

**TARA
COMMUNITY DEVELOPMENT DISTRICT
REVISED AGENDA PACKAGE**

**Tuesday, February 27, 2024, 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

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

Staff:

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

Revised Agenda

Tuesday, February 27, 2024 – 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. **Special Business Items**
 - A. EGIS Representative PresentationPage 3
 6. **Staff Reports**
 - A. Admiral Environmental Lake Management Report.....Page 13
 - B. Sunrise Landscape
 - C. Field Manager ReportPage 14
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 7. **Business Items**
 - A. Consideration of Air Conditioner Installation Proposals..... Page 16
 - B. Discussion regarding Power Meter Charge Page 30
 - C. Discussion regarding Reimbursement of Service Charge Page 31
 - D. Discussion regarding Flooding Page 34
 - E. Selection of Audit Committee and Setting the First Audit Committee Meeting
 8. **Business Administration**
 - A. Consideration of Regular Meeting Minutes from January 23, 2024 Page 35
 - B. Review of January 2024 Financial Statements and Check Register..... Page 39
 9. **Supervisor Requests**
 10. **Adjournment**

The next meeting is scheduled for Tuesday, March 26, 2024 at 9:30 a.m.



Tara Community Development District

Date of Visit: March 4th, 2020 at 10:30am
District Manager: Angel Montagna, AMontagna@Rizzetta.com
Onsite Manager: Duane Smith, taracdd@comcast.net
Address: 7340 Tara Preserve LN, Bradenton, FL
Egis Attendees: Ryan Rupnarain, Sr. Loss Control Consultant; Brent Grimmel, VP Agency Operations

Visit Overview:

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Tara Community Development District which consists of approximately 548 acres and includes 52. Buildout within the community is complete with 1046 homes. A golf course is within the district boundaries but not owned or operated by the district. District owned amenities include a clubhouse, pool, and tennis courts. Additional district owned property includes fencing, lighting, irrigation, and entry monuments. While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. An updated schedule will be provided by your Account Manager for your review and acceptance.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

Loss Control Observations:

Strengths:

- The district is overall well maintained.
- Tennis courts were recently resurfaced and appear to be in good condition. (Figure A)
- Pool deck pavers were repaired and/or replaced to eliminate uneven surfaces and associated trip hazards. (Figure B)
- Restroom floors demonstrate good slip resistance. (Figure C)
- Accessible chair lifts are available for the pool and spa and includes seat belts as well as posted warning against use by non-disabled persons. (Figure D)



Figure A



Figure B



Figure C



Figure D

Recommendations:

- **Rec. 01 Pool Rules Signage** – Pool rules signage is in place and includes “No Lifeguard on Duty” and “Swim at Your Own Risk” language. Posting additional “no lifeguard on duty” signage within the pool area to reiterate this important information is also a best practice.



- **Rec. 02 Playground Inspection and Maintenance** - Access to pool equipment and chemicals including pumps, reservoirs, chlorine, and controls should be limited to authorized persons. At this time, there is no means to restrict pool users from gaining access to this area. The covers to the collector tanks pictured below are also unlocked. Consider the addition of fencing to fully enclose this area. The reservoirs include locks to prevent access, which were unlocked at the time of the visit. Ensuring these are locked when not in use may be an alternative to fencing.



- **Rec. 03 Pond Signage** – Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, boating, fishing (if district policy) and warn of wildlife in the area such as alligators and snakes.



- **Rec. 04 Facility Rental Risk Transfer** – Consider reviewing the current facility rental agreement with legal counsel. At this time, it does not include hold harmless and indemnification language in the district's favor. An example may look like the following:

I agree to indemnify and hold harmless the (District Name) Community Development District ("District") and their agents, supervisors, officers, directors, employees and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage or damages of any nature, arising out of, or in connection with, the use of the Amenity Center. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat



Tara Community Development District

Date of Visit: June 28, 2022, at 11:30am
District Manager: Jennifer Goldyn
Onsite Manager: Paul Kelley
Address: 7340 Tara Preserve LN, Bradenton, FL
Egis Attendees: Ryan Rupnarain, Loss Control Manager; Brent Grimmell, SVP Agency Operations
Anne-Marie Pearson, Loss Control Consultant

Visit Overview:

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Tara Community Development District which consists of approximately 548 acres that includes 52 water bodies. Buildout within the community is complete with 1046 homes. District owned amenities include a clubhouse, pool including pool furniture, and tennis/pickleball courts. Additional district owned property includes fencing, lighting, irrigation, and entry monuments. While on site, we had the opportunity to review the insured property schedule and made note any necessary updates. An updated schedule will be provided by your Account Manager for your review and acceptance.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

Loss Control Observations:

Strengths:

- The district was well maintained and managed.
- Community Center Rental Agreement has been updated to include hold harmless and indemnification language in the district's favor.
- There was good signage for both pedestrians and golf cart drivers warning of high traffic areas. (Figures A and B)
- The district has a robust security surveillance system and adequate signage to inform residents of the use of cameras. This not only acts as a deterrent but removes any expectation of privacy. (Figure C)
- Entry sign at pool area warns of no lifeguard on duty and provides the pool hours. (Figure D)
- The district utilizes a lightning suppression system to minimize damage from storms. (Figure E)



Figure A



Figure B



Figure C



Figure D



Figure E

Recommendations:

- Rec. 01 Pool Equipment** - Access to pool equipment and chemicals including pumps, reservoirs, chlorine, and controls should be limited to authorized persons. At this time, there is no means to restrict pool users from gaining access to this area. The covers to the collector tanks pictured below are also unlocked. Consider the addition of fencing to fully enclose this area. The reservoirs include locks to prevent access, which were unlocked at the time of the visit. Ensuring these are locked when not in use may be an alternative to fencing.



- Rec. 02 Amenity Center Back Covered Area** – The amenity center has a nicely shaded picnic area in the back with a textured outdoor flooring. While there appears to be good slip resistance, the pattern does make it somewhat difficult to discern elevation changes as noted in the below photo. Consider possibly highlighting the corner of the slab with outdoor pavement marking tape to warn of the slightly raised area.



- **Rec. 03 Pond Signage** Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, boating, or other water activities and warn of wildlife in the area such as alligators and snakes. An alternative to signs at the many ponds is one sign at the main entrance to the district.



PROPERTY SCHEDULE

[illegible]

Item #	Description	Serial Number	Value	Classification
1	2017 Clubcar Red	JE1717719987	\$ 4,220	Mobile equipment
2	Outdoor Signs		\$ 36,000	Other inland marine
3	Lighting - Recreational		\$ 20,000	Other inland marine
4	Pool Chair Lift		\$ 7,000	Other inland marine
5	Pool Chair Lift		\$ 7,000	Other inland marine
6	Floating Fountain			Other inland marine
7	6 Pond Aerators			Other inland marine
8				
9				
10			\$ 74,220	
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine



P.O. Box 5546 Sarasota, FL 34277
Office@AdmiralEnvironmental.com
www.AdmiralEnvironmental.com
Office: 941-777-3350

02/19/24

Preserve @ Tara CDD
Monthly Admiral Aquatic Management Report

Completed Service Events

Date: 02/01/24
Technicians: Chuck, Cesar & Larry
Pond: 1 - 51
Scope of Work: We inspected all 51 ponds performing spot treatments targeting algae and undesirable floating vegetation.

Next Scheduled Monthly Service Event:

Date: 03/06/24
Technicians: Chuck, Larry & Cesar
Scope of Work: We will inspect all 51 ponds and service as needed.

Next Scheduled Special Service Event:

Date: 02/21/24
Technicians: Mike & John
Pond: Pond 36
Scope of Work: We will replace the LED light fixtures on the fountain.

February 27, 2024
The Preserve at Tara
Field Manager Report
Operations and Maintenance Updates



Status of Scheduled Projects

1. Replace HVAC systems – Sent revised RFP to convert requested specifications from heat pump systems to straight cool with heat strips
IN PROGRESS. The following vendors have responded.
Heat Busters
SRQAC
2. Repair broken cables to 2 tennis court cameras.
IN PROGRESS. Alert 360 missed several appointments, but is currently scheduled to be on-site Tuesday, 2/20.
3. Landscape – Missed cut back encroachment from preserve areas into several private property
IN PROGRESS
4. Add front door and side door of Community Center to electronic locking and monitoring.
COMPLETED
5. SOP Updates
COMPLETED but since an original document in Word format is not available, we now need to recreate one to publish.
6. Obtain COI's from HOA's.
COMPLETED
7. Install Conservation Area Signs
COMPLETED
8. Replace rotted window frame at CC
COMPLETED
9. Install cover panels in ceiling at power room and storage room at CC
COMPLETED
10. Replace rotted fence at #1 pump head
COMPLETED

Number of new FOBs Issued this Period – 7

Community Club Rentals Completed this Period - 2

Net Revenue from FOBs, CC Rentals, and District Memberships this Period - \$1,635.00



ESTIMATE	#3399-1
ESTIMATE DATE	Jan 2, 2024
TOTAL	\$21,610.00

Damm Good Plumbing and Air

Tara Preserve Community Center
Tara Preserve Community Center
210 N University Dr
Coral Springs, FL 33071

(941) 756-2416
fieldmanager@taracdd.org

SERVICE ADDRESS

7340 Tara Preserve Ln
Bradenton, FL 34203

CONTACT US

6130 Clark Center Ave, Suite 102
Sarasota, FL 34238

(941) 927-3828
dammgoodplumbingandair@gmail.com

ESTIMATE

Services	qty	unit price	amount
Unit Installations - Trane Heat Pump 3.5-ton, Single Stage 15.2 Seer2 Split System 10kw (Vertical Installation) 4TWR5042N1000 TEM4A0C43M41S (51.37 x 23.5 x 21.13) BAYHTR1510BRK Filter Rack	2.0	\$9,855.00	\$19,710.00
Pump down, Remove and discard existing Split System Accommodate / replace plenums as needed Install 10 kw heat strip Install safety switches per code Install Secondary drain pan Install Honeywell Thermostat Install condenser valve locks per code Install hurricane tie downs per code Install Float switches for drain line, Flush out existing drain line and reconnect. Reconnect to existing refrigerant lines that connect indoor and outdoor units. Reconnect existing Electrical			
County Permit Start-up Parts & Labor included			
10-year Manufacture limited parts/Compressor warranty			

1-year Damm Good Plumbing and Air labor warranty

Includes 1st Year Preventative Maintenance on System at 10 Months

ESTIMATE VALID FOR 30 DAYS.

