW 50' X 30' 4" BASKETBALL SLAB WITH 54" DOMINATOR GOAL AND CON Delivery</b>		<b>TBD</b>

We are pleased to quote as follows:

Description	
<b>BB GOAL INSTALLATION DOMINATOR</b>	<b>\$3,450.00</b>
54" DOMINATOR ADJUSTABLE GOAL SYSTEM WITH PADDING	<b>INCLUDED</b>
IN GROUND MOUNT	<b>INCLUDED</b>

**4" CONCRETE BB SLAB (HIGH STRENGTH) 50' X 30' \$18,000.00**

WIRE MESH AND THICKENED "TOE" AROUND PERIMETER

**MEDIUM BROOM FINISH (30 DAY CURE TIME REQUIRED PRIOR TO PAINTING/COURT LINES)**

**FOUR [OLE (BLACK 12') CONTAINMENT SYSTEM (NET INCLUDED) \$1,975.00**  
**IN GROUND MOUNT (HIGH STRENGTH CONCRETE)**

EQUIPMENT , LABOR AND MATERIALS INCLUDED	<b>SUB-TOTAL</b>	<b>\$23,425.00</b>
5-7 DAYS APPROX	<b>SALES TAX (7%)</b>	
(Weather Permitting)	<b>TOTAL</b>	<b>\$23,425.00</b>
	<b>Down Payment/Project Hold</b>	<b>\$12,885.00</b>
	<b>Balance (Due Upon Completion)</b>	<b>\$10,540.00</b>

Accepted \_\_\_\_\_

Quoted By: Corey Bryant \_\_\_\_\_

Date 07/20/2025

Down Payment received by cash/check # \_\_\_\_\_

**QUOTE IS VALID FOR 30 DAYS**

# DOMINATOR<sup>®</sup>

## INSTALLATION GUIDE

**72" ADJUSTABLE HOOP**

MODEL #: 724-AA



- SECTION 1:** Safety Instructions
- SECTION 2:** Hoop Specifications
- SECTION 3:** Bolt Plate Installation
- SECTION 4:** Hoop Installation
- SECTION 5:** Warranties & Policies



## SAFETY INSTRUCTIONS



FAILURE TO FOLLOW THESE SAFETY INSTRUCTIONS MAY RESULT IN SERIOUS INJURY OR PROPERTY DAMAGE AND WILL VOID WARRANTY.

*Owner must ensure that all players know and follow these rules for safe operation of the system.*

To ensure safety, do not attempt to assemble this system without following the instructions carefully. Check the entire box and inside all packing material for parts and/or additional instruction material. Before beginning assembly, read the instructions and identify parts using the hardware identifier and parts list in the instructions. Proper and complete assembly, use, and supervision are essential for proper operation and to reduce the risk of accident or injury. A high probability of serious injury exists if this system is not installed, maintained, and operated properly.

- If using a ladder during assembly, use extreme caution.
- 3 capable adults are recommended for this operation.
- Assemble the base properly. Failure to do so could cause the base to separate during play.
- Before digging, contact utility company to locate underground power cables, gas, and water lines. Ensure that there are no overhead power lines within 20 ft. (7m) radius of pole location.
- Minimum operational height is 6'6" (1.98 m) to the bottom of the backboard.

*Most injuries are caused by misuse and/or not following instructions. Use caution when using this system.*



## WARNING



FAILURE TO FOLLOW THESE WARNINGS MAY RESULT IN SERIOUS INJURY AND/OR PROPERTY DAMAGE

- Do not hang from the rim.
- During play, especially when performing dunk type activities, keep players face away from the backboard, rim and net. Serious injury could occur if teeth/face come in contact with backboard, rim, or net.
- Do not slide, climb, or play on pole.
- When adjusting height or moving system, keep hands and fingers away from moving parts.
- During play, do not wear jewelry (rings, watches, necklaces, etc.). Objects may entangle in net.
- Check system before each use for loose hardware and instability. Repair before each use. Never play on damaged equipment.

