

**TARA
COMMUNITY DEVELOPMENT
DISTRICT**

AGENDA PACKAGE

Tuesday, August 22, 2023, at 9:30 a.m.

Meeting to be held at:

**7340 Tara Preserve Lane
Bradenton, FL 34203**



2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544
(813) 652-2454

Tara Community Development District

Board of Supervisors

Darby Connor, Chairman
Joseph DiBartolomeo, Vice Chairman
Mark Gough, Assistant Secretary
Peyton Phillips, Assistant Secretary
Christopher Morris, Assistant Secretary

Staff:

Jennifer Goldyn, District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
Paul Kelley, Field Manager
Mike Kaighin, Admiral Environmental
Thomas Bryant, Sunrise Landscape

Revised Meeting Agenda Tuesday, August 22, 2023 – 9:30 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 5. Staff Reports**
 - A. Admiral Environmental Lake Management Report
 - B. Sunrise Landscape
 1. Consideration of Mulch Stall along Tara Blvd. Proposal.....Page 3
 - C. Field Manager Report
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
- 6. Business Items**
 - A. Public Hearing on FY 2024 Budget.....Page 6
 1. Consideration of Resolution 2023-09, Adopting FY BudgetPage 18
 - B. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2023-10, Levying O&M Assessments.....Page 22
 - C. Consideration of Resolution 2023-11, Setting FY 24 Meeting Schedule...Page 26
 - D. Consideration of Resolution 2023-12, Assistant Secretary.....Page 28
 - E. Consideration of Pool Maintenance Services Contract.....Page 29
 - F. Consideration of Screen Enclosure Proposals
(Under Separate Cover)
 - G. Consideration of Brown's Palm Proposals..... Page 36
 - H. Review of Reserve Study
(Under Separate Cover)
 - I. Discussion regarding EGIS Renewal.....Page 38
- 7. Consent Agenda**
 - A. Consideration of Regular Meeting Minutes from June 27, 2023.....Page 39
 - B. Review of Financial Statements and Check Register.....Page 42
- 8. Supervisor Requests**
- 9. Adjournment**

The next meeting is scheduled for Monday, October 24, 2023

**Customer:**

Tara CDD
7340 Tara Preserve Dr
Bradenton, FL 34203
Office # 954-228-2808
Cell #
Email: narisa.desouza@inframark.com

Account Owner:

Tom Bryant
tbryant@sunriselandscape.com
Date: 8/14/2023

Tara CDD Mulch Install 2023 (Only Areas Along Tara Blvd)

Purpose: Provide pricing to supply and install +/-213 yards of black shredded mulch.

Process: Sunrise to supply and install +/- 2" black shredded mulch in all common area beds along Tara Blvd. We will dispose of all packaging off site.

Results: All plant beds along Tara Blvd. mulched for residents to enjoy.

PROJECT TOTAL: \$15,229.50

Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

By



Tom Bryant

Date

8/14/2023

Sunrise Landscape

By

Date

Tara CDD

TARA CDD
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Modified Tentative Budget
(Printed on 08/15/23)

Prepared by:



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TARA CDD
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ -	\$ 2,325	\$ -	\$ 2,325	\$ 4,559
Special Assmnts- Tax Collector	650,162	660,322	-	660,322	699,467
Special Assmnts- Discounts	-	-	-	-	(27,979)
Other Miscellaneous Revenues	-	2,219	-	2,219	-
TOTAL REVENUES	650,162	664,866	-	664,866	676,047
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	12,000	9,000	2,000	11,000	12,000
ProfServ-Trustee Fees	4,000	3,803	346	4,149	4,000
Misc-Assessment Collection Cost	5,200	5,200	-	5,200	13,989
Disclosure Report	1,000	1,000	-	1,000	-
ProfServ-Legal Services (District Counsel)	15,000	13,918	1,082	15,000	15,000
ProfServ-Engineering (District Engineering)	10,000	5,250	4,750	10,000	10,000
ProServ-Administrative Services	4,160	2,427	-	2,427	-
ProfServ-Field Management (District Manager)	26,018	30,215	-	30,215	-
ProfServ-Mgmt Consulting (Accounting Services)	19,094	11,138	10,025	21,163	60,155
Auditing Services	3,575	-	3,575	3,575	3,600
Postage & Mailings (Miscellaneous Mailings)	2,500	1,495	-	1,495	-
Insurance - Risk Management (Public Officials Insurance)	3,186	2,854	332	3,186	3,235
Legal Advertising	1,500	242	1,258	1,500	1,500
Misc-Bank Charges (Bank Fees)	500	144	356	500	500
Financial & Revenue Collections	4,680	2,730	-	2,730	-
Website Compliance (Website Administration)	4,000	2,868	1,140	4,008	4,000
Dues, Licenses & Fees	650	175	475	650	650
Misc-Mailings	-	-	-	-	2,600
Total Administrative	117,063	92,459	25,339	117,798	131,229
<i>Electric Utility Services</i>					
Utility - General (Utility Services)	39,000	33,649	5,351	39,000	39,000
Utility - Recreation Facilities	7,000	4,938	988	5,926	7,000
Total Electric Utility Services	46,000	38,587	6,339	44,926	46,000
<i>Gas Utility Services</i>					
Utility - Gas Services	14,000	6,072	7,928	14,000	14,000
Total Gas Utility Services	14,000	6,072	7,928	14,000	14,000
<i>Water-Sewer Comb Services</i>					
Total Water-Sewer Comb Services	4,500	1,964	2,536	4,500	4,500
<i>Stormwater Control</i>					
Stormwater System Maintenance (R&M Stormwater System)	7,000	-	-	-	7,000
Lake/Pond Bank Maintenance (R&M Lake & Pond Bank)	3,500	20,755	-	20,755	3,500
Fountain Service Repairs & Maintenance	1,200	21,765	-	21,765	1,200
Contracts-Aquatic Control (Aquatic Maintenance)	33,453	27,110	5,470	32,580	33,450
Aquatic Plant Replacement	3,000	-	-	-	2,500
Total Stormwater Control	48,153	69,630	5,470	75,100	47,650