PAYMENT WILL BE DUE UPON COMPLETION.
EQUIPMENT IS SUBJECT TO AVAILABILITY AT TIME OF ORDER.
DAMM GOOD PLUMBING AND AIR WILL REGISTER ALL EQUIPMENT AND MAIL CERTIFICATES TO HOMEOWNER WITHIN 30 DAYS OF INSTALLATION. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US.

Services subtotal: \$19,710.00

Materials	qty	unit price	amount
lineset with thermostat wire and lineset cover	2.0	\$950.00	\$1,900.00
			Materials subtotal: \$1,900.00

Subtotal \$21,610.00

Total \$21,610.00

All payments can now be made online and are due upon receipt.
Thank you, we appreciate your business.



ESTIMATE	#3399-2
ESTIMATE DATE	Jan 2, 2024
TOTAL	\$20,264.00

Damm Good Plumbing and Air

Tara Preserve Community Center
Tara Preserve Community Center
210 N University Dr
Coral Springs, FL 33071

(941) 756-2416
fieldmanager@taracdd.org

SERVICE ADDRESS

7340 Tara Preserve Ln
Bradenton, FL 34203

CONTACT US

6130 Clark Center Ave, Suite 102
Sarasota, FL 34238

(941) 927-3828
dammgoodplumbingandair@gmail.com

ESTIMATE

Services	qty	unit price	amount
Unit Installations -Allied Heat Pump 3.5-ton, Single Stage 15.4 Seer2 Split System 10kw (Vertical Installation) Air handler M# BCE5V42MA4X Condensing unit M# 4HP17L42P	2.0	\$9,182.00	\$18,364.00
Pump down, Remove and discard existing Split System Accommodate / replace plenums as needed Install 10 kw heat strip Install safety switches per code Install Secondary drain pan Install Honeywell Thermostat Install condenser valve locks per code Install hurricane tie downs per code Install Float switches for drain line, Flush out existing drain line and reconnect. Reconnect to existing refrigerant lines that connect indoor and outdoor units. Reconnect existing Electrical			
County Permit Start-up Parts & Labor included			
10-year Manufacture limited parts/Compressor warranty 1-year Damm Good Plumbing and Air labor warranty			

****Includes 1st Year Preventative Maintenance on System at 10 Months****

ESTIMATE VALID FOR 30 DAYS.

PAYMENT WILL BE DUE UPON COMPLETION.
EQUIPMENT IS SUBJECT TO AVAILABILITY AT TIME OF ORDER.
DAMM GOOD PLUMBING AND AIR WILL REGISTER ALL EQUIPMENT AND MAIL CERTIFICATES TO HOMEOWNER WITHIN 30 DAYS OF INSTALLATION. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US.

Services subtotal: \$18,364.00

Materials	qty	unit price	amount
lineset with thermostat wire and lineset cover	2.0	\$950.00	\$1,900.00

Materials subtotal: \$1,900.00

Subtotal \$20,264.00

Total \$20,264.00

All payments can now be made online and are due upon receipt.
Thank you, we appreciate your business.



ESTIMATE	#848
ESTIMATE DATE	Jan 17, 2024

SRQ AC

The Preserve At Tara
7340 Tara Preserve Ln
Bradenton, FL 34203

CONTACT US

8701 DAYDREAM ST
SARASOTA, FL 34238

☎ (941) 756-2416
✉ fieldmanager@taracdd.org

☎ (941) 957-8739
✉ info@srqac.com

ESTIMATE

Base System

Services	qty	unit price	amount
Air Conditioner - 3.5 Ton Heat Pump Lennox Condensing unit Model # ML17XP1 -042 Air Handler Model # CBA25UH-042 Back Up 10 KW Heater 14 Seer 3.5 Ton Heat Pump With 10 KW Back up Heater New 7/8 Insulated Copper Line Set with Fortress Line Set Cover New Low voltage wiring from air handler to condenser Install to existing duct work and condensate line Install to existing electrical Remove and Dispose of Old Equipment 5 Year Parts and Labor Warranty Additional \$1000.00 10 Year Parts and Labor Warranty Additional \$1600.00 We will discount \$2000.00 off total price (1000 per unit) if done at the same time	1.0	\$9,900.00	\$9,900.00

Services subtotal: \$9,900.00

Total **\$9,900.00**

Alternate High Efficiency System

Services	qty	unit price	amount
Air Conditioner - 3.5 Ton Heat Pump	1.0	\$12,000.00	\$12,000.00
Lennox			
Condensing unit Model # EL17XP1 -042			
Air Handler Model # CBA25UV-042			
Back Up 10 KW Heater			
17 Seer 3.5 Ton Heat Pump With 10 KW Back up Heater			
New 7/8 Insulated Copper Line Set with Fortress Line Set Cover			
New Low voltage wiring from air handler to condenser			
Install to existing duct work and condensate line			
Install to existing electrical			
Remove and Dispose of Old Equipment			
5 Year Parts and Labor Warranty Additional \$1000.00			
10 Year Parts and Labor Warranty Additional \$1600.00			
We will discount \$2000.00 off total price (1000 per unit) if done at the same time			

Services subtotal: \$12,000.00

Total \$12,000.00



ESTIMATE	#866
ESTIMATE DATE	Feb 12, 2024
TOTAL	\$8,350.00

SRQ AC

The Preserve At Tara
7340 Tara Preserve Ln
Bradenton, FL 34203

☎ (941) 756-2416
✉ fieldmanager@taracdd.org

CONTACT US

8701 DAYDREAM ST
SARASOTA, FL 34238

☎ (941) 957-8739
✉ info@srqac.com

ESTIMATE

Services	qty	unit price	amount
Air Conditioner - 3.5 TON STRAIGHT COOL WITH VARIABLE SPEED AIR HANDLER Lennox 3.5 Ton 16 Seer Straight Cool A/C System 10 KW Electric Heater Condenser Model: ML17XC1 Air Handler Model: CBA25UHV Honeywell Thermostat Water Safety Cut off Switches Refrigerant Theft Locking Caps Hurricane Tie Downs Remove and dispose of existing equipment Flush refrigerant piping with RX11 to clean lines for new refrigerant Install unit to existing copper refrigerant lines/install UV rated insulation to outside pipping Install unit to existing duct work Install unit to existing condensate line Install unit to existing electrical/ New breakers and electrical whip included if needed 5 Year Parts and Labor Warranty Additional \$1000.00 10 Year Parts and Labor Warranty Additional \$1600.00 We will discount \$2000.00 off total price (\$1000.00 Per Unit) if done at the same time	1.0	\$8,350.00	\$8,350.00

Services subtotal: \$8,350.00

Total

\$8,350.00

HEAT BUSTERS AIR CONDITIONING & HEATING LLC

P.O. Box 511 • Parrish, FL 34219

(941) 518-8550 • (727) 244-9530 • Fax (941) 776-9859

Lic. # CAC1816809

Proposal Submitted To TARA CDD #1
Street 7340 TARA PRECINCT LN
City, State, Zip BDT FL 34203

Phone 941 756-2416	Date 1-25-24
Subdivision TARA	Job Phone
Job Address	

We hereby submit specifications and estimates for:

NEW EQUIPMENT

AIR HANDLER	CONDENSER	PACKAGE UNIT	HEAT
Make YORK	Make YORK	Make _____	<input type="checkbox"/> 5KW <input checked="" type="checkbox"/> 10KW
Size 3.5 TON	Size 3.5 TON	Size _____	<input type="checkbox"/> 7.5KW <input type="checkbox"/> 15KW
Seer 16	Seer 16	Seer _____	<input type="checkbox"/> Heat Pump
Horizontal <input type="checkbox"/> Vertical <input checked="" type="checkbox"/>			

MATERIAL

<input type="checkbox"/> Foundation Slab	<input type="checkbox"/> Heat Recovery Unit	<input type="checkbox"/> Line Set	<input checked="" type="checkbox"/> Thermostat
<input type="checkbox"/> Vibration Pads	Reconnect Existing	Reconnection Existing	Vert Horiz Round
<input type="checkbox"/> Emergency Drain Pan	Replace	Replace	Tan White Gold
<input checked="" type="checkbox"/> Float Switch	<input type="checkbox"/> Condensate Pump	<input type="checkbox"/> Disconnect Switch	Other _____

WARRANTIES

<u>1</u> year LABOR warranty	<u>10</u> year PARTS warranty	<u>10</u> year COIL warranty
<u>10</u> year COMPRESSOR warranty	<u>1</u> year PREVENTIVE MAINTENANCE warranty	

ADDITIONAL INFORMATION

EPA DISPOSAL OF OLD EQUIP

HURRICANE TX DOWNS

Honeywell Rising Programmable T-STAT

Existing Electric & Line sets to be used as no problem evident

2 System same spec \$ 15,700

PAYMENT TERMS

We hereby propose to complete all work specified above for the sum of \$ **7850⁰⁰**

Permit Fee \$ included

Net Investment \$ **7850⁰⁰**

Payment Method ☐ Check # _____ ☐ Other _____

☐ Credit Card # _____ Exp. Date _____

☐ Finance Bank _____ Terms _____

All accounts are time upon receipt unless otherwise specified. A finance charge of 1½% per month will be charge on all balances over 30 days, plus any attorney fees and/or court costs incurred. Homeowner assumes full responsibility for registration, online or by mail.