**DOMINATOR**

801.769.4663

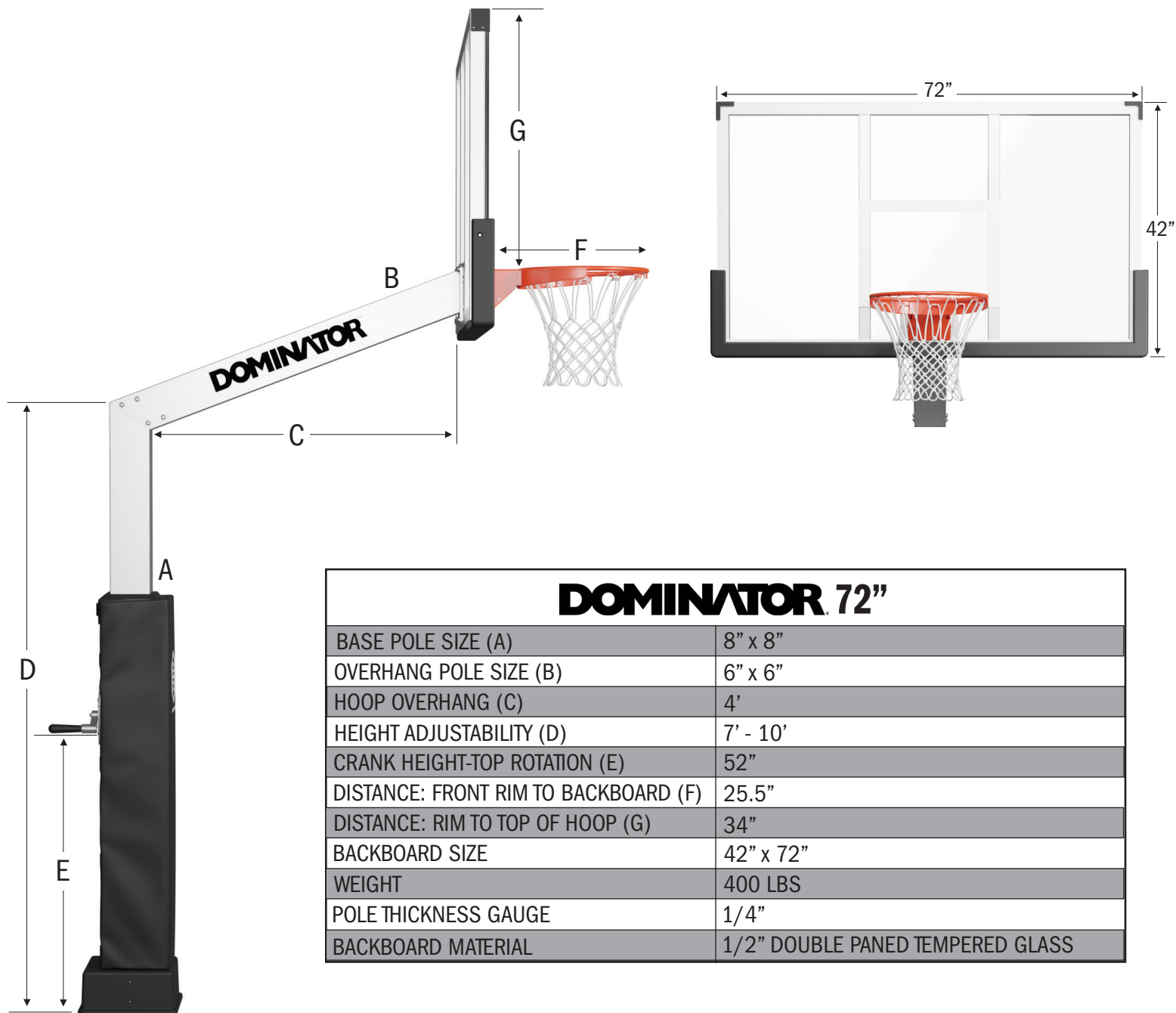


**Know what's below.  
Call before you dig.  
1-888-258-0808**

**BEFORE** digging for the Bolt Plate installation, contact your local call-before-you-dig phone number so you don't unintentionally dig into an underground utility line.

# SECTION 2: HOOP SPECIFICATIONS

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## WHERE SHOULD I INSTALL MY HOOP?

A few questions to consider as you determine where to install your 72" Dominator Hoop:

- Are there any utility lines below the surface of the chosen location? (See Section 1: Safety Instructions)
- When raised to the very top (10'), will the backboard obstruct anything?
- Do you have enough room behind the hoop to properly use the height crank?
- If installing on a driveway, is there adequate room for vehicles to pull in/out without hitting the rim/backboard?
- Keep in mind the time of day you like to use your hoop and where the sun will be at that time of day.
- Will you need extra lighting?
- What is your playing surface? Is it level ground or sloped?
- Are you going to be using court markings?



# SECTION 3: 10"x10" BOLT PLATE INSTALLATION

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## DIMENSIONS

Hole Depth: 3'

Hole Length/Width: 2' x 2'

## PARTS USED

(1) Bolt Plate (Part C)

(4) J-Bolts (Part D)

(4) Rebar (Part H)

## TOOLS REQUIRED



Shovel



Tape Measure



Concrete



Level

## INSTRUCTIONS

**STEP 1:** Build a 2' x 2' frame out of 2" x 4" lumber & lay it on the ground where you want the hoop installed. See Figure 1.

**STEP 2:** Using a shovel, cut into the ground around the outside of the frame to give the hole a defined edge; remove frame. See Figure 1.

**STEP 3:** Remove the frame and dig a square hole to appropriate depth and dimensions shown in Figure 2.

**STEP 4:** Fill the hole half way with concrete and evenly space rebar in the dimensions shown in Figure 3. \*Note: Rebar is added to help reinforce & strengthen the concrete.

**STEP 5:** Continue filling hole with concrete until nearly full. Replace the frame and fill with cement until it is level with the playing surface. See Figure 4.