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Other Physical Environment					
Insurance - General Liability	3,730	3,341	389	3,730	3,600
Property Insurance	7,854	7,569	285	7,854	7,850
R&M Irrigation Maintenance & Repairs	15,000	37,774	-	37,774	38,368
R&M Tree Trimming/Encroachment Services	15,000	5,840	9,160	15,000	15,000
R&M Well Maintenance	5,000	-	-	-	5,000
Landscape - Annuals	18,000	4,700	13,300	18,000	16,000
Landscape - Mulch	21,250	-	-	-	12,000
Contracts-Landscape (Landscape Maintenance)	197,000	171,985	33,312	205,297	152,400
Landscape Replacement Plants, Shrubs, Trees	18,500	8,450	10,050	18,500	18,500
Landscape Miscellaneous	8,000	832	7,168	8,000	-
Entry & Walls Maintenance	5,000	5,316	-	5,316	5,000
Holiday Decorations	4,000	2,933	1,067	4,000	4,500
Pest Control	-	-	-	-	33,250
Total Other Physical Environment	318,334	248,740	74,731	323,471	311,468
Security Operations					
Security Monitoring Services	4,500	999	-	999	4,500
Total Security Operations	4,500	999	-	999	4,500
Parks & Recreation					
Clubhouse - Janitorial Service	7,800	3,537	3,825	7,362	7,800
Lighting Replacement	2,500	17,864	-	17,864	2,500
Management Contract	9,600	16,121	-	16,121	40,960
Pool Service Contract	7,200	6,600	1,200	7,800	9,600
Employee - Salaries (Onsite Staff)	31,360	22,333	9,027	31,360	-
Telephone, Internet, Cable	3,360	2,876	551	3,427	3,360
Pool Repair & Maintenance	5,000	18,902	-	18,902	5,000
Vehicle Maintenance	2,000	3,247	-	3,247	2,000
Athletic/Park Court/Field Repairs	2,000	5,519	-	5,519	2,000
Facility A/C & Heating Maintenance & Repair	2,800	1,419	1,381	2,800	2,800
Furniture Repair/Replacement	1,000	-	-	-	1,000
Access Control Maintenance & Repair	2,000	1,479	521	2,000	2,000
Clubhouse Miscellaneous Expense	8,500	4,835	3,665	8,500	8,500
Computer Support	1,000	250	750	1,000	1,000
Office Supplies	1,000	715	285	1,000	1,000
Facility Supplies	4,000	1,715	2,285	4,000	
Total Parks & Recreation	91,120	107,412	23,490	130,902	89,520
Reserves					
Misc-Special Projects	15,000	-	-	-	15,000
Misc-Contingency	20,000	28,368	-	28,368	20,000
Total Reserves	35,000	28,368	-	28,368	35,000
TOTAL EXPENDITURES	678,670	594,231	145,833	740,064	683,867

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Excess (deficiency) of revenues					
Over (under) expenditures	(28,508)	70,635	(145,833)	(75,198)	(7,820)
OTHER FINANCING SOURCES (USES)					
	-	-	-	-	-
Interfund Transfer - In		382,020			
Contribution to (Use of) Fund Balance	(28,508)	-	-	-	(7,820)
TOTAL OTHER SOURCES (USES)	(28,508)	382,020	-	-	(7,820)
Net change in fund balance	(28,508)	452,655	(145,833)	(75,198)	(7,820)
FUND BALANCE, BEGINNING	471,174	471,174	-	471,174	395,976
FUND BALANCE, ENDING	\$ 442,666	\$ 923,829	\$ (145,833)	\$ 395,976	\$ 388,156

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 395,976
Net Change in Fund Balance - Fiscal Year 2024	(7,820)
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	388,156

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	170,967 ⁽¹⁾
Total Allocation of Available Funds	170,967

Total Unassigned (undesignated) Cash	\$ 217,189
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Notes

(1) Represents approximately 3 months of operating expenditures

TARA CDD
Community Development District

Debt Service Budgets
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Approved Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ -	\$ 1,974	\$ -	\$ 1,974	\$ -
Special Assmnts- Tax Collector	32,500	32,500	-	32,500	34,574
Special Assmnts- Discounts	-	-	-	-	(1,383)
TOTAL REVENUES	32,500	34,474	-	34,474	33,191
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	-	-	-	-	691
Total Reserves	-	-	-	-	691
<i>Reserves</i>					
Capital Reserve	32,500	-	-	-	32,500
Total Reserves	32,500	-	-	-	32,500
TOTAL EXPENDITURES	32,500	-	-	-	33,191
Excess (deficiency) of revenues					
Over (under) expenditures	-	34,474	-	34,474	-
OTHER FINANCING SOURCES (USES)					
Interfund Transfer	-	(382,020)	-	(382,020)	-
TOTAL OTHER SOURCES (USES)	-	(382,020)	-	(382,020)	-
Net change in fund balance	-	(347,546)	-	(347,546)	-
FUND BALANCE, BEGINNING	347,546	347,546	-	347,546	-
FUND BALANCE, ENDING	\$ 347,546	\$ -	\$ -	\$ -	\$ -

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Approved Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL 2023	PROJECTED AUG - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ -	\$ 7,604	\$ 1,521	\$ 9,125	\$ -
Special Assmnts- Tax Collector	207,192	211,179	-	211,179	230,316
Special Assmnts- Discounts	-	-	-	-	(9,213)
TOTAL REVENUES	207,192	218,783	1,521	220,304	221,104
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	-	-	-	-	4,606
Total Administrative	-	-	-	-	4,606
<i>Debt Service</i>					
Principal Debt Retirement	140,000	140,000	-	140,000	140,000
Interest Expense Series	67,192	67,759	-	67,759	58,571
Total Debt Service	207,192	207,759	-	207,759	198,571
TOTAL EXPENDITURES	207,192	207,759	-	207,759	203,178
Excess (deficiency) of revenues					
Over (under) expenditures	-	11,024	1,521	12,545	17,926
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	17,926
TOTAL OTHER SOURCES (USES)	-	-	-	-	17,926
Net change in fund balance	-	11,024	1,521	12,545	17,926
FUND BALANCE, BEGINNING	221,010	221,010	-	221,010	233,555
FUND BALANCE, ENDING	\$ 221,010	\$ 232,034	\$ 1,521	\$ 233,555	\$ 251,481

