



Rizzetta & Company

Tara Community Development District

**Board of Supervisors' Meeting
March 28, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.taracdd.org

TARA COMMUNITY DEVELOPMENT DISTRICT I

Tara Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203

Board of Supervisors	Darby Connor	Chairman
	Joe Dibartolomeo	Vice Chairman
	Mark Gough	Assistant Secretary
	Christopher Morris	Assistant Secretary
	Peyton Phillips	Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Counsel	David Jackson	Perrson & Cohen
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TARA COMMUNITY DEVELOPMENT DISTRICT 1
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.taracdd.org

March 21, 2023

Board of Supervisors
Tara Community
Development District 1

PLEDGE OF PUBLIC CONDUCT
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE
ANOTHER WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL
ATTACKS

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 will be held on **Tuesday, March 28, 2023, at 9:30 a.m.**, at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, FL 34203. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA**
- 4. AUDIENCE COMMENTS**
- 5. STAFF REPORTS**
 - A. Landscape
 1. Landscape Maintenance Update
 - B. Aquatics
 1. Aquatics Report
(Under Separate Cover)
 - C. Field Manager
 1. Field Manager Report
(Under Separate Cover)
 - D. District Counsel
 1. Consideration of Management Services Master Agreement with Inframark..... Tab 1
 2. Consideration of Amenity Management Services with InframarkTab 2
 - E. District Engineer
 - F. District Manager
 1. Presentation of District Manager's Report.....Tab 3
 - G. Board of Supervisors' Liaisons
- 6. BUSINESS ITEMS**
 - A. Consideration of Reserve Study proposal.....Tab 4
- 7. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 28, 2023.....Tab 5
 - B. Consideration of Operation & Maintenance for February 2023.....Tab 6
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 533-2950, or Kristee Cole at kcole@rizzetta.com.

Sincerely
Christina Newseame
District Manager

Tab 1

MANAGEMENT SERVICES MASTER AGREEMENT

This **Management Services Master Agreement** (the “Agreement”) is made this _____ day of March 2023, between:

- 1) **TARA COMMUNITY DEVELOPMENT DISTRICT 1**, a Community Development District with its principal place of business in Manatee County, Florida (hereinafter the “District”); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449 (hereinafter the “Service Company”)

BACKGROUND

The District desires to procure management services required for the District as set forth in Schedule A attached to this Agreement (“Services”) and the Service Company desires to provide said operations and maintenance services to the District.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

1) TERM AND TERMINATION

1.1 The term of this Agreement shall be for an initial period of one (1) year effective April 1, 2023, and shall automatically renew for additional one (1) year terms unless either party terminates for any reason, in writing by certified mail return receipt requested, sixty (60) days prior to the renewal date.

1.2 The failure of either party to comply with the terms of this Agreement shall constitute a default. Upon default by one party, the other party shall send written Notice of Termination. Such notice shall clearly specify the nature of the default and provide the defaulting party forty-five (45) days to cure the default. If the default is capable of being cured within forty-five (45) days, but is not cured, the Agreement shall terminate at midnight of the forty-fifth (45th) day following receipt of the Notice. In the case of default that cannot be cured within forty-five (45) days, this Agreement shall not terminate so long as the defaulting party has given written notice of the extension to the other party and the defaulting party has commenced and is diligently pursuing a cure.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be paid in full for all services rendered and reimbursed for all reasonable costs and/or expenses incurred on behalf of the District through the date of termination.

1.5 If District incurs costs for damages due to a default of the Service Company that results in termination of this Agreement, District may deduct such costs or damages from the final payment due to Service Company. Such deduction will not exceed the final payment owed to Service Company and

will constitute full and final settlement between District and Service Company for all claims against Service Company by District and a release by District of any and all further claims against Service Company.

1.6 The Service Company may, at its discretion, suspend service immediately should the District fail to make payments in a timely manner, until such time as the account is made current.

1.7 Either party may, in its sole and absolute discretion, whether or not reasonable, on sixty (60) days’ written notice to the other party, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Said termination notice must be sent to the non-terminating party pursuant to the notice requirements set forth in Section 10.13 of this Agreement.

2) SERVICE COMPANY’S SERVICES

2.1 Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the “Services”).