ACCEPTANCE OF PROPOSAL

Proposal valid for 30 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Authorized by: Henry Sherrill

Customer Signature X Date _____

REQUEST FOR PROPOSAL

Paul Kelley <fieldmanager@taracdd.org>

Thu 1/18/2024 5:05 PM

To: heatbusters.swfl@gmail.com <heatbusters.swfl@gmail.com>

 1 attachments (5 MB)

TARA PRESERVE RFP FOR HVAC EQUIPMENT REPLACEMENT.pdf;

The Tara Preserve Community Development District (CDD 1) is requesting that Heat Busters submit a proposal to replace the existing HVAC units at The Preserve at Tara Community Center in Bradenton, Florida.

Please submit your final proposal per the attached RFP. We will be replacing the existing equipment with one system now and one system later, so your proposal at this time should focus on an estimate for one system. Any discounted pricing for future installation of the second system will receive priority consideration. Your proposal must be submitted via email to fieldmanager@taracdd.org no later than 10:00 AM EST on January 22, 2024.

Thank you for your participation. I look forward to the potential of working with you on this project.

Paul Kelley

Field Operations Manager

Have a great day!
Paul

Paul Kelley

Field Operations Manager

United States Air Force Veteran

The Tara Community Development District
7340 Tara Preserve Lane
Bradenton, FL 34203
941.756.2416

fieldmanager@taracdd.org



Tara Preserve HVAC RFP for Equipment Replacement

1. Provide all required permits and signoffs per local AHJ.
2. Provide Add price for 5yr Parts/Labor warranty and for 10yrs Parts/Labor warranty.
3. Remove (2) residential split units complete. 3.5T AHUs are located in the (2) interior Mechanical Closets and the 3.5T ACCU's are grade mounted on the South side of the Community Center. All associated, equipment, refrigerant piping, electrical to be removed complete.
4. Electrical feeds are as follows: Existing AHU-1 circ# 1,2 60A-2P; ACCU-1 circ# 7,8 30A-2P; AHU-2 circ# 5,6 60A-2P; ACCU-2 circ# 30,31 30A-2P
5. Remove and dispose of all trash from work area prior to leaving space.
6. All refrigerant piping to be removed back to 6" below grade minimum. Pinch off/cap all abandoned piping.
7. Route new refrigerant piping between AHU and ACHP's, including the installation of all required refrigerant specialties. TXV to be provided with equipment. Additional refrigerant, filter /dryers to be supplied and installed by MC.
8. Install Fortress line set cover wall duct kit between soffit and new ACHP's. Verify color with Owner prior to ordering materials. Use Duraguard UV (coated elastomeric) line sets or approved equal.
9. Replace existing grade mounted ACCU with new air-cooled heat pump ACHP.
10. Secure ACHP to existing concrete housekeeping pad with condenser tie-down clips and appropriate fasteners per local code.
11. Replace existing vertical air handling unit with new vertical air handling unit. Unit to be installed existing AHU stand and set for bottom return.
12. Firecaulk all ceiling penetrations with 3M Fire Barrier Sealant.
13. Seal all exterior wall and soffit penetrations with paintable sealant.
14. Seal all sheet metal / duct board connections with FSK-Type 8mil reinforced aluminum duct tape.
15. Disconnect existing power feeds to the condensing units. Verify amperage and reconnect to new air-cooled heat pumps. Replace disconnect fuses as required to match new ACHP's.
16. Disconnect power to existing vertical air handling units. Reconnect to new vertical air handling unit once switch out is complete.
17. Connect condensate drain to existing condensate drain line. Provide and size trap per mfg recommendations. Verify that drain line is free and clear of debris and functioning correctly.
18. Provide new 18/8 thermostat wire between vertical AHU and ACHP. TC cabling to be secured to refrigerant lines as they are routed between AHU and ACHP. Terminate per mfg requirements.
19. Connect existing 18/8 thermostat wire between vertical AHU and thermostat. Terminate per mfg requirements.
20. Verify that the existing breaker is correct for the new equipment load. Replace as needed to match new requirements.

21. Floor & Wall protection by trade working in the Area.
22. Labor and rigging associated with the installation of new equipment and accessories.

Pricing Breakdown

Sales Tax Exempt Certificate to be provided at contract signing

System #1 Base SEER2 Price _____

System #1 Alt SEER2 Price _____

System #2 Base SEER2 Price _____

System #2 Alt SEER2 Price _____

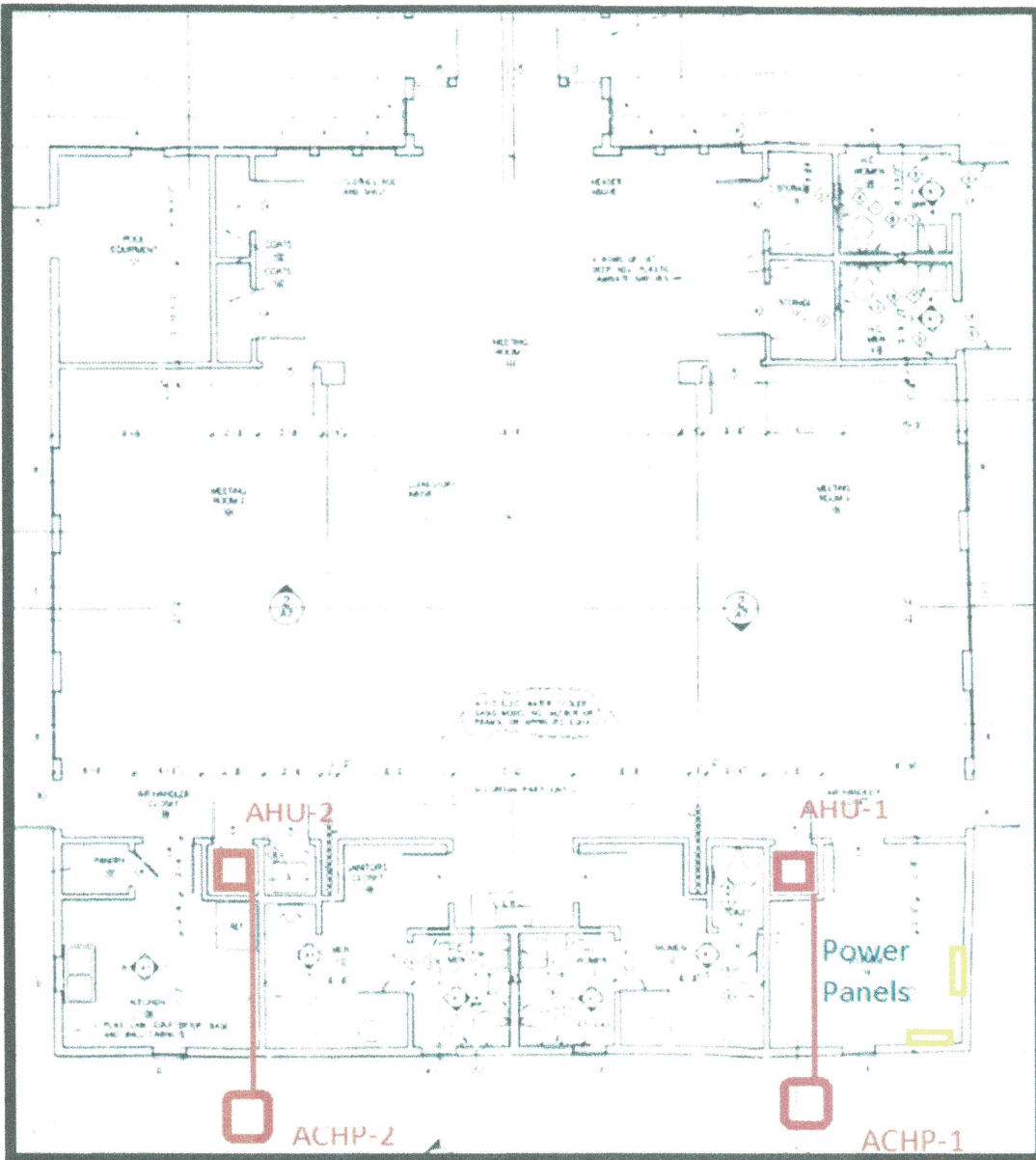
Option #1 Price if Both Units are replaced at same time Base SEER2 _____

Option #2 Price if Both Units are replaced at same time High SEER2 _____

Option #3 5-year Parts/ Labor Warranty per unit _____

Option #4 10-year Parts/ Labor Warranty per unit _____

Equipment being Quoted _____



HVAC Schedule								BASE BID		ALT BID	
Unit Tag	Location	Voltage	Phase	MCA	CLG BTUH	HTG KW	SEER2	MFGR	Model	MFGR	Model
AHU-1	East Mech Rm	208-230	1	30	42000	10KW		Carrier	FJ4DN_C42L10	Carrier	FT4BN_C48L10
ACHP-1	Exterior	208-230	1	50	42000		17	Carrier	25SCA5042A003	Carrier	25TPA748A003
AHU-1	East Mech Rm	208-230	1	30	42000	10KW		Carrier	FJ4DN_C42L10	Carrier	FT4BN_C48L10
ACHP-1	Exterior	208-230	1	50	42000		17	Carrier	25SCA5042A003	Carrier	25TPA748A003

Provide	Alt Bidders	Base Model	Alt Model
Filter/ Dryer	York	YH2F/JHET	YHM/PSC
TXV	Lennox	15XP1/CBA25	16HPX/CBA25
Integral Circuit Breaker	Bryant	225S/FJ4	227T/FT4B
P-Trap	Rheem	RP15AZ/RH1PZ	RP16AZ/RHMOVZ

HAZARD OF ELECTRICAL SHOCK
DO NOT OPEN COVER REMOVED
SERVICE BY UTILITY
AUTHORIZED PERSONNEL ONLY
DO NOT STAND OVER OR REMOVE THIS LABEL
704922-MOY REV 1

Over Spring Network
001350010147CB3D
CONTAINS MODEL No. NIC 314
FCC ID: OWS-NIC514 IC: 5975A-NIC514

03 136
000 kWh

GE I-210+ V2 202 106 184
5Y USA CL 200 240V 3W FM2S
0612 727X280111 60HZ TA 30 Kh 10.0 Kt 1.0
AC06184 FPL TC-GC
401-954-420
1NG202106184VLGC
AMI/SSN

75
YEARS
Milbank Mfg. Co.

MILBANK

Paul Kelley, the Field Manager for the CDD here at Tara Preserve gave me your contact information.