TARA CDD
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

**Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Product & Phase	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	FY 2024	FY 2023	% Change	
Multi-Family	\$292.57	\$292.57	0.0%	141.76	141.76	0.0%	\$434.33	\$434.33	0.0%	524
Standard	\$886.57	\$886.57	0.0%	175.11	175.11	0.0%	\$1,061.68	\$1,061.68	0.0%	232
Deluxe	\$1,037.28	\$1,037.29	0.0%	216.80	216.80	0.0%	\$1,254.08	\$1,254.09	0.0%	163
Estate	\$1,329.85	\$1,329.86	0.0%	266.83	266.83	0.0%	\$1,596.68	\$1,596.69	0.0%	126
Golf Club	\$38,414.92	\$38,415.11	0.0%	46,449.52	46,449.52	0.0%	\$84,864.44	\$84,864.63	0.0%	1
										1046

Notations:

(1) Assessments are grossed up for 2% Manatee County collection costs and 4% early payment discount.

RESOLUTION 2023-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Tara Community Development District 1 (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 22, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:

SECTION 1. BUDGET

- a. 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 Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), 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.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tara Community Development District 1 for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, 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	\$_____
RESERVE FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS*	\$_____

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024 may amend its Adopted 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST 2023.

ATTEST:

**TARA COMMUNITY
DEVELOPMENT DISTRICT 1**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2023/2024

Exhibit “A”

Adopted Budget for Fiscal Year 2023/2024

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tara Community Development District 1 (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Tara Community Development District 1 (“**Assessment Roll**”) on file with District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.
- C. **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. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST 2023.

ATTEST:

**TARA COMMUNITY DEVELOPMENT
DISTRICT 1**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2023/2024

Exhibit “A”

Adopted Budget for Fiscal Year 2023/2024

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TARA COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2023/2024 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Tara Community Development District 1 (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Manatee County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2023.

**TARA COMMUNITY DEVELOPMENT
DISTRICT 1**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
TARA COMMUNITY DEVELOPMENT DISTRICT 1
FOR FISCAL YEAR 2023/2024

October 24, 2023
December 5, 2023
January 23, 2024
February 27, 2024
March 26, 2024
April 23, 2024
May 28, 2024
June 25, 2024
July 23, 2024
August 27, 2024
September 24, 2024

All meetings will convene at 9:30 a.m. and will be held at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

RESOLUTION 2023-12

**A RESOLUTION ADDING KRISTEE COLE AS ASSISTANT SECRETARY OF
THE TARA COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Tara Community Development District desire to add Kristee Cole as Assistant Secretary;

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

1. Kristee Cole is appointed as Assistant Secretary.

Adoption this 22nd day of August 2023

Attest:

**Tara Community Development
District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Pool Maintenance Services Contract

This Pool Maintenance Services Contract (the “Agreement”) is made and entered into effective [REDACTED], 2023, by and between the Tara Community Development District 1 (the “District”) and Pinch-a-Penny #108 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government, pursuant to and governed by Chapter 190, Florida Statutes, established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District owns and is responsible for the operation and maintenance of its swimming pool and hot tub located at 7340 Tara Preserve Lane, Bradenton, FL 34203-8036 (collectively hereinafter, the “Pool”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide maintenance services for the Pool; and

WHEREAS, the Contractor is a provider of such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor (collectively, “the Parties”) warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **CONTRACTOR’S OBLIGATIONS.**

- A. General Requirements. Contractor shall perform maintenance services for the District’s Pools as described in **Exhibit “A”** of this Agreement (the “Work”). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards. All Work shall be performed in compliance with any applicable permits, federal, state, or local laws, rules, regulations, or ordinances, including any environmental regulations.
- B. Contractor shall perform the Work during the normal hours of operation for the Pools, but during non-peak usage time of the Pools.
- C. Contractor at its sole cost and expense shall secure permission for the following, if required to perform the Work:
 - Disposal of waste materials
 - Applicable licenses required to service commercial pools
- D. Labor and Supervision. All labor employed by Contractor to perform the Work shall be employees of the Contractor and subject to Contractor’s exclusive control and supervision or

subcontracted labor may be utilized, but all required insurance shall be provided prior to any subcontractor conducting Work on District property. All employees and subcontractors shall wear appropriate clothing and necessary personal protective equipment, and follow proper safety procedures related to the Work.

3. MODIFICATIONS OR ADDITIONAL WORK. Modifications to the Work or additional services not described herein or in **Exhibit "A"** can be provided by the Contractor. However, no modifications to the Work or additional services shall be provided by the Contractor unless done at the written direction of the District. If the District desires Contractor to perform additional work or services beyond the scope of work herein, the Contractor shall negotiate in good faith to undertake such additional work or services. Upon agreement by the Parties to the modifications or additional work, the Parties shall agree in writing to a modification to the Work authorized under this Agreement, including fees for any such additional Work.

4. BILLING AND PAYMENT. Contractor's fees for the Work described herein are to be billed monthly in accordance with the schedule set forth below. Contractor shall invoice the District accordingly for services provided pursuant to the terms of this Agreement. The District shall provide payment for non-disputed amounts within thirty (30) days from receipt by the District of a written invoice. The above fees are inclusive of all fees and expenses to be paid to Contractor for the Contract Work described herein.

Two (2) Days a Week Service	
Tuesday and Friday	\$800.00/month
Annual Cost	\$9,600.00

5. CARE OF THE PROPERTY. Contractor shall use reasonable care to protect the property of the District from damage by Contractor or its employees. Contractor agrees to repair any damage resulting from Contractor's activities and Work, at Contractor's sole expense, as soon as reasonably possible but only to the extent that any loss, liability or expense is caused by the negligence, misconduct or other fault of Contractor, its agents or employees.

6. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000
Automobile Liability (owned, non-owned or hired automobiles, trailers, or other licensed equipment)	
Bodily Injury	
Property Damage	Combined Single Limit \$2,000,000

Prior to the commencement of any Work, Contractor shall provide to District a certificate naming the District and its officers, supervisors, agents, staff, and representatives as additional insureds in accordance with the policy provisions of the General Liability, Automobile Liability and Umbrella Liability policies. General Liability policy evidenced herein is to be primary and non-contributory to other insurance available to the District. At no time shall

Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without written notice. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida acceptable to the District in its reasonable discretion.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance in which event, the Contractor shall pay the costs for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

7. INDEMNIFICATION. Contractor shall be fully responsible for all of its acts or omissions or of Contractor's agents or employees conducting the Work and agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or injury or damage of any nature to the extent caused by the negligence, misconduct or other fault of Contractor, its agents or employees.

8. DEFAULT, RECOVERY OF COSTS AND FEES. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. In the event any Party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing Party shall be entitled to recover from the non-prevailing Party all fees and costs incurred, including but not limited to, reasonable attorneys' fees, paralegal fees and expert fees incurred prior to or during any litigation or other dispute resolution and including such fees incurred in bankruptcy, appellate proceedings and proceedings to determine entitlement to and reasonableness of fees and costs.

9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement (including the exhibits which have been incorporated) shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute. Specifically, any covenant by the District to hold the Contractor harmless or similar provision is with the express understanding that such provision does not waive the sovereign immunity protections of the District and is only to the extent allowable by law. Nothing in this Agreement (including the exhibits) shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

10. TERMINATION. The District has the right to terminate this Agreement immediately for cause. The District further has the right to terminate this Agreement without cause and in its sole and absolute discretion with the provision of thirty (30) days written notice to the Contractor. The Contractor has the right to terminate this Agreement without cause and in its sole and absolute discretion and with the provision of sixty (60) days written notice.

11. INDEPENDENT CONTRACTOR. The Parties agree that Contractor is and shall remain at all times an independent contractor and Contractor, its agents and employees shall not in any proceeding or in any other way claim or be considered an employee of the District.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. In the case of conflicting provisions between this Agreement and the exhibits hereto, language contained in the terms of this Agreement shall prevail.

13. AMENDMENT. Amendments to any of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties hereto

14. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of each Party hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this Agreement.

15. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties as follows:

If to the District: Tara Community Development District 1
210 N. University Drive
Suite 702
Coral Springs, FL 33071
Attn: Jennifer Goldyn, District Manager

With a copy to: R. David Jackson
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

If to the Contractor: Pinch a Penny #108
6144 State Road 70
Bradenton, FL 34203
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

17. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without prior written approval of the District. Any assignments attempted to be made by Contractor without prior written approval are void.

18. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereto agree that venue for any dispute arising under this Agreement shall be in Manatee County, Florida.

19. TERM AND EXTENSION. This Agreement shall be effective _____, 2023, through _____, 2024, unless terminated in accordance with Section 10 above. This Agreement may be extended for additional one-year terms. Such renewals shall be acknowledged by the Parties in writing and are further contingent upon satisfactory performance by the Contractor and subject to the availability of funds. The Contractor shall propose, in writing, any adjustment to fees for the provision of services for the extension year no later than sixty (60) days prior to the expiration date of this Agreement.

20. E-VERIFY REQUIREMENT. Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with and using the E-Verify system. Contractor agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Contractor has knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.

21. PUBLIC RECORDS. Pursuant to applicable Florida law, the Contractor's records associated with this Agreement may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Contractor agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Contract Work. Upon request from the District's Custodian of Public Records, the Contractor shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if the Contractor does not transfer the records to the District. Upon completion of the Agreement, the Contractor shall transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain all public records required by the District to perform the Contract Work. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, SANDRA DEMARCO C/O INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL: PUBLICRECORDS@INFRAMARK.COM, AND MAILING ADDRESS: 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

22. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the date indicated below.

TARA
COMMUNITY DEVELOPMENT DISTRICT 1

Witness

Chairman, Board of Supervisors

Date: _____

PINCH A PENNY #108

Witness

By: _____

Its: _____

Date: _____

Exhibit “A”

STATEMENT OF WORK

The Contractor shall furnish all labor, tools, materials, and equipment to perform the following services for the Pools:

1. Pools and pool equipment will be serviced and maintained at all times.
2. The Contractor will respond within a reasonable time to all requests by the District.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as needed.
6. Intake grates cleared of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters cleaned and cleared of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned and backwashed as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe and properly operated pool.
12. Equipment shall be regularly inspected and any necessary repairs shall be reported to District management.
13. Notify District management of any items needing attention or approval for treatments.
14. All pool maintenance conducted to meet requirements of Manatee County Health Department
15. Maintain a service log book and keep on property for Health Department inspections.
16. Complete Pool Service Tracking Form for District management on each service day.

Following is a list of chemicals provided by Contractor:

- Chlorine as necessary to maintain pool between 4-6 PPM.
 - Calcium chloride to maintain calcium levels between 200-400PPM
 - Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
 - Sodium bi-carb to maintain alkalinity levels between 80-120PPM
 - Phosphate maintained at target of 500 not to exceed 1000.
 - Stabilizer maintained below 40 PPM.
-
- Any repairs not included in Agreement must be submitted in form of bid (whether in-house or outsourced) and must have prior approval of the District.
 - Contractor to notify District management when pool must be shut down for service.