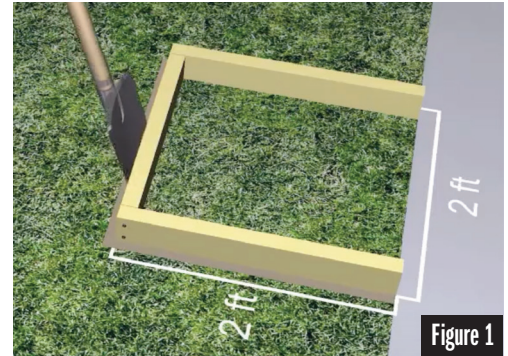


Figure 1

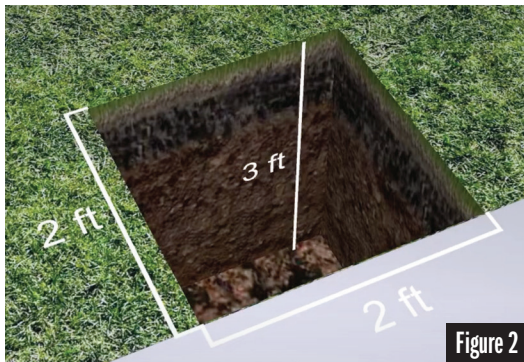


Figure 2

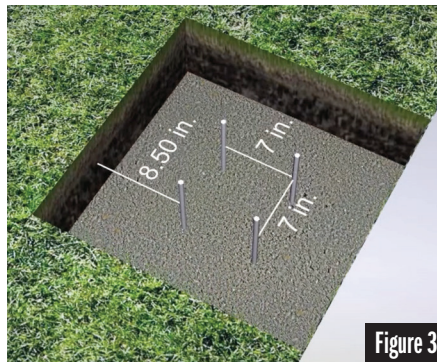


Figure 3

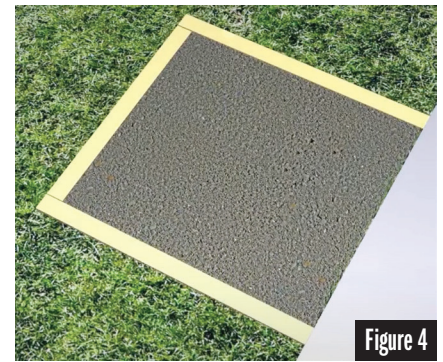


Figure 4

**STEP 6:**

- Assemble the bolt plate as shown in Figure 5.
- Set the bolt plate in the center of the 2' x 2' area parallel to the playing surface. See Figure 6.
- Measure the distance from the edge of the bolt plate to the edge of the frame to ensure it is centered. See Figure 7.

**STEP 7:** Make sure the bolt plate is level with the playing surface. See Figure 8. Let concrete dry 72 hours before removing frame & installing the hoop.

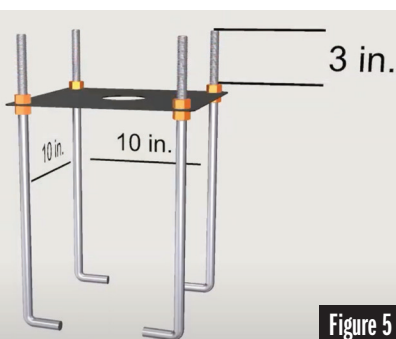


Figure 5

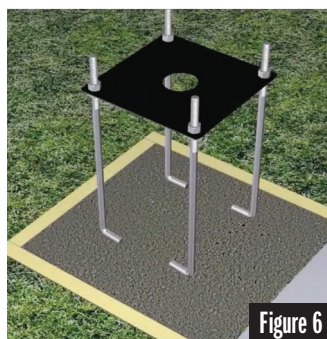


Figure 6

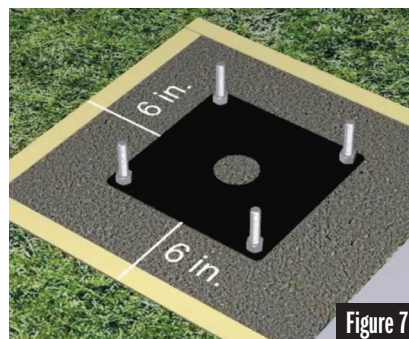


Figure 7

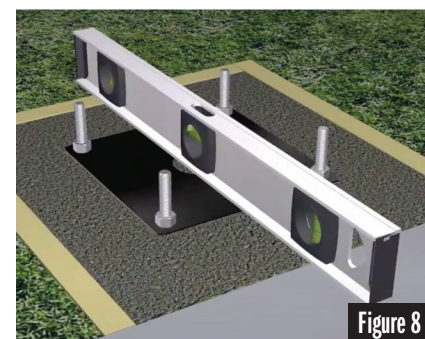
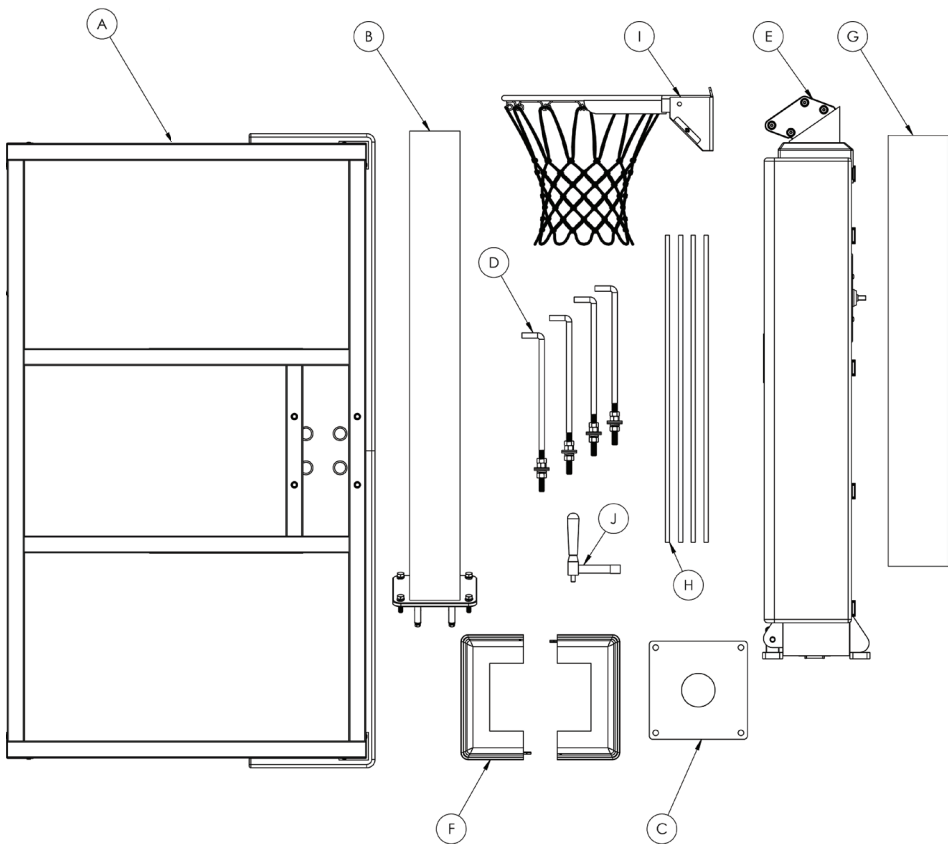