2.2 In the event the District is an established and previously operating entity on the date of this Agreement, the District shall provide or make available to the Service Company the following records at least three (3) weeks prior to the beginning of the Services Company’s services:

- 2.2.1. All financial books and records of the District;
- 2.2.2. All bank statements of all accounts of the District;
- 2.2.3. Copies of all contracts and agreements to which District is a party;
- 2.2.4. Copies of all minutes, resolutions and other official actions of the District; and
- 2.2.5. Copies of recorded Covenants and Restrictions, Articles of Incorporation, by-laws, any amendments thereto, and plats (to include addresses).

It is agreed between the District and the Service Company that the Service Company shall have no liability for any errors contained in the above-referenced documents, and shall have no liability for errors which may result from the use of the above-referenced documents should errors be contained therein.

2.3 Service Company may offer and/or District may

request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. District hereby waives any and all conflicts of interest or potential conflicts of interest, it being specifically agreed to and understood that Service Company's provision of such services to the District or to any other district shall not constitute a conflict of interest under this Agreement.

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices. THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.

2.8. If the scope of services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

3) DISTRICT OBLIGATIONS

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local permits and licenses required;

3.1.3. Comply with applicable law relating to the

management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2. The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3. The District represents and warrants that:

3.3.1. It is duly incorporated, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4. The District shall operate as a body, dictated by the District legal documents and applicable laws. Authority lies in a majority vote of the Directors, and no Director shall act independently unless authorized by a Board Resolution that empowers him to make specific decisions independently or spend funds within a specified dollar range. District shall also appoint a liaison to communicate Board decisions to Service Company. If no liaison is named, it shall be the Chairman. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information, but no less than a reasonable degree of care. Notwithstanding anything in this Agreement to the contrary, Service Company is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the

District's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service Company's negligence or willful misconduct.

4) FEES AND PAYMENT

4.1. The Service Company will waive the first month Base Fee for April 2023 for District Management Services in the amount of \$5,012.67.

4.2. Thereafter, the District shall pay the Service Company a fee of \$60,152.00 ("Annual Base Fee") plus applicable sales tax, if any, and related expenses shall be paid to the Service Company monthly as compensation for the services set forth herein, per schedule(s) defined in Section 1 and attached hereto as part of this Agreement, and/or as may be described on the Miscellaneous Schedule of Charges. The Base Fee shall be due on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are waived if not raised within ten (10) days of invoice date.

4.3. Attendance of meetings is based on an allocation of up to thirteen (13) meetings per year, including of the Annual meeting of Members and a Budget meeting, with an allocation of up to three (3) hours per meeting scheduled. The Service Company will bill the District \$250.00 for each additional hour spent attending meetings. Further, meetings which extend past 9:00 p.m. may be charged time and one-half (1.5 x hourly) the hourly rate for meetings. In addition, the Service Company shall bill the District double the prescribed hourly rate of \$125 for each hour spent attending meetings which are scheduled and conducted between the hours of 5:00 P.M. Friday and 9:00 AM. Monday. The Service Company shall not charge for travel time to and from meetings.

4.4. Additional services not described on Schedule A which are rendered by the Service Company for or on behalf of the District, with the District's prior written consent, including, but not limited to, preparation of special schedules in assisting auditors, preparation for lawsuits or court appearances, and/or the coordination of insurance claims, major construction projects, or emergency repairs due to acts of God, when requested by the District, will be billed at the rate of \$125.00 per hour or as otherwise agreed by Service Company, to be paid by the District upon receipt of statement. The billing and/or supervision of construction for restoration due to insurance claims or special construction projects shall be billed as a part of the claim at the rate of fifteen percent (15%) of the actual cost of new construction or reconstruction if so requested and approved by the Board of Directors. Should Service Company not have expertise in an area, an experienced contractor, approved by the Board, will be consulted, and District will be billed at the rate of \$125.00 per hour for any coordination or liaison activities with the contractor.

4.5. In the event of emergency repairs, Service Company is authorized to dispatch the vendor, without liability to the

Service Company, to take whatever corrective action is necessary to repair the problem. The District will be notified immediately that such emergency action was taken.