Brown's Tree Service LLC

2208 72nd Terrace E

Sarasota, FL 34243 US

+1 9417568733

estimates@brownstree.org

brownstreeservicefl.com


**BROWN'S
TREE SERVICE
LLC**
Estimate

TARA PRESERVE
7240 Tara Preserve Lane
Bradenton, Florida 34203

135113317746	08/14/2023	

Tree Services Trimming of all sabal palms throughout community and remove all debris -- Approximately 541. If final palm count is lower, Browns will reduce the pricing to reflect the correct count. CLIENT ASKS THAT WE CLEAR A 3' TO 5' BUFFER AROUND TREES FOR VISIBILITY WHERE NECESSARY	541	35.00	18,935.00
Tree Services Trim (2) Foxtail palms near community center pool and remove debris	2	20.00	40.00
Tree Services Trim (1) large Reclinata Cluster at community center pool and remove debris	1	175.00	175.00
Tree Services Trim (4) Queen palms located at the two separate water lift stations and remove debris	4	35.00	140.00
Tree Services Trim (4) Queen palms located at the community center pool and remove debris Leave palms with a natural look-- dead fronds, seed pods, one row of fronds when necessary	4	35.00	140.00

Thank you for your business. Please advise, Browns is not responsible for the following; damaged screens, landscape lighting, underground utilities (to include irrigation, cables, pipes, wires, etc.). Thanks for choosing Brown's Tree Service.

TOTAL**\$19,430.00**

Accepted By

Accepted Date

PROPERTY SCHEDULE

[illegible]

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TARA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Tara Community Development District was held on **Tuesday, June 27, 2023, at 9:37 a.m.**, at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum were:

Darby Connor	Board Supervisor, Chair
Joe DiBartolomeo	Board Supervisor, Vice Chair
Peyton Phillips	Board Supervisor, Asst. Secretary
Mark Gough	Board Supervisor, Asst. Secretary
Christopher Morris	Board Supervisor, Asst. Secretary

Also present were:

Jennifer Goldyn	District Manager, Inframark
Paul Kelley	Field Manager, Inframark
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Kaighin	Representative, Admiral Environmental
Thomas Bryant	Representative, Sunrise Landscape

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 9:37 a.m. and all joined in to give the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

**Motion to Allow Supervisor
DiBartolomeo to Vote and Participate
via Phone**

On a motion from Mr. Connor, seconded by Mr. Peyton, the Board unanimously approved to allow Mr. DiBartolomeo to vote and participate via phone for the meeting, for the Tara CDD.

THIRD ORDER OF BUSINESS

Adoption of the Agenda

On a motion from Mr. Connor, seconded by Mr. Morris, the Board unanimously approved to adopt the agenda as amended, excluding #9, for the Tara CDD.

FOURTH ORDER OF BUSINESS

Audience Comments

A community member shared thoughts on the suggested screen enclosure, questioning its necessity.

FIFTH ORDER OF BUSINESS

Staff Reports

**Admiral Environnemental Lake Management Report
(Under Separate Cover)**

Mr. Kaighin delivered the USC #1 aquatics report, prompting a subsequent discussion. The Board engaged in conversation with a resident about Pond 18, exploring the potential of incorporating an aeration system. It was emphasized that consulting the HOA president is necessary to establish the power source required for such a system.

Sunrise Landscape

Presenting his verbal update, Mr. Bryant highlighted that the main emphasis has been on weed removal. He also informed the Board about the rescheduling of the overseeding to mid-July and the impending commencement of tree lifting on the Boulevard. Additionally, Mr. Bryant conveyed that the palm injections were administered three weeks prior.

**Field Manager Report
(Under Separate Cover)**

Mr. Kelley provided the board with the Field Manager Report, USC #2. Mr. Kelley conveyed that the spa heater had to be replaced within a mere 2-year span due to debris accumulation. He also informed the board that the resident at 6305 Wingspan Way has committed to clearing the debris from behind their home, and the placement of the "No Trespassing" sign in the conservation area is scheduled for the week of July 4th. Furthermore, Supervisor Mark Gough apprised the rest of the Board that the fence adjacent to Stone River Road has been erected, and the installation of the Bougainvillea is anticipated to be completed by the end of July.

District Counsel

Mr. Jackson apprised the board that the cease-and-desist letter had been dispatched to the inhabitants of 6316 Wingspan Way. The Board acknowledged that the resident has ceased encroachment into the wetlands. Furthermore, Mr. Jackson provided the Board with an update on the settlement of the Golf Course's delinquent property taxes, indicating that they were successfully settled on May 17, 2023.

District Engineer

1. Discussion regarding Wingspan

No report. The Board refrained from making any decisions regarding the slope erosion issue at 6305 Wingspan Way.

District Manager

Present and no Report.

SIXTH ORDER OF BUSINESS

Consideration of Screen Enclosure Proposals

This item has been tabled until August to ensure consistency in the scope of work across all vendors.

SEVENTH ORDER OF BUSINESS

Review of Policies and Procedures

The Board has requested the following modifications to the policies and procedures: adjust the pavilion rental period to run from dawn until 10 p.m., revise clubhouse operating hours to span from 9 a.m.- 2 p.m., decrease the clubhouse rental fee to \$100, and introduce a pavilion fee of \$25.

On a motion from Mr. Gough, seconded by Mr. DiBartolomeo, the Board unanimously approved a motion to set a public hearing for the changes to the policies and procedures on August 22nd, 2023, at 9:30 a.m., for the Tara CDD.

EIGHTH ORDER OF BUSINESS

Consideration of Regular Meeting Minutes from May 23, 2023

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the May 23, 2023, meeting minutes, as amended, for the Tara CDD.

NINTH ORDER OF BUSINESS

Consideration of Check Register

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the check register, for the Tara CDD.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Gough, seconded by Mr. DiBartolomeo, the Board unanimously approved to adjourn the meeting at 11:20 a.m., for the Tara CDD.