Figure 8

# SECTION 4: HOOP INSTALLATION

\*INSTALLATION REQUIRES 2-3 ADULTS MINIMUM. ENSURE BOLT PLATE & CONCRETE HAS HAD AT LEAST 72 HOURS TO SET.



## TOOLS REQUIRED

- Phillips Head Screwdriver
- Socket Wrench:  
9/16", 3/4", 13/16" sockets
- Allen Wrench: 7/32" & 5/32"

ITEM #	PART #	PART DESCRIPTION	QTY
A	?	BACKBOARD	1
B	?	EXTENSION ARM	1
C	?	BASE PLATE	1
D	?	J-BOLT & HARDWARE	1
E	?	BASE POLE WITH PAD	1
F	?	BASE COVER	1
G	?	HEIGHT DECAL	1
H	?	REBAR	4
I	?	RIM WITH NET	1
J	?	CRANK HANDLE	1

## INSTRUCTIONS

- STEP 1:** Remove the Pad from the Base Pole (Part E). See Figure 1.
- STEP 2:**
- Place (4) Flat Washers on the J-Bolts of the anchor plate. See Figure 2.
  - Slide the Base Pole onto the J-Bolts with the round holes closest to the court & the slotted holes furthest away. Secure front, courtside bolts with (2) Flat Washers, (2) Lock Washers and (2) 5/8" Nuts. See Figure 3.
  - Hand tighten only.
- STEP 3:**
- Lay the Base Pole onto the court by using the pivot on the front. See Figure 4.
  - A few feet in front of the Base Pole, place the Backboard (Part A) on top of cardboard, a blanket or the provided foam (this will prevent the backboard from getting scratched). See Figure 5.

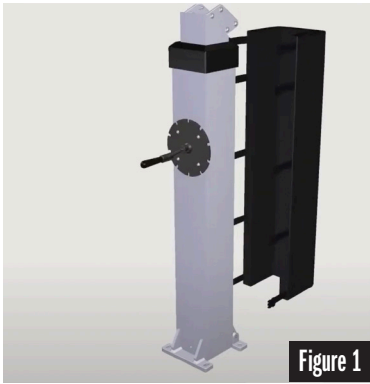


Figure 1

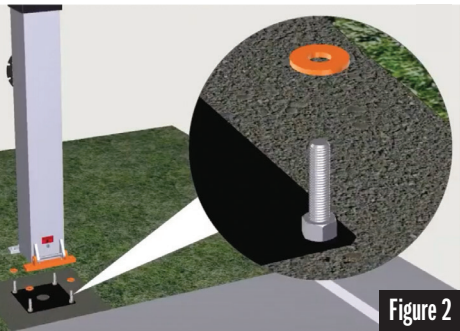


Figure 2

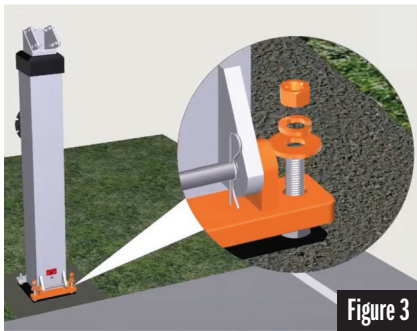


Figure 3

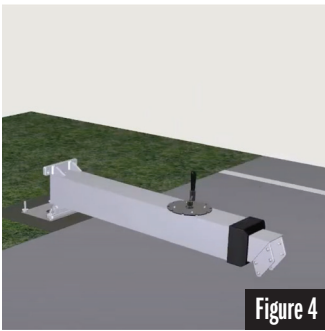


Figure 4

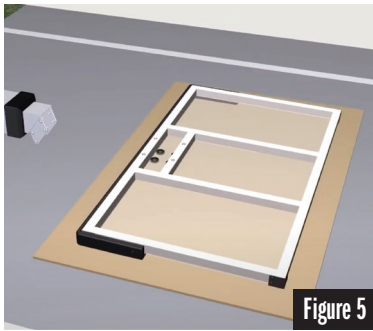


Figure 5



**STEP 4:**

- -Remove the hardware from the flat end of the Extension Arm (Part B) & discard tubes. See Figure 6.
- Align the Extension Arm with the Backboard and secure the hardware in the same order. See Figure 7.