We live in Tara Preserve at 6231 Skyward Court, Bradenton, FL. Last November the 28th we found our back yard flooded with water and assumed it was due to our sprinkler system. I called our sprinkler company, Genesis Water Management, and they came out did a thorough check of the system. They did not find anything wrong with our system, but did locate a break in a pipe that is the responsibility of the CDD of Tara Preserve. My guy was also able to turn off the system so that it would not continue to flood before it was fixed. I was able to track down Paul who had the pipe repaired.

However, I incurred a \$100 service fee charge and would like to know if it is possible to be reimbursed for this expense since it was not our system was the problem and our guy did find the leak.

Thank you for your consideration of this request. I am including in this email the invoice from my sprinkler company.

Sincerely,

Donna Read Zee

6231 Skyward Court

Bradenton, Florida 34203

727-259-8541

----- Forwarded Message -----

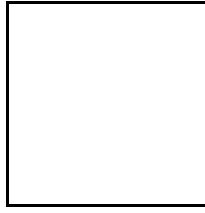
From: Genesis Sprinklers and Water Management LLC <tave@genesismw.net>

To: "dlread@verizon.net" <dlread@verizon.net>

Sent: Friday, December 1, 2023 at 10:50:33 AM EST

Subject: New payment request from Genesis Sprinklers and Water Management LLC - invoice 5407

INVOICE 5407 DETAILS



Genesis Sprinklers and Water Management LLC

DUE 12/01/2023

\$100.00

[Review and pay](#)

Powered by QuickBooks

Dear Donna Zee,

Here's your invoice! We appreciate your prompt payment.

Have a great day,
Genesis Sprinklers and Water Management LLC

Bill to

Donna Zee
6231 Skyward Court
Bradenton, FL 34203 USA

Ship to

Donna Zee
6231 Skyward Court
Bradenton, FL 34203 USA

Terms

Due on receipt

tune-up (up to 4 stations)

\$100.00

1 X \$100.00

Balance due \$100.00

Review and pay

Genesis Sprinklers and Water Management LLC

6338 Rock Creek Cir Ellenton, FL 34222 US

tave@genesism.net

www.genesism.net



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, January 23, 2024, at 9:31 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:

Kristee Cole	District Manager, Inframark
Jennifer Goldyn	Regional Director, Inframark
Paul Kelley	Field Manager, Inframark
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
John MacNeil	Representative, Admiral Environmental
Thomas Bryant	Representative, Sunrise Landscape
Brenden Crawford	Inframark, Field Services Manager

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 9:31 a.m. and all joined in to give the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Adoption of the Agenda

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to adopt the agenda, for the Tara CDD.

THIRD ORDER OF BUSINESS

Audience Comments

There were the following audience comments during the meeting: A resident raised concerns about the heated pool temperature, prompting Mr. Connor to explain the financial constraints and suggest a petition with 110 signatures. The resident also mentioned an unresolved fence issue, to which Mr. DiBartolomeo clarified jurisdiction and suggested contacting the Golf Course. Mr. Gough noted previous unsuccessful collaboration attempts with the Golf Course on this matter.

FOURTH ORDER OF BUSINESS

Staff Reports

Admiral Environmental Lake Management Report

Mr. MacNeill presented his report, highlighting the addition of "No Fishing" signs to Pond 36 and Pond 30.

1. Discussion regarding Aquatics Fee Increase

The Board discussed the aquatics fee increase and assigned Mr. Jackson to draft an addendum for the contract.

On a motion from Mr. Gough, seconded by Mr. Connor, the Board unanimously approved the Admiral Environmental Aquatics fee increase, in the amount of \$2,787 per month, for the Tara CDD.

Sunrise Landscape

Mr. Bryant submitted a proposal for Control 2 irrigation repairs, in the amount of \$1,897.15, under separate cover. Mr. Kelley and Mr. Connor will work with Mr. Bryant from Sunrise, to address outstanding matters. Mr. Connor raised the issue of irrigation being deactivated on Monday, with Mr. Bryant attributing it to fungal treatment. While understanding, Mr. Connor emphasized the importance of such communication for future instances.

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously approved the proposal for Irrigation Work for Control 2, in the amount of \$1,897.15, for the Tara CDD.

Field Manager Report

Mr. Kelley provided an update on his report, mentioning that he had sent the Request for Proposals for air conditioner installation to six vendors. However, only two vendors had responded so far, and their proposals did not meet the criteria requested. Mr. Kelley will follow up with the vendors via telephone. As a result, the Board opted to postpone this matter until February 2024 to gather more proposals.

90 The Board discussed Fixed Assets, agreeing that Inframark would review Mr.
91 Gough's Asset List and compare it with the previous Reserve Study. Mr. Kelley also
92 presented his Standard Operating Procedure, with Mr. Jackson to make any final
93 adjustments. The Board expressed satisfaction with Mr. Kelley's progress on this.
94

95 Mr. Kelley also mentioned a recent repair done on the pool pump, expressing
96 concern over the high cost. He explained that Pinch a Penny had combined tax and
97 monthly service charges into a single bill. Consequently, Ms. Cole was assigned to
98 contact Pinch a Penny for a revised bill, breaking down these charges.
99

100 **District Counsel**

101
102 Mr. Jackson informed the Board that he would draft the Addendum for the
103 Aquatics contract and provided an update on the new Ethics Training requirements.
104 Additionally, he will offer the Board several cost-free options to fulfill these
105 requirements. Furthermore, Mr. Jackson emphasized that currently, no individuals
106 are permitted to carry firearms into any CDD meeting.
107

108 **District Engineer**

109
110 Mr. Schappacher informed the Board that Pond 2 Drainage Repairs have been
111 completed.
112

113 **District Manager**

114
115 Ms. Cole notified the Board that their next meeting is scheduled for February 27,
116 2024. Furthermore, the Board collectively decided that no items would be permitted
117 under separate cover on the agenda unless deemed an absolute emergency.
118

119 **FIFTH ORDER OF BUSINESS**

**Consideration of Air Conditioning
 Installation Proposals**

120
121
122 This item was discussed during the Field Managers' Report and will be tabled until
123 the February 2024 meeting.
124

125 **SIXTH ORDER OF BUSINESS**

**Discussion regarding Power Meter
 Charges**

126
127
128 The Board discussed the quarterly power meter charges. The CDD will reimburse
129 Grand Oaks for the power bill associated with the new aerator that was installed. There will
130 be a quarterly payment of \$90.
131

132 **SEVENTH ORDER OF BUSINESS**

Review of the 2022 Financial Audit

133
134 The Board requested that the Financial Audit from last year be included on the
135 agenda. This was a clean audit. The Board had no further questions.
136
137
138

EIGHTH ORDER OF BUSINESS

**Consideration of Regular Meeting
Minutes from December 5, 2023**

On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously approved the Meeting Minutes from the December 5, 2023, meeting, for the Tara CDD.

NINTH ORDER OF BUSINESS

**Review of November 2023 and
December 2023 Financial Statement
and Check Register**

The Board reviewed the Financials and expressed concern about the negative figure shown in the Year-to-Date Actual column. Ms. Cole assured the Board that she would address this with the Accounting Department to have this answered or corrected. The Board requested that EGIS come to their next meeting in person to discuss their policy and have a Q&A session.

On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously approved the November 2023 and December 2023 Check Register, for the Tara CDD.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. DiBartolomeo provided updates on residents' concerns regarding HOA Xfinity and the garage sale.

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously voted in favor of deactivating the pool heaters when the daily forecast anticipates two or more consecutive days with high temperatures of 60 degrees or lower, with the heaters to resume when daily temperatures surpass 60 degrees, for the Tara CDD.

Additionally, Mr. Morris discussed fence vendors and a police report concerning the Golf Course. He decided to send the information to the Golf Course, and currently, the issue is on indefinite hold.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to adjourn the meeting at 11:02 a.m., for the Tara CDD.