Assistant Secretary

Chair / Vice Chair

TARA
Community Development District

Financial Report

July 31, 2023

Prepared by



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TARA
Community Development District

Financial Statements

(Unaudited)

July 31, 2023

Balance Sheet

July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 956,011	\$ -	\$ 956,011
Due From Other Funds	-	27,688	27,688
Investments:			
Money Market Account	10,113	-	10,113
Excess Revenue Account	-	62,621	62,621
Prepayment Account	-	2,049	2,049
Prepayment Fund (A-1)	-	3,659	3,659
Reserve Fund (A-1)	-	78,157	78,157
Reserve Fund (A-2)	-	25,878	25,878
Revenue Fund	-	31,982	31,982
Deposits	7,481	-	7,481
TOTAL ASSETS	\$ 973,605	\$ 232,034	\$ 1,205,639
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,036	\$ -	\$ 5,036
Accrued Expenses	17,052	-	17,052
Due To Other Funds	27,688	-	27,688
TOTAL LIABILITIES	49,776	-	49,776
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	232,034	232,034
Unassigned:	923,829	-	923,829
TOTAL FUND BALANCES	\$ 923,829	\$ 232,034	\$ 1,155,863
TOTAL LIABILITIES & FUND BALANCES	\$ 973,605	\$ 232,034	\$ 1,205,639

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,325	0.00%
Special Assmnts- Tax Collector	650,162	650,162	660,322	101.56%
Other Miscellaneous Revenues	-	-	2,219	0.00%
TOTAL REVENUES	650,162	650,162	664,866	102.26%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	12,000	10,000	9,000	75.00%
ProfServ-Trustee Fees	4,000	-	3,803	95.08%
Assessment Roll	5,200	5,200	5,200	100.00%
Disclosure Report	1,000	833	1,000	100.00%
District Counsel	15,000	12,500	13,918	92.79%
District Engineer	10,000	8,333	5,250	52.50%
Administrative Services	4,160	3,467	2,427	58.34%
District Manager	26,018	21,682	30,215	116.13%
Accounting Services	19,094	15,912	11,138	58.33%
Auditing Services	3,575	3,575	-	0.00%
Miscellaneous Mailings	2,500	2,083	1,495	59.80%
Public Officials Insurance	3,186	3,186	2,854	89.58%
Legal Advertising	1,500	1,250	242	16.13%
Bank Fees	500	417	144	28.80%
Financial & Revenue Collections	4,680	3,900	2,730	58.33%
Website Administration	4,000	3,333	2,868	71.70%
Dues, Licenses, Subscriptions	650	542	175	26.92%
Total Administration	117,063	96,213	92,459	78.98%
Electric Utility Services				
Utility Services	39,000	32,500	33,649	86.28%
Utility - Recreation Facilities	7,000	5,833	4,938	70.54%
Total Electric Utility Services	46,000	38,333	38,587	83.88%
Gas Utility Services				
Utility Services	14,000	11,667	6,072	43.37%
Total Gas Utility Services	14,000	11,667	6,072	43.37%
Water-Sewer Comb Services				
Utility Services	4,500	3,750	1,964	43.64%
Total Water-Sewer Comb Services	4,500	3,750	1,964	43.64%
Stormwater Control				
R&M-Stormwater System	7,000	5,833	-	0.00%
R&M Lake & Pond Bank	3,500	2,917	20,755	593.00%
Fountain Maintenance	1,200	1,000	21,765	1813.75%
Aquatic Maintenance	33,453	27,878	27,110	81.04%
Aquatic Plant Replacement	3,000	2,500	-	0.00%
Total Stormwater Control	48,153	40,128	69,630	144.60%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Insurance - General Liability	3,730	3,730	3,341	89.57%
Property Insurance	7,854	7,854	7,569	96.37%
R&M-Irrigation	15,000	12,500	37,774	251.83%
R&M-Tree Trimming Services	15,000	12,500	5,840	38.93%
R&M-Well Maintenance	5,000	4,167	-	0.00%
Landscape - Annuals	18,000	15,000	4,700	26.11%
Landscape - Mulch	21,250	17,708	-	0.00%
Landscape Maintenance	197,000	164,167	171,985	87.30%
Landscape Replacement	18,500	15,417	8,450	45.68%
Landscape Miscellaneous	8,000	6,667	832	10.40%
Entry & Walls Maintenance	5,000	4,167	5,316	106.32%
Holiday Decoration	4,000	4,000	2,933	73.33%
Total Other Physical Environment	318,334	267,877	248,740	78.14%
<u>Security Operations</u>				
Security System Monitoring & Maint.	4,500	3,750	999	22.20%
Total Security Operations	4,500	3,750	999	22.20%
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,800	6,500	3,537	45.35%
Lighting Replacement	2,500	2,083	17,864	714.56%
Management Contract	9,600	8,000	16,121	167.93%
Contracts-Pools	7,200	6,000	6,600	91.67%
Onsite Staff	31,360	26,133	22,333	71.21%
Telephone, Cable & Internet Service	3,360	2,800	2,876	85.60%
R&M-Pools	5,000	4,167	18,902	378.04%
R&M-Vehicles	2,000	1,667	3,247	162.35%
Athletic/Park Court/Field Repairs	2,000	1,667	5,519	275.95%
Facility A/C & Heating Maintenance & Repair	2,800	2,333	1,419	50.68%
Furniture Repair/Replacement	1,000	833	-	0.00%
Access Control Maintenance & Repair	2,000	1,667	1,479	73.95%
Misc-Clubhouse Activities	8,500	7,083	4,835	56.88%
Computer Support	1,000	833	250	25.00%
Office Supplies	1,000	833	715	71.50%
Facility Supplies	4,000	3,333	1,715	42.88%
Total Parks and Recreation	91,120	75,932	107,412	117.88%
<u>Reserves</u>				
Misc-Special Projects	15,000	12,500	-	0.00%
Misc-Contingency	20,000	16,667	28,368	141.84%
Total Reserves	35,000	29,167	28,368	81.05%
TOTAL EXPENDITURES & RESERVES	678,670	566,817	594,231	87.56%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	(28,508)	83,345	70,635	-247.77%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	382,020	0.00%
Contribution to (Use of) Fund Balance	(28,508)	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(28,508)	-	382,020	-1340.04%
Net change in fund balance	\$ (28,508)	\$ 83,345	\$ 452,655	-1587.82%
FUND BALANCE, BEGINNING (OCT 1, 2022)	471,174	471,174	471,174	
FUND BALANCE, ENDING	\$ 442,666	\$ 554,519	\$ 923,829	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,974	0.00%
Special Assmnts- Tax Collector	32,500	32,500	32,500	100.00%
TOTAL REVENUES	32,500	32,500	34,474	106.07%
EXPENDITURES				
Reserves				
Capital Reserve	32,500	-	-	0.00%
Total Reserves	32,500	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	32,500	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,500	34,474	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	-	(382,020)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(382,020)	0.00%
Net change in fund balance	\$ -	\$ 32,500	\$ (347,546)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	347,546	347,546	347,546	
FUND BALANCE, ENDING	\$ 347,546	\$ 380,046	\$ -	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 7,604	0.00%
Special Assmnts- Tax Collector	207,192	207,192	211,179	101.92%
TOTAL REVENUES	207,192	207,192	218,783	105.59%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	140,000	140,000	140,000	100.00%
Interest Expense	67,192	67,192	67,759	100.84%
Total Debt Service	207,192	207,192	207,759	100.27%
TOTAL EXPENDITURES	207,192	207,192	207,759	100.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	11,024	0.00%
Net change in fund balance	\$ -	\$ -	\$ 11,024	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	221,010	221,010	221,010	
FUND BALANCE, ENDING	\$ 221,010	\$ 221,010	\$ 232,034	