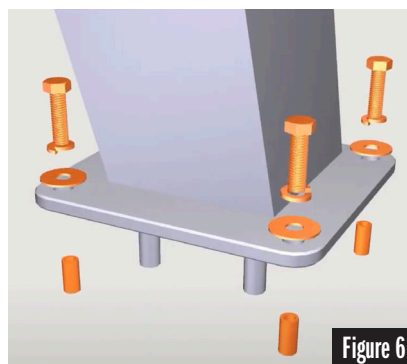


Figure 6

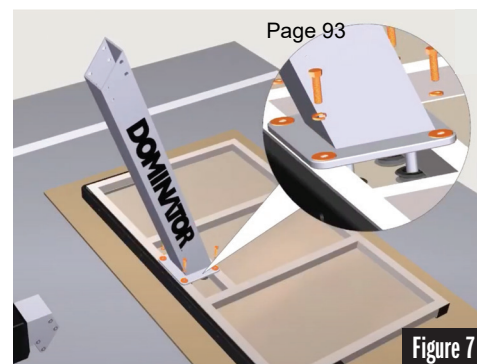


Figure 7

**STEP 5:**

- Remove the hardware from the top end of the Base Pole. See Figure 8.
- Hold the Base Pole & the Extension Arm at a 45 degree angle. See Figure 9.
- Slide the Base Pole into the Extension Arm and secure the hardware in the same order. See Figure 10.

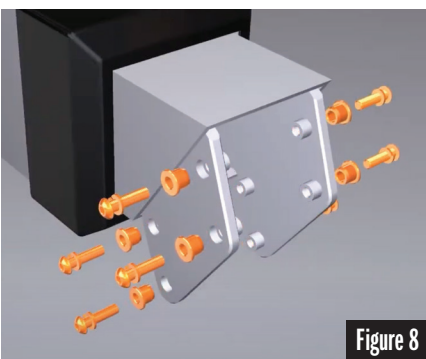


Figure 8

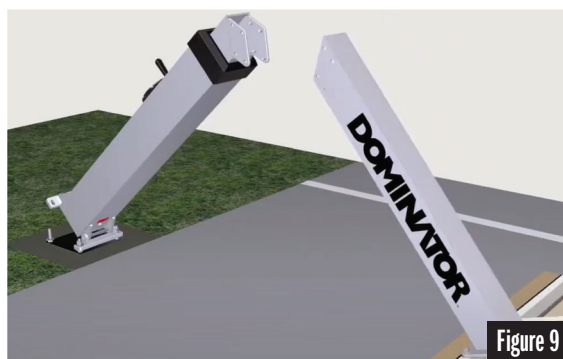


Figure 9

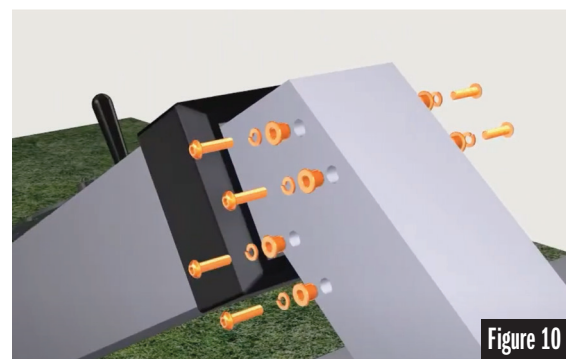


Figure 10

**STEP 6:**

- Raise the hoop until it is standing straight up. Hold the hoop in position for the following steps. See Figure 11.
- Secure remaining two bolts with (2) Flat Washers, (2) Lock Washers and (2) 5/8" Nuts. See Figure 12.
- Hand tighten only.

**STEP 7:**

- Adjust the lower base nuts to ensure the Base Pole is perfectly level. See Figure 13.
- Once level, tighten the top four nuts. \*This step requires two adults to stand up the hoop and one adult to secure the hardware.



Figure 11

**STEP 8:**

Once the system is upright and tightened, remove the Safety Bolt (marked with a red sticker) on the courtside of the Base Pole. See Figure 14. \*This must be done before moving onto the next step.

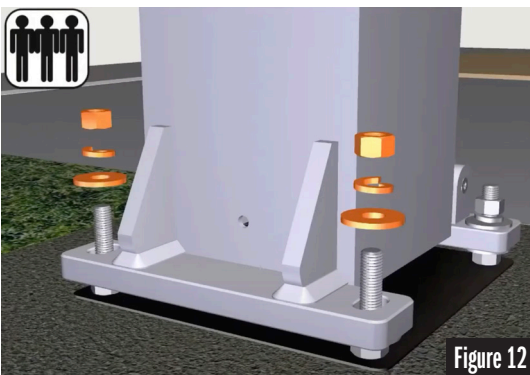


Figure 12

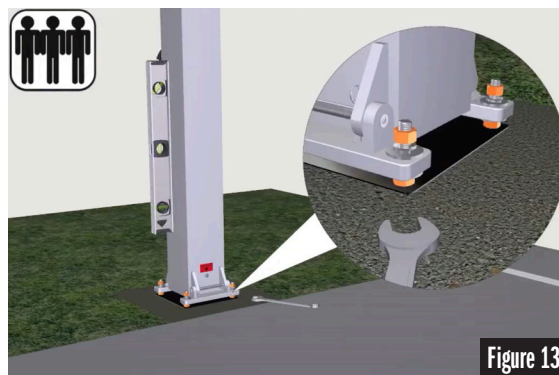


Figure 13



Figure 14

- STEP 9:**
- Remove the screws from the Base Cover (Part F). See Figure 15.
  - Encase the bottom of the Base Pole with the Base Cover and secure the two halves with the (4) screws. See Figure 16.