Assistant Secretary

Chair / Vice Chair

TARA
Community Development District

Financial Report

January 31, 2024

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds Page 1

Statement of Revenues, Expenditures and Changes in Fund Balance

 General Fund Page 2 - 4

 Reserve Fund Page 5

 Debt Service Funds Page 6

SUPPORTING SCHEDULES

Special Assessments - Non Ad Valerom Page 7

Cash and Investment Report Page 8

Bank Reconciliation (Bank United) Page 9

TARA
Community Development District

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 275,111	\$ -	\$ 275,111
Due From Other Funds	-	42,127	42,127
Investments:			
Money Market Account	914,596	-	914,596
Excess Revenue Account	-	8,926	8,926
Reserve Fund (A-1)	-	78,157	78,157
Reserve Fund (A-2)	-	25,878	25,878
Revenue Fund	-	159,626	159,626
Deposits	7,481	-	7,481
TOTAL ASSETS	\$ 1,197,188	\$ 314,714	\$ 1,511,902
<u>LIABILITIES</u>			
Accounts Payable	\$ 25,351	\$ -	\$ 25,351
Due To Other Funds	42,127	-	42,127
TOTAL LIABILITIES	67,478	-	67,478
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	7,481	-	7,481
Restricted for:			
Debt Service	-	314,714	314,714
Assigned to:			
Operating Reserves	170,967	-	170,967
Unassigned:	951,262	-	951,262
TOTAL FUND BALANCES	\$ 1,129,710	\$ 314,714	\$ 1,444,424
TOTAL LIABILITIES & FUND BALANCES	\$ 1,197,188	\$ 314,714	\$ 1,511,902

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 4,559	\$ 1,520	\$ 10,648	\$ 9,128	233.56%
Interest - Tax Collector	-	-	1,360	1,360	0.00%
Special Assmnts- Tax Collector	699,467	559,574	610,852	51,278	87.33%
Special Assmnts- Discounts	(27,979)	(22,383)	(23,122)	(739)	82.64%
Other Miscellaneous Revenues	-	-	3,549	3,549	0.00%
TOTAL REVENUES	676,047	538,711	603,287	64,576	89.24%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	4,000	2,600	1,400	21.67%
ProfServ-Engineering	10,000	3,333	2,138	1,195	21.38%
ProfServ-Legal Services	15,000	5,000	7,097	(2,097)	47.31%
ProfServ-Mgmt Consulting	60,155	20,052	20,052	-	33.33%
ProfServ-Trustee Fees	4,000	4,000	3,803	197	95.08%
Auditing Services	3,600	1,200	2,000	(800)	55.56%
Website Compliance	4,000	1,333	1,538	(205)	38.45%
Miscellaneous Mailings	2,600	867	77	790	2.96%
Insurance - Risk Management	3,235	3,235	2,954	281	91.31%
Legal Advertising	1,500	500	-	500	0.00%
Misc-Bank Charges	500	167	-	167	0.00%
Misc-Assessment Collection Cost	13,989	12,590	17,632	(5,042)	126.04%
Dues, Licenses, Subscriptions	650	217	190	27	29.23%
Total Administration	131,229	56,494	60,081	(3,587)	45.78%
<u>Electric Utility Services</u>					
Utility - General	39,000	13,000	13,865	(865)	35.55%
Utility - Gas	14,000	4,667	1,550	3,117	11.07%
Utility - Recreation Facilities	7,000	2,333	2,151	182	30.73%
Total Electric Utility Services	60,000	20,000	17,566	2,434	29.28%
<u>Water-Sewer Comb Services</u>					
Utility - Water & Sewer	4,500	1,500	2,303	(803)	51.18%
Total Water-Sewer Comb Services	4,500	1,500	2,303	(803)	51.18%
<u>Stormwater Control</u>					
R&M-Stormwater System	7,000	2,333	-	2,333	0.00%
R&M Lake & Pond Bank	3,500	1,167	3,200	(2,033)	91.43%
Fountain Maintenance	1,200	400	984	(584)	82.00%
Aquatic Maintenance	33,450	11,150	8,205	2,945	24.53%
Aquatic Plant Replacement	2,500	833	-	833	0.00%
Total Stormwater Control	47,650	15,883	12,389	3,494	26.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>					
Pest Control	33,250	11,083	8,102	2,981	24.37%
Contracts-Landscape	152,400	50,800	50,785	15	33.32%
Insurance - General Liability	3,600	3,600	3,458	142	96.06%
Property Insurance	7,850	7,850	10,750	(2,900)	136.94%
R&M-Irrigation	38,368	12,789	20,705	(7,916)	53.96%
R&M-Tree Trimming Services	15,000	5,000	22,610	(17,610)	150.73%
R&M-Well Maintenance	5,000	1,667	-	1,667	0.00%
Landscape - Annuals	16,000	5,333	3,433	1,900	21.46%
Landscape - Mulch	12,000	4,000	21,600	(17,600)	180.00%
Landscape Replacement	18,500	6,167	5,422	745	29.31%
Entry & Walls Maintenance	5,000	1,667	300	1,367	6.00%
Holiday Decoration	4,500	4,500	4,415	85	98.11%
Total Other Physical Environment	311,468	114,456	151,580	(37,124)	48.67%
<u>Security Operations</u>					
Security System Monitoring & Maint.	4,500	1,500	2,583	(1,083)	57.40%
Total Security Operations	4,500	1,500	2,583	(1,083)	57.40%
<u>Parks and Recreation</u>					
Clubhouse - Facility Janitorial Service	7,800	2,600	1,950	650	25.00%
Lighting Replacement	2,500	833	298	535	11.92%
Management Contract	40,960	13,653	13,653	-	33.33%
Contracts-Pools	9,600	3,200	2,400	800	25.00%
Telephone, Cable & Internet Service	3,360	1,120	1,277	(157)	38.01%
R&M-Pools	5,000	1,667	3,439	(1,772)	68.78%
R&M-Vehicles	2,000	667	-	667	0.00%
Athletic/Park Court/Field Repairs	2,000	667	584	83	29.20%
Facility A/C & Heating Maintenance & Repair	2,800	933	1,208	(275)	43.14%
Furniture Repair/Replacement	1,000	333	2,369	(2,036)	236.90%
Access Control Maintenance & Repair	2,000	667	-	667	0.00%
Misc-Clubhouse Activities	8,500	2,833	799	2,034	9.40%
Computer Support	1,000	333	165	168	16.50%
Office Supplies	1,000	333	676	(343)	67.60%
Total Parks and Recreation	89,520	29,839	28,818	1,021	32.19%
<u>Contingency</u>					
Misc-Special Projects	15,000	5,000	8,925	(3,925)	59.50%
Misc-Contingency	20,000	6,667	675	5,992	3.38%
Total Reserves	35,000	11,667	9,600	2,067	27.43%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES & RESERVES	683,867	251,339	284,920	(33,581)	41.66%
Excess (deficiency) of revenues					
Over (under) expenditures	(7,820)	287,372	318,367	30,995	-4071.19%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(7,820)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(7,820)	-	-	-	0.00%
Net change in fund balance	\$ (7,820)	\$ 287,372	\$ 318,367	\$ 30,995	-4071.19%
FUND BALANCE, BEGINNING (OCT 1, 2023)	811,343	811,343	811,343		
FUND BALANCE, ENDING	\$ 803,523	\$ 1,098,715	\$ 1,129,710		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	34,574	27,659	-	(27,659)	0.00%
Special Assmnts- Discounts	(1,383)	(1,106)	-	1,106	0.00%
TOTAL REVENUES	33,191	26,553	-	(26,553)	0.00%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	691	230	-	230	0.00%
Total Administration	691	230	-	230	0.00%
<u>Reserves</u>					
Capital Reserve	32,500	10,833	-	10,833	0.00%
Total Reserves	32,500	10,833	-	10,833	0.00%
TOTAL EXPENDITURES & RESERVES	33,191	11,063	-	11,063	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	15,490	-	(15,490)	0.00%
Net change in fund balance	\$ -	\$ 15,490	\$ -	\$ (15,490)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	-		
FUND BALANCE, ENDING	\$ -	\$ 15,490	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 2,846	\$ 2,846	0.00%
Special Assmnts- Tax Collector	230,316	184,253	185,397	1,144	80.50%
Special Assmnts- Discounts	(9,213)	(7,370)	(7,018)	352	76.17%
TOTAL REVENUES	221,103	176,883	181,225	4,342	81.96%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,606	4,145	5,351	(1,206)	116.17%
Total Administration	4,606	4,145	5,351	(1,206)	116.17%
<u>Debt Service</u>					
Principal Debt Retirement	140,000	140,000	-	140,000	0.00%
Principal Prepayments	-	-	65,000	(65,000)	0.00%
Interest Expense	58,571	29,286	30,817	(1,531)	52.61%
Total Debt Service	198,571	169,286	95,817	73,469	48.25%
TOTAL EXPENDITURES	203,177	173,431	101,168	72,263	49.79%
Excess (deficiency) of revenues Over (under) expenditures	17,926	3,452	80,057	76,605	446.60%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	17,926	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	17,926	-	-	-	0.00%
Net change in fund balance	\$ 17,926	\$ 3,452	\$ 80,057	\$ 76,605	446.60%
FUND BALANCE, BEGINNING (OCT 1, 2023)	234,657	234,657	234,657		
FUND BALANCE, ENDING	\$ 252,583	\$ 238,109	\$ 314,714		

TARA
Community Development District

Supporting Schedules

January 31, 2024

TARACommunity Development District

**Non-Ad Valorem Special Assessments
Manatee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2024**

					Allocation	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2024				\$ 956,834	\$ 734,047	\$ 222,787
Allocation %				100%	77%	23%
11/09/23	\$ 1,393	\$ 58	\$ 43	\$ 1,494	\$ 1,146	\$ 348
11/22/23	\$ 13,271	\$ 553	\$ 410	\$ 14,235	\$ 10,920	\$ 3,314
12/07/23	\$ 202,047	\$ 8,419	\$ 6,249	\$ 216,715	\$ 166,255	\$ 50,459
12/14/23	\$ 449,735	\$ 18,739	\$ 13,909	\$ 482,384	\$ 370,066	\$ 112,317
01/29/24	\$ 76,679	\$ 2,372	\$ 2,372	\$ 81,422	\$ 62,464	\$ 18,958
TOTAL	\$ 743,126	\$ 30,140	\$ 22,983	\$ 796,249	\$ 610,852	\$ 185,397
% COLLECTED					83%	83%
TOTAL OUTSTANDING					\$ 160,585	\$ 37,390