4.6. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company as provided for in the "Miscellaneous Schedule of Charges" attached to the Agreement and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company. The District shall pay all reasonable legal fees and expenses should it become necessary for the Service Company to seek legal assistance to recover any balance owed by the District under this Agreement.

4.7. The Service Company reserves the right to modify, with thirty (30) days' notice, any of the applicable fees listed in the "Miscellaneous Schedule of Charges", attached to the Agreement, to bring them in line with current business practice. The Board shall approve such increases upon notice and documentation of the reason for the increase. The Board shall not unreasonably delay or withhold approval. Should the Board reject an increase, the Service Company shall have the option to immediately terminate the Agreement.

4.8. For each fiscal year of the District, the compensation payable to the Service Company under the terms and conditions of this Agreement shall be in an amount approved by the District in its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company be reduced, unless agreed to by the District and Service Company, in writing.

4.9. If the fiscal year budget is not approved prior to the first day of the fiscal year, the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal. The subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.

4.10. Any and all late payments due to either party from the other shall accrue interest at a rate of one and one-half percent (1 ½%) per month from the original due date and until payment is received, unless waived by agreement.

5) INDEMNIFICATION AND LIMITATION

5.1. THE SERVICE COMPANY SHALL NOT BE LIABLE TO THE DISTRICT OR TO HOMEOWNERS, THEIR GUESTS AND INVITEES FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY, UNLESS AND TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SERVICE COMPANY OR ANY EMPLOYEE OR AGENT OF THE SERVICE COMPANY. SERVICE COMPANY'S TOTAL

LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

5.2. TO THE MAXIMUM EXTENT ALLOWABLE UNDER APPLICABLE LAW, AND EXCEPT AND TO THE EXTENT OF SERVICE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, THE DISTRICT EXPRESSLY AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS SERVICE COMPANY FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR JUDGMENTS, OF ANY KIND OR CHARACTER, INCLUDING ATTORNEYS FEES, EXPENSES AND COSTS, RESULTING FROM THE SERVICE COMPANY'S PERFORMANCE OF ITS DUTIES UNDER THIS AGREEMENT AND/OR UNDERTAKEN BY THE SERVICE COMPANY AT THE DIRECTION OF THE DISTRICT; INCLUDING, BUT NOT LIMITED TO CLAIMS, DEMANDS, CAUSES OF ACTION, SUITS, OR JUDGMENTS ARISING FROM THE NEGLIGENCE, GROSS NEGLIGENCE, OR INTENTIONAL ACTS OF THE DISTRICT AND INCLUDING SERVICE COMPANY'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS SOLE OR MIXED WITH THE NEGLIGENCE OF OTHERS. FURTHER, THE SERVICE COMPANY SHALL BE LISTED AS AN ADDITIONAL INSURED ON ANY GENERAL LIABILITY POLICY ISSUED ON BEHALF OF THE DISTRICT. THE DISTRICT'S INSURANCE SHALL BE RECOGNIZED AS THE PRIMARY SOURCE FOR THE EVENT OF CLAIMS. THE DISTRICT SHALL MAINTAIN PROPERTY AND CASUALTY INSURANCE, AND WITHIN THIRTY (30) CALENDAR DAYS OF THE COMMENCEMENT DATE, THE TOWN SHALL FURNISH COPIES OF SUCH POLICIES TO THE OPERATOR WITH A CERTIFICATION OR OTHER EVIDENCE THAT THE OPERATOR HAS BEEN DESIGNATED AS AN ADDITIONAL INSURED.

5.3. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES ARISING BECAUSE OF THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT OR ANY OF ITS DULY DESIGNATED AGENTS OR REPRESENTATIVES.

5.4. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL THE SERVICE COMPANY BE LIABLE, EITHER DIRECTLY OR AS AN INDEMNITOR FOR THE DISTRICT, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF THE SERVICE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY

OF SUCH DAMAGES.

5.5. The Service Company shall be allowed to retain the counsel of its choice, but subject to the approval of the District, if Service Company reasonably believes that separate legal assistance is necessary in connection with the defense of any matter, whether or not demand has been made against the Service Company. The District agrees to pay all reasonable attorneys' fees and related or ancillary expenses including costs incurred by the Service Company in the defense of any claim or cause of action covered by the terms of this Agreement.