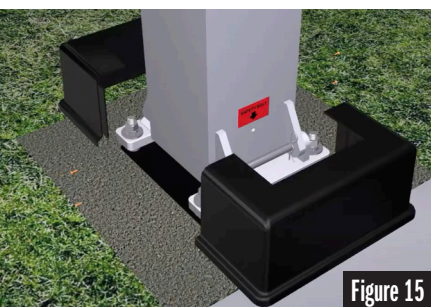


Figure 15



Figure 16

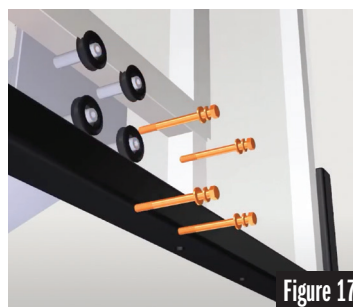


Figure 17

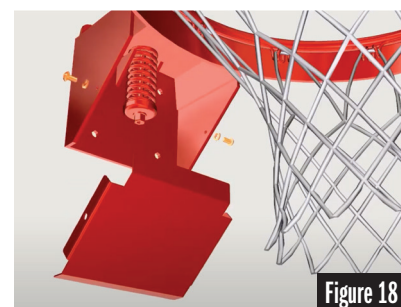


Figure 18

- STEP 10:** Remove hardware from the rim connection tubes on the Extension Arm. See Figure 17.

- STEP 11:** Remove the Rim Cover Plate from the underside of the Rim (Part I). See Figure 18.

- STEP 12:** Align the Rim on the Backboard and reinsert the hardware into the tubes and tighten. Replace the Cover on the Rim. See Figures 19 & 20.

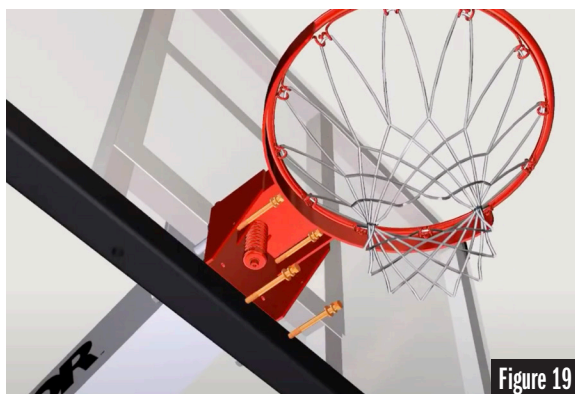


Figure 19

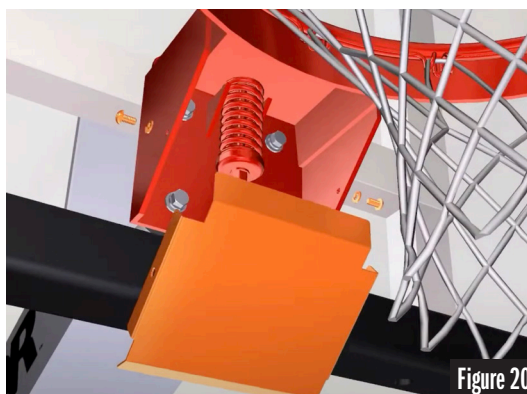


Figure 20

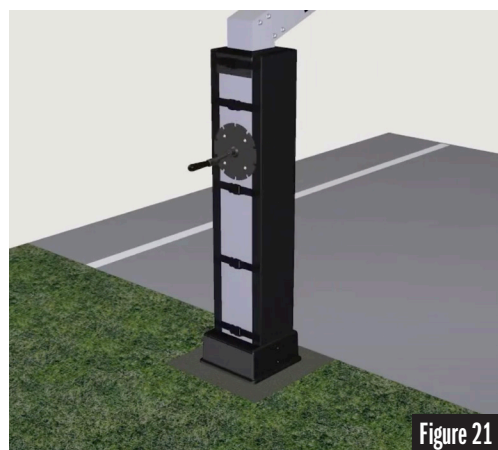


Figure 21

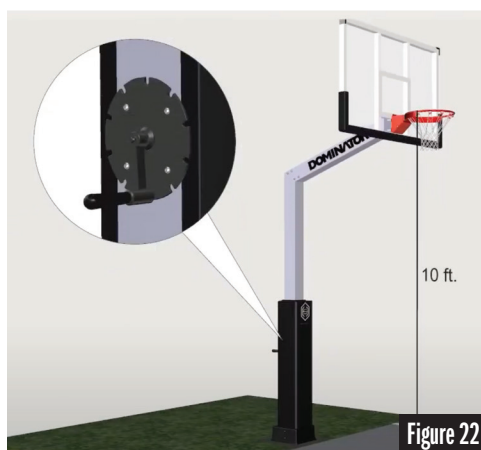


Figure 22

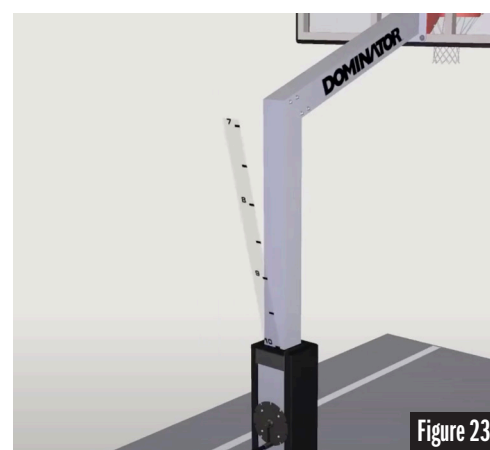


Figure 23

- STEP 13:** Attach and secure crank handle (Part J). Replace the Base Pole Pad. See Figure 21. Raise the hoop to 10 Feet with the crank handle. Check the height using a measuring tape. See Figure 22. Ensure crank handle locks into place to prevent unintended movement.