Cash and Investment Report

January 31, 2024

<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%	\$ 275,111
Investments - Money Market		Bank United	5.45%	\$ 914,596
		Subtotal		<u>\$ 1,189,707</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2012 A-1 Excess Revenue Fund		US Bank	5.25%	\$ 8,926
Series 2012 A-1 Reserve		US Bank	5.25%	\$ 78,157
Series 2012 A-2 Reserve		US Bank	5.25%	\$ 25,878
Series 2012 Revenue Fund		US Bank	5.25%	\$ 159,626
		Subtotal		<u>\$ 272,587</u>
		Total		<u><u>\$ 1,462,294</u></u>

TARA CDD

Bank Reconciliation

Bank Account No. 4627 BankUnited GF
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	275,110.58	Statement Balance	285,256.45
G/L Balance	275,110.58	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	285,256.45
Subtotal	275,110.58	Outstanding Checks	10,145.87
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	275,110.58	Ending Balance	275,110.58
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
7/27/2023	Payment	1053	DOOR LOCKS & KEYS	574.00	0.00	574.00
7/27/2023	Payment	1055	SUNRISE LANDSCAPE	2,428.04	0.00	2,428.04
9/12/2023	Payment	1079	BRAVO CLEANING SERVICES	600.00	0.00	600.00
1/24/2024	Payment	1163	SCHAPPACHER ENGINEERING LLC	787.50	0.00	787.50
1/24/2024	Payment	1164	WESTFALL'S LAWN AND PEST	100.00	0.00	100.00
1/24/2024	Payment	1165	SCHAPPACHER ENGINEERING LLC	375.00	0.00	375.00
1/31/2024	Payment	1166	PERSSON & COHEN P.A.	3,477.00	0.00	3,477.00
Total Outstanding Checks.....				10,145.87		10,145.87

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 01/01/24 to 01/31/24
(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 # 1159							
001	01/05/24	ALERT 360	42940442	SEC SYST MONITORING JAN 2024	Security System Monitoring & Maint.	546479-53935	\$75.95
Check Total							<u>\$75.95</u>
CHECK # 1160							
001	01/05/24	CROSSCREEK ENVIRONMENTAL INC	15663	Tara Vegetation Removal at Structures Pond 2, remo	R&M Lake & Pond Bank	546185-53805	\$3,200.00
Check Total							<u>\$3,200.00</u>
CHECK # 1161							
001	01/05/24	TWYN ELECTRIC, LLC	20235605	FOUNTAIN POWER (Proposal #P2023-2545)	Misc-Special Projects	549053-58200	\$2,608.00
Check Total							<u>\$2,608.00</u>
CHECK # 1162							
001	01/11/24	SUNRISE LANDSCAPE	15775	JAN 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53900	\$12,696.35
001	01/11/24	SUNRISE LANDSCAPE	15776	#6157 - IRR MAINT - JAN 2024	R&M-Irrigation	546041-53900	\$2,364.00
Check Total							<u>\$15,060.35</u>
CHECK # 1163							
001	01/24/24	SCHAPPACHER ENGINEERING LLC	2598	ENGG SVCS THRU DEC 2023	DEC 2023 ENGINEERING SVCS	531013-51301	\$787.50
Check Total							<u>\$787.50</u>
CHECK # 1164							
001	01/24/24	WESTFALL'S LAWN AND PEST	101307C	MONTHLY PEST CONTROL JAN 2024	Pest Control	531170-53900	\$100.00
Check Total							<u>\$100.00</u>
CHECK # 1165							
001	01/24/24	SCHAPPACHER ENGINEERING LLC	2527	ENG SVCS THU AUG 2023	District Engineer	531147-51301	\$862.50
001	01/24/24	SCHAPPACHER ENGINEERING LLC	CM 2527	CREDIT INV 2527 INCORRECT AMOUNT	District Engineer	531147-51301	(\$307.50)
001	01/24/24	SCHAPPACHER ENGINEERING LLC	CM-2527	CR FOR INVOICE 2725	District Engineer	531147-51301	(\$180.00)
Check Total							<u>\$375.00</u>
CHECK # 1166							
001	01/31/24	PERSSON & COHEN P.A.	4654	LEGAL COUNSEL THRU DEC 2023	ProfServ-Legal Services	531023-51301	\$2,080.50
001	01/31/24	PERSSON & COHEN P.A.	4505	LEGAL SVCS THRU NOV 2023	ProfServ-Legal Services	531023-51301	\$1,396.50
Check Total							<u>\$3,477.00</u>
CHECK # DD1049							
001	01/08/24	MCUD MANATEE COUNTY UTILITIES DEPT ACH 121823-4839	Acct# 179079-104839 - BILL PRD 11/13-12/12/23		Utility - Water & Sewer	543021-53601	\$371.08
Check Total							<u>\$371.08</u>
CHECK # DD1050							
001	01/08/24	TECO - ACH	121423-1060 ACH	Acct# 211014511060 - BILL PRD 11/11-12/12/23	Utility - Gas	543019-53100	\$967.46
Check Total							<u>\$967.46</u>
CHECK # DD1051							
001	01/22/24	COMCAST - ACH	05540-010124	SERV PRD 01/14-02/13/24	Telephone, Cable & Internet Service	541016-57201	\$320.72
Check Total							<u>\$320.72</u>

TARA COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 01/01/24 to 01/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD1052							
001	01/22/24	FPL	011124 ACH	BILL PRD 12/12/2023-01/11/2024	Utility Services	543063-53601	\$640.77
001	01/22/24	FPL	011124 ACH	BILL PRD 12/12/2023-01/11/2024	Utility Services	543063-53100	\$2,929.59
001	01/22/24	FPL	011124 ACH	BILL PRD 12/12/2023-01/11/2024	Utility - Recreation Facilities	543079-53100	\$470.75
Check Total							\$4,041.11
CHECK # DD1053							
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		OFFICE PC PROTECTION SOFTWARE	551002-57201	\$58.19
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		FIRE ANT / KAY CUPS	549900-58200	\$28.91
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		PRINTER PAPER/HAT PRESS	551002-57201	\$132.97
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		Misc-Contingency	549900-58200	\$15.13
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		PRINTER INK	551002-57201	\$132.41
001	01/16/24	ELAN FINANCIAL SERVICES - ACH	12282023-0266		PRIME	551002-57201	\$15.09
Check Total							\$382.70
Fund Total							\$31,766.87

Total Checks Paid	\$31,766.87
--------------------------	--------------------

TARA CDD
C/O INFRAMARK LLC
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071

Remit Alert 360 - Sarasota
To: 2448 E 81st St Ste 4200
TULSA OK 74137

Date
12/21/2023

Invoice#
42940442

Customer#	PO Number	Terms	Due Date
9830019		Due by the 10th	1/10/2024

Service Period	Description	Qty	Unit Price	Ext. Amount
1/1/24 - 1/31/24	THE PRESERVE CDD AT TARA 7340 TARA PRESERVE LN Video Payments: When you send us a check as payment, you authorize us to clear your check electronically. This electronic transaction will appear on your bank statement from "Alert 360". Your check will not be presented to your financial institution nor returned to you. Any resubmission due to insufficient funds may also occur electronically. Please be aware that all checking transactions will remain secure and payment by check constitutes acceptance of these terms.	1	75.95	75.95

Subtotal	75.95
Sales Tax	0.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 12/6/2023
Invoice # 15663

Bill To

Tara CDD
c/o Inframark
313 Campus Street
Celebration, FL 34747

Project Info

P.O. #

Terms

Ship Date 12/6/2023

Due Date 12/6/2023

Description	Qty	Price	Amount
TARA Vegetation Removal at Structures			0.00
Clear channel downstream of weir in Pond 2 approximately 50' and remove silt in high point of channel	1	1,850.00	1,850.00
Remove trapped debris in front of Headwall on north side of Wingspan Way and clear all vegetation in channel 20' north of headwall	1	850.00	850.00
Miscellaneous cleanup and work	1	500.00	500.00

Recommended for Payment:

Rick Schappeler 12/19/23

Thank you for your business

Crosscreek Environmental Inc.

Subtotal	\$3,200.00
Sales Tax (0.0%)	\$0.00
Total	\$3,200.00
Payments/Credits	\$0.00
Balance Due	\$3,200.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



4005 65th Street East
 Bradenton, Florida 34208
 Office: (941) 747-TWYN
 Email: shan@twynelectric.com
 #EC13004886

INVOICE

Date	Invoice #
12/20/2023	20235605

Customer
Tara CDD c/o Inframark Attn: Kristee Cole 210 N. University Drive Suite 702 Coral Springs, FL 33071

Customer Work Order #	Field Ticket	Terms	Project
P2023-2545			Tara CDD - Grand Oaks

Serviced	Description				
	<p>PROJECT: FOUNTAIN POWER (Proposal #P2023-2545).</p> <p>Provide 100% of the labor, material and equipment for the following work as included in Proposal #P2023-2545:</p> <ul style="list-style-type: none"> - Supply and Install (1) 3/4" conduit from house panel to outlet in rocket post - Supply and Install wire and breaker to energize outlet - Supply and Install (1) 120 volt 15 amp gfi to power fountain 				
	<table> <tr> <td>Total</td><td>\$2,608.00</td></tr> <tr> <td>Payments/Credits</td><td>\$0.00</td></tr> </table>	Total	\$2,608.00	Payments/Credits	\$0.00
Total	\$2,608.00				
Payments/Credits	\$0.00				
<p>A service fee of 1.5% per month (18% annual percentage rate) is charged on all balances past 30 days.</p> <table> <tr> <td>Balance Due</td><td>\$2,608.00</td></tr> </table>		Balance Due	\$2,608.00		
Balance Due	\$2,608.00				