5.6. Statements for attorney's fees and all legal expenses received by the Service Company shall be processed in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such statements.

5.7. All final, non-appealable judgments payable and enforceable against the Service Company for which the District is obligated to indemnify the Service Company shall be processed and satisfied by the District in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such judgments.

5.8. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS, DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETANT TO PROVIDE THE SERVICES CONTRACTED FOR.

5.9. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God.

5.10. In the event that a party receives notice of or undertakes the defense or prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with its indemnity obligations hereunder, such party shall give the other party prompt notice of such proceedings and shall inform the other party in advance of all hearings regarding such action, claim, suit, proceeding or investigation.

5.11. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

6) INSURANCE

6.1. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000); and

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law.

6.2. The District shall maintain in force a director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage and such policy shall name the Service Company as an additional insured. Additionally, the District shall maintain property and general liability insurance with appropriate coverage.

7) DISPUTES

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 If the parties are unable to resolve any disputes in accordance with the Section above, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration District or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Agreement. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. Any mediation or arbitration shall be held in a mutually agreeable location within the County in which the District is located.

7.3 ALL CLAIMS MUST BE BROUGHT WITHIN ONE (1) YEAR OF THE DATE THE CLAIMING PARTY KNEW OR SHOULD HAVE REASONABLY KNOWN OF SAID CLAIM. INVOICES ALREADY PAID CANNOT BE DISPUTED FOR ANY REASON BEYOND THE DATE OF THE NEXT BOARD MEETING.

8) FORCE MAJEURE

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination off the event or cause that excused performance

hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, or either party to perform any obligation under this Agreement (except for payment obligations) if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

9) PUBLIC RECORDS

9.1 The Service Company will be the public records custodian for the District. In connection with its services to District, the Service Company agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Service Company taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

9.1.1. The Service Company shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Service Company shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Service Company 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 agreement term and following completion of this Agreement if the Service Company does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Service Company shall transfer, at no cost, to the District all public records in possession of the Service Company consistent with Florida law. All records stored electronically by the Service Company 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.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the Florida Records Retention Act and destroy all records in accordance with the requirements of the law.

9.1.7 Failure of the Service Company to comply with Section 119.0701, Florida Statutes may subject the Service Company to penalties under Section 119.10, Florida Statutes. Further, in the event the Service Company fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to all remedies at law or in equity. The following statement is

required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

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

10) MISCELLANEOUS

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other by, among other things, making available, as reasonably requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance

with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. Service Company 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. Service Company 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 Service Company 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 Service Company and order Service Company to immediately terminate the contract with the subcontractor.

10.10. In the event of termination, cancellation or failure to renew, District agrees, for a period of twelve (12) months from the date of termination, not to engage or attempt to engage the services of anyone who is employed by Service Company (or was employed by Service Company at any time within one (1) year prior to the date of termination) for the performance of identical or similar services; provided however, this Section 10.10 will not apply to anyone who was employed by the District and hired by the Service Company to perform the Services.

10.11. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.12. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.13. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices required to be given to the parties by each other will be addressed to:

To Service Company:
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Chris Tarase, Vice President

With a copy to:

Inframark, LLC
220 Gibraltar Road, Suite 200
Horsham, PA 19044
ATTN: Legal Department

To District:

Tara Community Development District 1
Attn: R. David Jackson, District Counsel
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

10.14. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.15. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

INFRAMARK, LLC

**TARA COMMUNITY DEVELOPMENT
DISTRICT 1**

By: Chris Tarase
Title: Vice President – Management Services
Date: _____

Printed Name: _____
Title: _____
Date: _____

Schedule A
Scope of Services

The Service Company shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Prepare of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the County in which the District resides
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare of all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.
- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to 13 Meetings of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 6- Prepare agenda for budget hearings.
- 7- Prepare all the District's Board of Supervisor agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 8- Prepare and advertise all notices of meetings as required.
- 9- Maintain the District's seal.
- 10- Act as the primary point of contact for District-related matters
- 11- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 12- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- 13- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance

of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.