- STEP 14:** Add the Height Guide Decal (Part G) to the pole on the crank side with the 10' mark lined up with the top of the black joint cover. See Figure 23.

- STEP 15:** Lower the hoop to your desired playing height. Ensure crank handle locks into place to prevent unintended movement. Enjoy!



## DOMINATOR<sup>®</sup>

### BASKETBALL STANDARD LIMITED LIFETIME WARRANTY

Subject to the limitations set forth below, HomeSports (the “**Manufacturer**”) warrants to the original consumer purchaser (the “**Purchaser**”) of the Dominator Basketball Standard (hereinafter referred to as the “**Dominator**”) that the Dominator shall be free from material defects in parts and/or workmanship that impair the use of the Dominator for so long as the Purchaser owns the Dominator.

1. This Warranty is non-transferable and is expressly limited to the repair or replacement of a defective Dominator, including any part thereof, covered under this Warranty.
2. To make a claim under this Warranty, the Purchaser must first write the Manufacturer at 930 W 410 N, Suite 100, Lindon, UT 84042, to receive a Return Authorization number and/or determine specific needs.
3. The Manufacturer reserves the right to examine photographs and/or physical evidence of a Dominator claimed to be defective and to recover said Dominator pursuant to the terms of this Warranty, prior to authorization of a claim under this Warranty
4. Unless indicated otherwise by the Manufacturer, in order to determine whether a requested repair is covered under this Warranty, the Dominator must be shipped prepaid to the Manufacturer with a copy of the relevant proof of purchase. The Manufacturer will not be responsible for any loss or damage incurred in connection with the return of a Dominator or its parts to Manufacturer under this Warranty. The manufacturer will examine the Dominator so shipped and, in its sole and reasonable discretion, will determine (1) whether this Warranty covers the Dominator and, if it does, (2) whether the Dominator needs to be repaired or replaced. Any and all dealer service charges, labor costs, shipping costs, insurance, travel expenses and any other charges or costs involved in the removal, installation or replacement of a defective Dominator, including, but not limited to, any part thereof, covered under this Warranty, will be the sole responsibility of the Purchaser and must be prepaid. Any Dominator, including any part thereof, shipped to the Manufacturer “collect” will be refused.
5. THIS WARRANTY IS VOID IF THE DOMINATOR HAS BEEN DAMAGED BY ACCIDENT, UNREASONABLE USE AND/OR ABUSE, NEGLIGENCE, IMPROPER SERVICE, IMPROPER INSTALLATION OR HANDLING, FAILURE TO FOLLOW PROVIDED INSTRUCTIONS (INCLUDING WITHOUT LIMITATION USING THE DOMINATOR AT PROHIBITED HEIGHT LEVELS), SHIPPING, VANDALISM, ACTS OF GOD, ENVIRONMENTAL FACTORS, ALTERATION OF THE DOMINATOR, OR ANY OTHER EVENTS BEYOND THE CONTROL OF THE MANUFACTURER OR OTHER CAUSES NOT ARISING OUT OF DEFECTS IN MATERIAL OR WORKMANSHIP.
6. USING THE DOMINATOR FOR OTHER THAN RESIDENTIAL BASKETBALL USE WILL ALSO VOID THIS WARRANTY.
7. HANGING FROM THE NET OR RIM WILL ALSO VOID THIS WARRANTY: Rims are not warranted for any defects other than workmanship. Torn back plates, damaged springs, bent rings, damaged eyebolts and torn or distorted rim supports result from hanging on the rim are not warranted.
8. THIS WARRANTY DOES NOT COVER SCRATCHING OR SCUFFING OF THE DOMINATOR THAT MAY RESULT FROM NORMAL USAGE. THIS WARRANTY ALSO DOES NOT COVER RUSTING PARTS, FADING PAINT, CRACKS THAT DO NOT AFFECT THE FUNCTIONALITY OF THE PRODUCT, OR OTHER DAMAGE CAUSED BY WEATHER OR CLIMATE CONDITIONS OR EXPOSURE TO CORROSIVES SUCH AS SALTS, PESTICIDES, ET
9. This warranty gives the Purchaser specific legal rights, and such Purchaser may also have other rights which vary from state to state.
10. THIS WARRANTY IS GIVEN EXPRESSLY IN LIEU OF ALL OTHER EXPRESS WARRANTIES. ANY IMPLIED WARRANTY ARISING OUT OF THE SALE OF THE DOMINATOR, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, IS LIMITED IN DURATION TO THE DURATION OF THIS WARRANTY.
11. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to certain Purchasers.
12. THE REMEDY OF REPAIR OR REPLACEMENT STATED ABOVE SHALL BE THE PURCHASER'S EXCLUSIVE REMEDY. THE MANUFACTURER DOES NOT ASSUME OR AUTHORIZE ANY PERSON OR REPRESENTATIVE TO ASSUME ON ITS BEHALF ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF A DOMINATOR. THE MANUFACTURER SHALL NOT BE LIABLE FOR (A) ANY DAMAGES OR EXPENSES THAT MAY OCCUR, INCLUDING, BUT NOT LIMITED TO, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, INSTALLATION, USE, PERFORMANCE AND/OR REMOVAL OF THE DOMINATOR (INCLUDING, BUT NOT LIMITED TO, DAMAGE TO CONCRETE OR THE PURCHASER'S YARD); (B) ANY OTHER CLAIM ARISING FROM NEGLIGENCE, STRICT LIABILITY, OR BREACH OF CONTRACT REGARDING THE DOMINATOR; OR © OTHER DAMAGES WITH RESPECT TO ANY ECONOMIC LOSS, LOSS OF PROPERTY, LOSS OF ENJOYMENT OF USE, COSTS OF INSTALLATION AND/OR REMOVAL, OR OTHER CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY COVERING THE DOMINATOR.
13. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to certain Purchasers.
14. While the Manufacturer has made attempts to ensure that the Dominator is safe to use, freedom from injury cannot be guaranteed. The Purchaser assumes all risk of injury resulting from the use of the Dominator. All Dominators are sold subject to this condition, and no representative of the Manufacturer may waive or change this policy.