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Narisa Desouza Narisa Desouza Inframark 210 N University Dr. Suite 702 Coral Springs, FL 33071

Invoice 15775

PO#	Date
	01/02/2024
Sales Rep	Terms
Tom Bryant	Net 30

Property Address
Tara CDD 7340 Tara Preserve Dr Bradenton, FL 34203

Item	Qty / UOM	Rate	Ext. Price	Amount
#6156 - Landscape Maintenance Agreement January 2024				\$12,696.35

Total	\$12,696.35
Credits/Payments	(\$0.00)
Balance Due	\$12,696.35



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 15776

PO#	Date
	01/02/2024
Sales Rep	Terms
Tom Bryant	Net 30

Bill To
Narisa Desouza Narisa Desouza Inframark 210 N University Dr. Suite 702 Coral Springs, FL 33071

Property Address
Tara CDD 7340 Tara Preserve Dr Bradenton, FL 34203

Item	Qty / UOM	Rate	Ext. Price	Amount
#6157 - Irrigation Maintenance Agreement January 2024				\$2,364.00

Total	\$2,364.00
Credits/Payments	(\$0.00)
Balance Due	\$2,364.00

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
1/10/2024	2598

Bill To
Tara CDD c/o Inframark 210 N University Drive #702 Coral Springs Fl 33071

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
12/1/2023	Respond to CDD chairperson regarding ownership and CDD responsibility for storm water pond in Palm Grove. Review files and forward maps, permit plans and SWFWMD documents.	0.5	150.00	75.00
12/5/2023	Prep work for CDD meeting, review agenda items, print pertinent documents then attend CDD meeting. Notify vendor of board approval to clear vegetation.	3.75	150.00	562.50
12/6/2023	Notify staff that Crosscreek will be on site for vegetation removal.	0.25	150.00	37.50
12/13/2023	Electronic filing of documents	0.25	150.00	37.50
12/19/2023	Electronic filing of documents. Review contractor's invoice for vegetation removal and forward to Inframark for payment.	0.5	150.00	75.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$787.50

Invoice # 101307C

Westfall's Lawn And Pest
2808 29th Ave East
Bradenton, FL 34208
941-761-0125

Account #: 105813**Invoice Date: 1/5/2024****Total Amount Due: 100.00**

Page 1 of 1

Tara CDD
Darby Connor
210 N University Dr
Suite 702
Pompano Beach, FL 33071-7394

Date	Invoice #	Description	Amount	Balance
Service Address: Tara Preserve Community Center 7340 Tara Preserve Ln, Bradenton, FL 34203-8				
1/4/2024	298946	MONTHLY PEST CONTROL TREATMENTS	100.00	100.00

105813

1/5/2024

Bill-To: Tara CDD
Darby Connor
210 N University Dr
Suite 702
Pompano Beach, FL 33071-7394

Total Due: 100.00**Invoice #:** 101307C

Westfall's Lawn And Pest
2808 29th Ave East
Bradenton, FL 34208
941-761-0125

We appreciate your prompt payment.

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
9/5/2023	2527

Bill To
Tara CDD c/o Inframark 210 N University Drive #702 Coral Springs Fl 33071

		Terms	Project	
		Due on receipt	CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
8/22/2023	Prep work for CDD meeting, review agenda items, print pertinent documents. Attend CDD meeting and site review following.	3.25	150.00	487.50
8/24/2023	Add meeting dates to calendar for next year. Electronic filing of documents.	0.5	150.00	75.00
8/28/2023	Respond to CDD chairperson e-mail regarding storm drainage system. Download flood zone map, forward to all board members and staff.	0.75	150.00	112.50
8/30/2023	Drive through community after hurricane to assess any concerns.	0.5	150.00	75.00
8/31/2023	Prepare photo summary report of site review after hurricane and send to board members.	0.75	150.00	112.50
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$862.50

INVOICE

Invoice # 4505
Date: 12/03/2023
Due On: 01/02/2024

Tara Community Development District 1
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, FL 33544

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,396.50) - (\$0.00	= \$1,396.50

Tara Community Development District 1

District Counsel Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RDJ	11/06/2023	Review correspondence and documents related to proposed fence project on golf course property; confer with Chair regarding same and follow-up; research concerning gambling on District property; follow-up regarding same; research regarding requirements for pool signage.	1.60	\$285.00	\$456.00
Service	RDJ	11/15/2023	Review correspondence and documents regarding pending fence project; research related to same.	0.80	\$285.00	\$228.00
Service	RDJ	11/17/2023	Review and execute Florida Department of Economic Opportunity Registered Agent form; continue research regarding issues related to fence project and signage for pool area.	1.00	\$285.00	\$285.00
Service	RDJ	11/28/2023	Review and revise Community Center Rental Agreement; follow-up regarding same.	1.10	\$285.00	\$313.50
Service	RDJ	11/30/2023	Research concerning ownership of community ponds; follow-up regarding same.	0.40	\$285.00	\$114.00
Subtotal						\$1,396.50

Total \$1,396.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4505	01/02/2024	\$1,396.50	\$0.00	\$1,396.50
Outstanding Balance				\$1,396.50
Total Amount Outstanding				\$1,396.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

INVOICE

Invoice # 4654
Date: 01/23/2024
Due On: 02/22/2024

Tara Community Development District 1
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, FL 33544

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,396.50	+ \$2,080.50) - (\$0.00) = \$3,477.00

Tara Community Development District 1

District Counsel Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RDJ	12/01/2023	Review correspondence and documents regarding Palm Grove Condominium Association pond; follow-up regarding same; review agenda and materials to prepare for upcoming Board of Supervisors meeting.	1.60	\$285.00	\$456.00
Service	RDJ	12/05/2023	Continue preparing for and attend Board of Supervisors meeting.	3.20	\$285.00	\$912.00
Service	RDJ	12/06/2023	Review proposal from Brown's Tree Service and prepare addendum to same; follow-up with District Manager; revise Community Center rental agreement and follow-up.	0.70	\$285.00	\$199.50
Service	RDJ	12/11/2023	Research concerning requirements for pool signage; prepare revisions to proposed signs and follow-up.	0.80	\$285.00	\$228.00
Service	RDJ	12/13/2023	Review proposal from Admiral Environmental regarding aeration of Pond 18; review related documents; prepare amendment to contract and follow-up.	1.00	\$285.00	\$285.00

Subtotal \$2,080.50

Total \$2,080.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4505	01/02/2024	\$1,396.50	\$0.00	\$1,396.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4654	02/22/2024	\$2,080.50	\$0.00	\$2,080.50
Outstanding Balance				\$3,477.00
Total Amount Outstanding				\$3,477.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 179079-104839
TARA COMM DEV DISTRICT
7340 TARA PRESERVE LN

BILLING DATE: 18-DEC-2023
DUE DATE: 08-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
--------------	------------	------	---------------------	--------------------	-----------------------	--------

Previous Balance:	472.22
Payments Received:	472.22
Balance Forward:	0.00

11/13	12/12	29	Wtr Com. Individual	31906	32046	140	
			Water Usage				36.12
			Cost Of Basic Service				41.05
			Swr Com Individual			140	
			Sewer Usage				79.94
			Cost Of Basic Service				114.04
			F2_Com. Solid Waste				
			Commercial Can				99.93
			Total New Charges				371.08

Total Amount Due: \$371.08

Happy Holidays! Learn what holiday materials can be recycled or thrown away at www.mymanatee.org/recycling. Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	7340 TARA PRESERVE LN
ACCOUNT NUMBER	179079-104839
BILLING DATE	18-DEC-2023
DUE DATE	08-JAN-2024
TOTAL AMOUNT NOW DUE:	\$371.08

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1218A 7000003727 00.0013.0152 3664/1 3664 1 MB 0.561



TARA COMM DEV DISTRICT
210 N UNIVERISTY DR SUITE 702
CORAL SPRINGS FL 33071-7320



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000179079200000371080104839

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

PER 1,000 GALLONS

WASTE WATER (SEWER) QUANTITY RATES

0 - 10,000 Gallons	\$ 5.71
--------------------	---------

PER 1,000 GALLONS

For more rate information visit www.mymanatee.org/utilities

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350

PAY ONLINE: Use the Customer Web Access Program (CWA) at www.mymanatee.org/cwa.

PAY BY PHONE: Call 866-257-0749 and follow prompts to pay your bill.

Hurricane Season Hints and Reminders:

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfill for safety reasons.
- Sign-up for Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.

RECYCLING DO'S & DON'TS

YES PLEASE

Only the following types of plastics should be recycled:

- PAPER**
• Only clean junk mail, magazines, newspapers
- CARDBOARD**
• Only clean flattened boxes
- METAL**
• Only clean aluminum or tin cans
- PLASTIC**
• Only clean plastic bottles and jugs
- GLASS**
• Only clean glass bottles and jars

NO THANKS

- PAPER**
• No wrapping paper, napkins or paper towels
- CARDBOARD**
• No wet or spoiled cardboard
- METAL**
• No pots/pans, auto parts, fencing or hangers
- PLASTIC**
• No Styrofoam, plastic bags, hangers or garden hoses
- GLASS**
• No broken glass, drinking glasses, light bulbs or mirrors

ALL ITEMS SHOULD BE CLEAN AND DRY!