TARA
Community Development District

Supporting Schedules

July 31, 2023

Cash and Investment Report

July 31, 2023

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Bank United	0.00%	\$ 956,011
Investments - Money Market		Bank United	5.15%	\$ 10,113
Subtotal				<u>\$ 966,124</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2012 A-1 Excess Revenue Fund		US Bank	5.00%	\$ 62,621
Series 2012 A-2 Prepayment		US Bank	5.00%	\$ 2,049
Series 2012 A-1 Prepayment		US Bank	5.00%	\$ 3,659
Series 2012 A-1 Reserve		US Bank	5.00%	\$ 78,157
Series 2012 A-2 Reserve		US Bank	5.00%	\$ 25,878
Series 2012 Revenue Fund		US Bank	5.00%	\$ 31,982
Subtotal				<u>\$ 204,346</u>
Total				<u><u>\$ 1,170,470</u></u>

TARA CDD

Bank Reconciliation

Bank Account No. 4627 BANK UNITED - GF OPERATING (NEW)
Statement No. 07-23A
Statement Date 7/31/2023

G/L Balance (LCY)	956,010.53	Statement Balance	963,947.32
G/L Balance	956,010.53	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	963,947.32
Subtotal	956,010.53	Outstanding Checks	7,936.79
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	956,010.53	Ending Balance	956,010.53
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/28/2023	Payment	1034	SUNRISE LANDSCAPE	1,804.33	0.00	1,804.33
7/12/2023	Payment	1045	TOM SOUTH	90.00	0.00	90.00
7/14/2023	Payment	1046	SCHAPPACHER ENGINEERING LLC	862.50	0.00	862.50
7/19/2023	Payment	1049	STANLEY STEEMER OF SARASOTA, LLC	312.00	0.00	312.00
7/19/2023	Payment	1051	WESTFALL'S LAWN AND LANDSCAPE	100.00	0.00	100.00
7/27/2023	Payment	1052	ADMIRAL ENVIRONMENTAL LLC	862.00	0.00	862.00
7/27/2023	Payment	1053	DOOR LOCKS & KEYS	574.00	0.00	574.00
7/27/2023	Payment	1054	PINCH A PENNY #108	903.92	0.00	903.92
7/27/2023	Payment	1055	SUNRISE LANDSCAPE	2,428.04	0.00	2,428.04
Total Outstanding Checks.....				7,936.79		7,936.79

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1036							
001	07/06/23	CHRISTOPHER MORRIS	6/27/2023	Meeting 06/27/2023	BOARD MEETING 06/27/23 \$200.00	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1037							
001	07/06/23	GEORGE D. CONNOR	6/27/2023	Meeting - 06/27/2023	BOARD MEETING 06/27/23 \$200.00	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1038							
001	07/06/23	JOSEPH DI BARTOLOMEO	4/24/2023	WORKSHOP - 4/24/2023	BOARD MEETING - 04/24/2023 @ \$200.00	511001-51101	\$200.00
001	07/06/23	JOSEPH DI BARTOLOMEO	4/25/2023	Meeting - 04/25/2023	BOARD MEETING - 04/25/2023 @ \$200.00	511001-51101	\$200.00
Check Total							\$400.00
CHECK # 1039							
001	07/06/23	PEYTON PAUL PHILLIPS	6/27/2023	Meeting 06/27/2023	BOARD MEETING 6/27/23 \$200.00	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1040							
001	07/10/23	GEORGE D. CONNOR	05232023	BOARD MEETING - 05-23-2023 \$200.00	BOARD MEETING - MAY 23, 2023 @ 200.00	511001-51101	\$200.00
001	07/10/23	GEORGE D. CONNOR	04252023	BOARD MEETING 4/25/23 \$200.00	P/R-Board of Supervisors	511001-51101	\$200.00
001	07/10/23	GEORGE D. CONNOR	04242023	BOARD MEETING 4/25/23 \$200.00	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$600.00
CHECK # 1041							
001	07/12/23	ADMIRAL ENVIRONMENTAL LLC	2370	AQUATIC MGMT JULY 2023	Contracts-Aquatic Control	534067-53801	\$2,735.00
Check Total							\$2,735.00
CHECK # 1042							
001	07/12/23	JOSEPH DI BARTOLOMEO	6/27/2023	Meeting 6/27/2023	BOARD MEETING - 06/27/2023 @ \$200.00	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1043							
001	07/12/23	PINCH A PENNY #108	0215-6405	POOL SERV JUNE 2023	JUNE POOL CARE	534078-57201	\$800.00
001	07/12/23	PINCH A PENNY #108	0215-6405	POOL SERV JUNE 2023	JUNE POOL MAINT	546074-57201	\$2,115.91
001	07/12/23	PINCH A PENNY #108	0215-6406	POOL SERV INTELIFIO DRIVE	R&M-Pools	546074-57201	\$1,400.00
Check Total							\$4,315.91
CHECK # 1044							
001	07/12/23	ROSEMARIE PICKWELL	051923 3RD QTR	ELECTRICAL AGREEMENT 3RD QTR	Default - Assets	155000	\$90.00
Check Total							\$90.00
CHECK # 1045							
001	07/12/23	TOM SOUTH	051923 3RD QTR	7/1-9/30/23 ELECTRIC AGREEMENT	Default - Assets	155000	\$90.00
Check Total							\$90.00
CHECK # 1046							
001	07/14/23	SCHAPPACHER ENGINEERING LLC	2451	ENG SVCS THRU JUNE 2023	District Engineer	531147-51301	\$862.50
Check Total							\$862.50
CHECK # 1047							
001	07/19/23	ADMIRAL ENVIRONMENTAL LLC	2307	AERATION SYSTEM SERVICE	Aeration System - Service/Repair/Maintenance	546472-53805	\$125.00
Check Total							\$125.00
CHECK # 1048							
001	07/19/23	COMPLETE ELECTRICAL SERV INC.	3553	REPAIRED BROKEN LED FLOOD LIGHT AND BOX AT SW CORN	Landscape Miscellaneous	546923-53900	\$307.00
Check Total							\$307.00