## BASKETBALL STANDARD SHIPPING POLICY

This Return Policy applies to the purchase of the Dominator® Basketball Standard (hereinafter referred to as the “Dominator”) by the original consumer purchaser (“you” or the “Purchaser”) from Leap Innovations (the “Manufacturer”).

1. Any offer for free shipping by the Manufacturer applies ONLY to shipments within the domestic 48 continental United States. Please contact us at 1-877-705-6556 for a shipping quote for deliveries to Alaska, Hawaii, Canada, Mexico, or other locations outside of the United States.
2. If the shipping address is changed during shipping, additional charges may apply.
3. Shipping dates are approximate and Manufacturer does not guarantee estimated delivery dates. Manufacturer is not liable under any circumstances for any delay in shipment or delivery.
4. The shipping carrier's appointment clerk should call you to set up a time for delivery. Time of delivery is usually between 8:00am and 5:00pm Monday through Friday, but delivery may occur outside of those hours depending on other factors.
5. The Dominator is shipped for “Curbside Delivery” and does not include set up or assembly of the Dominator. Shipping includes removing the order from the truck and depositing it at your curbside or in your driveway. Any additional requests you make of the deliverer may result in additional charges, which will be billed to you.
6. It is your responsibility to verify the delivery for correctness. You should confirm the correct number of boxes has been delivered to you. The Dominator 72 XL and 60 XL has 3 boxes and will come on 1 pallet.
7. You should also carefully inspect all items (especially the glass backboard) prior to signing for the delivery for damage during transit and take photographs of the damage.
8. If there is any damage to the Dominator, YOU MUST NOTE THE DAMAGE ON THE DELIVERY RECEIPT. The carrier, not the Manufacturer, is liable for damage to the Dominator during transit. If you sign the delivery receipt without noting the damage, you thereby release the carrier of all liability.
9. A signature is required for all deliveries. You will be required to sign a delivery receipt and delivery will not occur without it.
10. DO NOT REFUSE DELIVERY IF THE DOMINATOR, OR ANY PORTION THEREOF, IS DAMAGED. Simply note the damage on the delivery receipt and contact us at 801-768-4663 to receive a replacement part.
11. If a certain part, such as the glass backboard, is damaged, you may still keep and install the additional working parts while the replacement part is being delivered.
12. Please note, if you live down a road or driveway that the delivery truck cannot traverse, the delivery will not be completed. You may be required to pick up the order from the nearest carrier terminal.
13. Any order returned to Manufacturer marked undeliverable or similar is subject to a 15% restocking fee and any shipping charges incurred by Manufacturer for the initial shipment to the Purchaser will be charged to the Purchaser.

# DOMINATOR®

## BASKETBALL STANDARD RETURN POLICY

This Return Policy applies to the purchase of the Dominator® Basketball Standard (hereinafter referred to as the “Dominator”) by the original consumer purchaser (“you” or the “Purchaser”) from Leap Innovations (the “Manufacturer”).

1. The Purchaser may cancel an order before shipment and receive a full refund of the amount paid. Orders are normally shipped within 48 business hours and are sometimes shipped the same day.
2. The Purchaser may return an order within 7 days of receipt of the Dominator by the Purchaser to receive a partial refund. All returns are subject to a 15% re-stocking fee. The Purchaser is responsible for initial shipping fees upon return of the Dominator and any offer for free shipping is surrendered upon return. Except as provided in
3. Manufacturer's limited lifetime warranty, Manufacturer has sole discretion to reject a request for cancellation or return.
4. The Dominator must be unused, in the original shipping boxes and packaging, to be eligible for a refund.
5. Notwithstanding the above paragraphs, Purchaser shall have no right to cancel or return custom-made products.
6. To make a return, the Purchaser must first contact the Manufacturer at 1-877-705-6556 to receive a Return Authorization number and/or determine specific needs. YOU MUST HAVE A RETURN AUTHORIZATION NUMBER OR YOUR RETURN WILL NOT BE PROCESSED.
7. The Purchaser must ship the Dominator to the Manufacturer with proof of purchase. Any and all dealer service charges, labor costs, shipping costs, insurance, travel expenses and any other charges or costs involved in the return of a Dominator, will be the sole responsibility of the Purchaser and must be prepaid. The Manufacturer will not be responsible for any loss or damage incurred in connection with the return of a Dominator or its parts to Manufacturer. Any Dominator, including any part thereof, shipped to the Manufacturer “collect” will be refused.