- 14- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any "project management" (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company's personnel may not possess).
- 15- If required, provide day-to-day management of in-house operations by performing the following:
 - a- Hire and maintain a highly qualified staff.
 - b- Coordinate all personnel applications, benefits, and payroll and submit in an accurate and timely manner.
 - c- Prepare and implement operating schedules.
 - d- Prepare and implement operating policies.
 - e- Interface with residents to ensure anticipated levels of service are being met.
 - f- Implement internal purchasing policies.
 - g- Prepare and bid services and commodities as necessary.
 - h- Coordinate with the District's residents to determine the services and levels of service to be provided as part of the District's budget preparations.
- 16- Preparation of specifications and coordination for insurance and independent auditor services.
- 17- Responding to any community complaints or requests for service from residents.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.

- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES – Available upon request and with mutually agreed upon scope.

**Schedule B
Rate Schedule**

I. ANNUAL BASE FEE

The Annual Base Fee for the first Agreement year shall be \$60,152.00 (\$5,012.67 per month). Base fee includes District Management, Accounting, Recording, Assessments and Disclosure filing.

II. MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the negotiated agreement	\$125.00 per hour
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03per additional page
Labels	\$0.07each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on}
Copies	
Black and white, single sided	\$0.18 percopy, up to 100 copies \$0.10 per copy thereafter
Color (single sided}	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy
Special Services- incudes court appearances, performance oitasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District)	\$15.00 per box per month
Notary service	Included
Estoppel letters for Sellers of Property-the Service Company will charge the seller directly	Per market rates

Tab 2

AMENITY MANAGEMENT SERVICES AGREEMENT

This **Amenity Management Services Agreement** (the “Agreement”) is made this _____ day of March 2023, between:

- 1) **TARA COMMUNITY DEVELOPMENT DISTRICT 1**, a Community Development District with its principal place of business in Hillsborough County, Florida (hereinafter the “District”); and
- 2) **INFRAMARK, LLC**, a Texas limited liability company registered in Florida, with its principal place of business at 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449 (hereinafter the “Service Company”)

BACKGROUND

The District desires to procure Amenity Management Services required for the District as set forth in Schedule A attached to this Agreement (“Services”) and the Service Company desires to provide said operations and amenity services to the District.

In consideration of the mutual promises in this Agreement, the parties agree as follows:

1) TERM AND TERMINATION

1.1 The term of this Agreement shall be for an initial period of one (1) year effective May 1, 2023, and shall automatically renew for additional one (1) year terms unless either party terminates for any reason, in writing by certified mail return receipt requested, thirty (60) days prior to the renewal date.

1.2 The failure of either party to comply with the terms of this Agreement shall constitute a default. Upon default by one party, the other party shall send written Notice of Termination. Such notice shall clearly specify the nature of the default and provide the defaulting party forty-five (45) days to cure the default. If the default is capable of being cured within forty-five (45) days, but is not cured, the Agreement shall terminate at midnight of the forty-fifth (45th) day following receipt of the Notice. In the case of default that cannot be cured within forty-five (45) days, this Agreement shall not terminate so long as the defaulting party has given written notice of the extension to the other party and the defaulting party has commenced and is diligently pursuing a cure.

1.3 This Agreement may be terminated upon the dissolution or court-declared invalidity of the District.

1.4 Upon termination, the Service Company shall be paid in full for all services rendered and reimbursed for all reasonable costs and/or expenses incurred on behalf of the District through the date of termination.

1.5 If District incurs costs for damages due to a default of the Service Company that results in termination of this

Agreement, District may deduct such costs or damages from the final payment due to Service Company. Such deduction will not exceed the final payment owed to Service Company and will constitute full and final settlement between District and Service Company for all claims against Service Company by District and a release by District of any and all further claims against Service Company.

1.6 The Service Company may, at its discretion, suspend service immediately should the District fail to make payments in a timely manner, until such time as the account is made current.

1.7 Either party may, in its sole and absolute discretion, whether or not reasonable, on sixty (60) days’ written notice to the other party, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Said termination notice must be sent to the non-terminating party pursuant to the notice requirements set forth in Section 10.13 of this Agreement.