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 07/01/23 to 07/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1049							
001	07/19/23	STANLEY STEEMER OF SARASOTA, LLC	1864643	CLEAN CLUBHOUSE	Clubhouse - Facility Janitorial Service	531131-57201	\$312.00
Check Total							\$312.00
CHECK # 1050							
001	07/19/23	SUNRISE LANDSCAPE	12043	LANDSCAPE SERV JULY, 2023	Landscape Maintenance	546300-53900	\$12,696.35
001	07/19/23	SUNRISE LANDSCAPE	12104	IRRIGATION REPAIRS	#6481 - Irrigation Repairs 2023	546041-53900	\$879.40
001	07/19/23	SUNRISE LANDSCAPE	11782	PEST CONTROL / FERTIZATION JUNE 2023	Contracts-Landscape	534050-53908	\$4,363.00
001	07/19/23	SUNRISE LANDSCAPE	12044	#6157 - Irrigation Maintenance Agreement July 2023	R&M-Irrigation	546041-53900	\$2,364.00
Check Total							\$20,302.75
CHECK # 1051							
001	07/19/23	WESTFALL'S LAWN AND LANDSCAPE	89491C	JULY MONTHLY PEST CONTROL TREATMENTS	Pest Control	531170-53908	\$100.00
Check Total							\$100.00
CHECK # 1052							
001	07/27/23	ADMIRAL ENVIRONMENTAL LLC	2384	AERATION SYSTEM REPAIRS	AERATION SYSTEM REPAIRS POND #4	546472-53805	\$862.00
Check Total							\$862.00
CHECK # 1053							
001	07/27/23	DOOR LOCKS & KEYS	072023	Service Call	Access Control Maintenance & Repair	546998-57201	\$574.00
Check Total							\$574.00
CHECK # 1054							
001	07/27/23	PINCH A PENNY #108	0215-6413	POOL SERV JULY 2023	Contracts-Pools	534078-57201	\$800.00
001	07/27/23	PINCH A PENNY #108	0215-6413	POOL SERV JULY 2023	BLUE/WHITE POOL FLOATS	546074-57201	\$103.92
Check Total							\$903.92
CHECK # 1055							
001	07/27/23	SUNRISE LANDSCAPE	12161	IRR REPAIRS	#6527 - MP Rotor change to Hunter PGP 4" 2023 (fir	546041-53900	\$2,428.04
Check Total							\$2,428.04
CHECK # DD1002							
001	07/07/23	MARK DAVID GOUGH	4/25/2023	Meeting - 04/25/2023	BOARD MEETING 4/25/23 \$200.00	511001-51101	\$1.00
Check Total							\$1.00
CHECK # DD1003							
001	07/13/23	MARK DAVID GOUGH	4/25/2023	Meeting - 04/25/2023	BOARD MEETING 4/25/23 \$200.00	511001-51101	\$199.00
Check Total							\$199.00
CHECK # DD1004							
001	07/13/23	MARK DAVID GOUGH	6/27/2023	Meeting 06/27/2023	BOARD MEETING 6/27/23 \$200.00	511001-51101	\$200.00
Check Total							\$200.00
CHECK # DD1009							
001	07/05/23	TECO	061423 ACH	BILL PRD 5/10-6/9/23	TECO: Gas Service for Pool Heater 06/23	543063-53200	\$186.26
Check Total							\$186.26
CHECK # DD1010							
001	07/25/23	ALERT 360 OPCO INC	41397122 ACH	SERCURITY MONIT SERV 05/01/23-05/31/23	Security System Monitoring & Maint.	546479-53935	\$75.95
Check Total							\$75.95
CHECK # DD1011							
001	07/25/23	ALERT 360 OPCO INC	41789296 ACH	SERCURITY MONIT SERV 07/01/23-07/31/23	Security System Monitoring & Maint.	546479-53935	\$75.95
Check Total							\$75.95
CHECK # DD1012							
001	07/25/23	ALERT 360 OPCO INC	41339845	SERCURITY MONIT SYSTEM REPAIR	Security System Monitoring & Maint.	546479-53935	\$128.00
Check Total							\$128.00

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD1013							
001	07/25/23	ALERT 360 OPCO INC	41594848ACH	SEC SYST MONITORING JUNE 2023	Security System Monitoring & Maint.	546479-53935	\$75.95
Check Total							\$75.95
CHECK # DD1014							
001	07/25/23	FLORIDA DEPARTMENT OF HEALTH	41-BID6544775 ACH	POOL PERMIT 2023	R&M-Pools	546074-57201	\$250.00
Check Total							\$250.00
CHECK # DD1015							
001	07/25/23	FLORIDA DEPARTMENT OF HEALTH	41-BID-6543908 ACH	POOL PERMIT 2023	R&M-Pools	546074-57201	\$125.00
Check Total							\$125.00
CHECK # DD1016							
001	07/25/23	FPL	062623 ACH	BILL PRD 6/9-7/11/23	Utility Services	543063-53100	\$3,753.90
001	07/25/23	FPL	062623 ACH	BILL PRD 6/9-7/11/23	BILL PRD 6/9-7/11/23 - POOL	543079-53100	\$730.97
Check Total							\$4,484.87
Fund Total							\$41,610.10

Total Checks Paid	\$41,610.10
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