PAYMENT LOCATIONS

Manatee County Utilities Department LOBBY CLOSED 24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210	Manatee County Tax Collector 24 Hour Drop Box Location 819 301 Blvd. W. Bradenton, FL 34205
Pay by phone 24/7 866-257-0749 Amscot Locations - Cash only There is a convenience fee for using this service Walmart Locations There is a convenience fee for using this service For other convenient payment options visit: www.mymanatee.org/utilities	The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

MAILING ADDRESS CHANGE

Address: _____

City: _____ State: _____ Zip: _____

Home #: _____ Cell #: _____

Contact Name: _____ Phone: _____

Mailing address changes are not effective until registered with the United States Post Office.
Complete an official change of address form at your local post office or visit www.usps.com



TARA PRESERVE COUNTRY CLUB *POOL*
7340 TARA PRESERVE LN
BRADENTON, FL 34203-8036

Statement Date: December 14, 2023

Amount Due: \$967.46

Due Date: January 04, 2024
Account #: 211014511060

DO NOT PAY. Your account will be drafted on January 04, 2024

Account Summary

Current Service Period: November 11, 2023 - December 12, 2023

Previous Amount Due	\$430.16
Payment(s) Received Since Last Statement	-\$430.16

Current Month's Charges	\$967.46
-------------------------	----------

Amount Due by January 04, 2024	\$967.46
--------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily THMS used was **50.32% higher** than the same period last year.



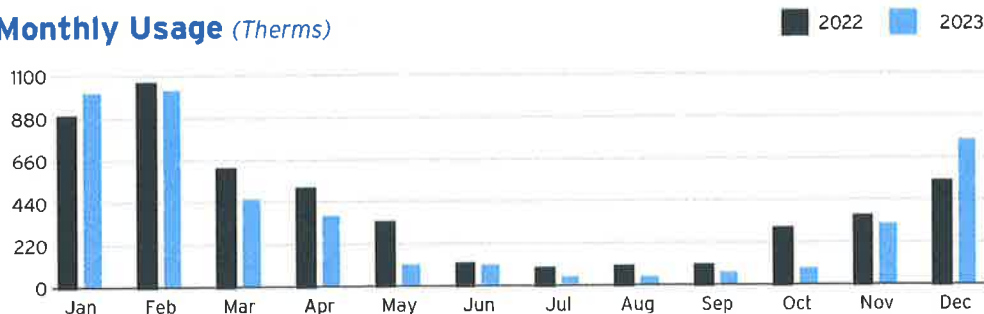
Your average daily THMS used was **116.51% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014511060

Due Date: January 04, 2024



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$967.46

Payment Amount: \$ _____

666198747924

Your account will be
drafted on January 04, 2024



00003628 FTECO112142323012510 00000 01 00000000 3628 002
TARA PRESERVE COUNTRY CLUB *POOL*
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Important Information About Your 2024 Bill

Thank you for choosing Peoples Gas to deliver safe and resilient natural gas to your home. We are committed to safety and serving our customers, and we work hard to manage our business prudently. The Florida Public Service Commission recently approved an increase to our base rates – only our second increase in the past 15 years – as well as adjustments to other charges. Impacts to the Customer Charge and Distribution Charge portions of your bill will be less than we originally proposed, and the Purchased Gas Adjustment (PGA), which reflects the cost of natural gas, will be going down.

Typical components of a residential bill

- **Customer Charge** – This fixed monthly amount covers the cost of providing service to your location.
- **Distribution Charge** – This is a grouping of several costs including your base rate, a charge for energy conservation programs, legacy pipeline replacement and other costs. The portion of the distribution charge that will increase as a result of our rate request is the base rate. The other portions are adjusted annually. In 2024, charges for pipeline replacement will decrease and charges for conservation programs will increase.
- **PGA Charge** – The Purchased Gas Adjustment is the cost of gas purchased for you by Peoples Gas. This charge is passed through from suppliers to consumers and can fluctuate monthly within an approved range based on the price of natural gas. We do not mark up or profit from this charge. Because of recent decreases in the cost of natural gas, we are lowering the current PGA cap from \$1.49670 per therm to \$0.96838 per therm for 2024.
- **Florida Gross Receipts Tax** – Utilities collect this tax from customers and remit it to the state without markup.
- **Franchise Fee** – Similar to taxes, this fee is collected from customers and remitted to a municipality.

Rate Class	Annual Therm Usage	Monthly Rates Effective January 2024	
		Customer Charge	Base Rate
RS-1	0 - 99	\$ 19.06	\$ 0.35096
RS-2	100 - 249	\$ 24.36	\$ 0.35096
RS-3	250 - 1,999	\$ 31.48	\$ 0.35096
RS-GHP	N/A	\$ 31.47	\$ 0.12374
RSG (Residential Standby Generator)	N/A	\$ 31.47	\$ 0.28181

Miscellaneous Service Charges	Effective January 2024
Residential Meter Turn On	\$78.00 (\$34.00 per additional meter)
Residential Meter Reconnect	\$104.00 (\$33.00 per additional meter)
Account Opening	\$33.00
Temporary Turn-off Charge	\$33.00 per meter
Failed Trip Charge	\$25.00
Trip Charge/Premise Collection	\$29.00

The above rates do not reflect the Purchased Gas Adjustment (PGA).

Rate schedules are subject to gross receipts taxes, city and state taxes and franchise fees, where applicable.

Base rates are part of the Distribution Charge line item on your bill.



For more information, please visit
PeoplesGas.com/Rates



Hello The Preserve At Tara Cdd1,

Thanks for choosing Comcast Business.

Your bill at a glance

For 7340 TARA PRESERVE LN OFC, BRADENTON, FL, 34203-8036

Previous balance		\$318.70
EFT Payment - thank you	Dec 23	-\$318.70
Balance forward		\$0.00
Regular monthly charges	Page 3	\$309.75
Taxes, fees and other charges	Page 3	\$10.97
New charges		\$320.72

Amount due \$320.72

! Thanks for paying by Automatic Payment
Your automatic payment on Jan 22, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?
Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98331870 NO RP 01 20240101 NNNNNNNN 0004055 0011

THE PRESERVE AT TARACDD1
ATTN TARADUANE SMITH CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320



Account number **8535 10 048 0005540**
Automatic payment **Jan 22, 2024**
Please pay \$320.72

Electronic payment will be applied Jan 22, 2024

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510048000554000320721

Regular monthly charges

\$309.75

Comcast Business

\$279.30

Packaged services

\$314.90

📶 Data, SecurityEdge,
Voice Package, Includes: Business Internet 200 1 Mobility
Voice Line, and SecurityEdge.

\$314.90

Discounts

-\$154.90

Promotional Discount

-\$154.90

Comcast Business services

\$119.30

Static IP - 1

\$19.95

Basic Voice Line

\$49.90

Business Voice.

Qty 2 @ \$24.95 each

Voice Line

\$44.45

Business Voice.

Voice Mail Service

\$5.00

Equipment & services

\$18.45

Equipment Fee

\$18.45

Voice.

Service fees

\$12.00

Directory Listing Management Fee

\$6.00

Voice Network Investment

\$6.00

Taxes, fees and other charges

\$10.97

Other charges

\$9.41

Regulatory Cost Recovery

\$5.08

Federal Universal Service Fund

\$4.33

Taxes & government fees

\$1.56

Federal Excise Tax

\$1.56

What's included?



Internet: Fast, reliable internet on our
Gig-speed network



Voice Numbers: (941)807-8053,
(941)807-8058, (941)756-2416,
(941)807-8081

Visit business.comcast.com/myaccount for more
details

You've saved \$154.90 this month with your
promotional discount.



Additional information

The Regulatory Cost Recovery fee is neither government mandated nor a
tax, but is assessed by Comcast to recover certain federal, state, and local
regulatory costs.





December 2023 Statement

Open Date: 11/29/2023 Closing Date: 12/28/2023

Visa® Community Card

TARA CDD (CPN 002513404)

Page 1 of 2

Account: 4798 5104 9994 0266

Elan Financial
Services

BUS 30 ELN

1-866-552-8855

17

New Balance \$382.70
Minimum Payment Due \$382.70
Payment Due Date 01/24/2024

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

Activity Summary

Previous Balance	+	\$683.79
Payments	-	\$683.79 ^{CR}
Other Credits		\$0.00
Purchases	+	\$382.70
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00

New Balance = \$382.70

Past Due \$0.00

Minimum Payment Due \$382.70

Credit Line \$2,000.00

Available Credit \$1,617.30

Days in Billing Period 30

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002513404



0047985104999402660000382700000382700

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

☎ to pay by phone
☎ to change your address

000008149 01 SP 000638625805064 P Y

TARA CDD
ACCOUNTS PAYABLE
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



Account Number: 4798 5104 9994 0266

Your new full balance of \$382.70 will be
automatically deducted from your account on
01/16/24.

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$382.70 will be automatically deducted from your bank account on 01/16/2024. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions KELLEY, PAUL A Credit Limit \$2000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
11/29	11/28	2642	NORTON *NP1497694889 NORTON.COM/CC AZ	\$58.19	_____
11/30	11/29	7223	WAL-MART #5727 BRADENTON FL	\$28.91	_____
12/04	12/01	5684	WM SUPERCENTER #5727 BRADENTON FL	\$132.97	_____
12/05	12/04	9163	Amazon Prime*YU56Q0UJ3 Amzn.com/bill WA	\$15.13	_____
12/15	12/14	2384	AMZN Mktg US*ZN1BG5043 Amzn.com/bill WA	\$132.41	_____
12/22	12/21	4103	Amazon Prime*2P03N6HI3 Amzn.com/bill WA	\$15.09	_____
Total for Account 4798 5104 9974 0286				\$382.70	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
12/18	12/18		PAYMENT THANK YOU	\$683.79CR	_____
Total for Account 4798 5104 9994 0266				\$683.79CR	

2023 Totals Year-to-Date

Total Fees Charged in 2023	\$0.00
Total Interest Charged in 2023	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$382.70	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

End of Statement