2) SERVICE COMPANY’S SERVICES

2.1 Service Company shall provide the services as set forth in Schedule A attached to this Agreement (the “Services”).

2.2 The District shall provide or make available to the Service Company the following records prior to the beginning of the Services Company’s services:

2.2.1. Copies of all contracts and agreements to which District is a party;

2.2.2. Copies of all minutes, resolutions and other official actions of the District; and

2.2.3. Copies of recorded Covenants and Restrictions, Articles of Incorporation, by-laws, any amendments thereto, and plats (to include addresses).

It is agreed between the District and the Service Company that the Service Company shall have no liability for any errors contained in the above-referenced documents, and shall have no liability for errors which may result from the use of the above-referenced documents should errors be contained therein.

2.3. Service Company may offer and/or District may request, that additional services be provided under this Agreement. In the event that the Service Company and the District agree upon a change in the scope of services to be provided under this Agreement, such agreement as well as the change in compensation, if any, shall be agreed to in writing by both Parties and will be invoiced in accordance with this Agreement.

2.4. In performing the services, Service Company may rely on information supplied by the District and Service Company shall not be required to independently verify the accuracy and completeness of such information. In addition, although the Service Company may participate in the accumulation of information developed by others necessary for use in documents required by the District, Service Company is not responsible for verifying the accuracy of such information.

2.5. Nothing in this Agreement shall prohibit the Service Company from (a) performing water and wastewater utility management, customer services, utility billing, and operation and maintenance services for the District under a separate agreement; and (b) providing for the benefit of any other district services similar to the services provided to District. District hereby waives any and all conflicts of interest or potential conflicts of interest, it being specifically agreed to and understood that Service Company's provision of such services to the District or to any other district shall not constitute a conflict of interest under this Agreement.

2.6. Even though Service Company's employees may include licensed attorneys and engineers, the District acknowledges that Service Company is not performing in the capacity of a law firm or an engineering firm when providing services under this Agreement. Service Company may offer general interpretation of documents, but legal opinions are obtainable only from the District's legal counsel.

2.7. Service Company shall provide the Services in a professional and workmanlike manner, and in accordance with generally accepted industry practices. THE SERVICE COMPANY EXPRESSLY DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES UNDER LAW.

2.8. If the scope of services requires the Service Company to administer or supervise the District's personnel, the Service Company shall not be responsible for any damages, losses, settlement payments deficiencies, liabilities, costs and expenses resulting from the failure of the District's employees to follow the instructions of the Service Company.

3) DISTRICT OBLIGATIONS

3.1. District shall:

3.1.1. Perform all duties and discharge all responsibilities and obligations not expressly assumed by the Service Company pursuant to the terms of this Agreement;

3.1.2. Obtain and maintain all state, federal, and local

permits and licenses required;

3.13. Comply with applicable law relating to the management of the District to the extent that the responsibility of complying with those laws is not specifically assumed by the Service Company under this Agreement (the Service Company shall not be responsible for the District's failure to comply with any provision of applicable law that is not otherwise specifically assumed by the Service Company hereunder); and

3.2 The Service Company shall have no liability for vendor late charges if the late charges are not the result of the Service Company's fault or negligence.

3.3 The District represents and warrants that:

3.3.1 It is duly incorporated, validly existing, and in good standing under the laws of its state;

3.3.2. It has all requisite power, financial capacity, and authority to execute, deliver, and perform its obligations under this Agreement;

3.3.3. The execution, delivery, and performance of this Agreement has been duly and validly authorized by it by all necessary action, and this Agreement constitutes the legal, valid, and binding agreement of it and is enforceable against it in accordance with its terms;

3.3.4. It shall comply with all applicable federal, state, local, or other laws and regulations applicable to the performance by it of its obligations under this Agreement and shall obtain all applicable permits and licenses required of it in connection with its obligations under this Agreement;

3.3.5. There is no outstanding litigation, arbitrated matter or other dispute to which it is a party which, if decided unfavorably to it, would reasonably be expected to have a potential or actual material adverse effect on its ability to fulfill its obligations under this Agreement; and

3.4 The District shall operate as a body, dictated by the District legal documents and applicable laws. Authority lies in a majority vote of the Directors, and no Director shall act independently unless authorized by a Board Resolution that empowers him to make specific decisions independently or spend funds within a specified dollar range. District shall also appoint a liaison to communicate Board decisions to Service Company. If no liaison is named, it shall be the Chairman. The District acknowledges and agrees that in the course of providing the Services, it may be necessary for Service Company to use District computer systems, data systems, or networks, or to come into contact with District residents' personal information. District shall notify Service Company of any protocols for said systems and information, and Service Company shall follow all such protocols as provided, and shall not be liable for the loss or compromise of District systems or information. If no protocols are provided, then Service Company shall treat such systems and information with the same degree of care and confidentiality as it treats its own systems and information, but no less than a reasonable degree of care. Notwithstanding anything in this Agreement to the contrary, Service Company

is not liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the District or any third party as a result of a data security breach or other cyber security breach to the District's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result Service Company's negligence or willful misconduct.

4) FEES AND PAYMENT

4.1. The District shall pay the Service Company an annual fee of \$40,960.00 ("Annual Base Fee") for the Services provided hereunder plus applicable sales tax, if any, and related expenses shall be paid to the Service Company monthly as compensation for the services set forth herein, per schedule(s) defined in Section 1 and attached hereto as part of this Agreement, and/or as may be described on the Miscellaneous Schedule of Charges. The Annual Base Fee shall be paid in equal monthly installments of \$3,413.33 and shall be due on the first of the month during which the Services will be rendered. All other payments shall be due within thirty (30) days of the date of invoice. Disputes with invoices are waived if not raised within ten (10) days of invoice date.

4.2. The District shall reimburse the Service Company for all reasonable costs or expenses incurred by the Service Company and incorporated herein by reference, or with the written consent of the District, in and directly attributable to its fulfilling its duties under this Agreement, including, but not limited to, postage costs, supplies costs and costs to reproduce documents. Such costs and expenses are payable by the District to the Service Company. The District shall pay all reasonable legal fees and expenses should it become necessary for the Service Company to seek legal assistance to recover any balance owed by the District under this Agreement.

4.3. For each fiscal year of the District, the compensation payable to the Service Company under the terms and conditions of this Agreement shall be in an amount approved by the District in its final fiscal year budget. Each fiscal year the District will consider price adjustments to compensate for market conditions and the anticipated type and amount of work to be performed by the Service Company during the upcoming fiscal year of the District. In no event shall the compensation payable to the Service Company be reduced, unless agreed to by the District and Service Company, in writing.

4.4. If the fiscal year budget is not approved prior to the first day of the fiscal year, the Service Company's compensation under this Agreement will continue at the rate currently in effect at the time of the renewal. The subsequent approval of the budget will result in a retroactive fee adjustment, which will be invoiced in the first month following approval of the budget.

4.5. Any and all late payments due to either party from the other shall accrue interest at a rate of one and one-half percent (1 ½%) per month from the original due date and until payment is received, unless waived by agreement.

5) INDEMNIFICATION AND LIMITATION

5.1. THE SERVICE COMPANY SHALL NOT BE LIABLE TO THE DISTRICT OR TO HOMEOWNERS, THEIR GUESTS AND INVITEES FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY, UNLESS AND TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SERVICE COMPANY OR ANY EMPLOYEE OR AGENT OF THE SERVICE COMPANY. SERVICE COMPANY'S TOTAL LIABILITY FOR ANY ACTION OR BREACH OF THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNTS OF INSURANCE CONTRACTUALLY REQUIRED HEREUNDER AND THE AMOUNTS ACTUALLY PAID UNDER THE REQUIRED INSURANCE POLICIES, OR FOR ALL OTHER CLAIMS, AN AMOUNT EQUAL TO THE COMPENSATION PAID IN THE YEAR THE DISPUTE AROSE.

5.2. TO THE MAXIMUM EXTENT ALLOWABLE UNDER APPLICABLE LAW, AND EXCEPT AND TO THE EXTENT OF SERVICE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, THE DISTRICT EXPRESSLY AGREES TO INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS SERVICE COMPANY FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR JUDGMENTS, OF ANY KIND OR CHARACTER, INCLUDING ATTORNEYS FEES, EXPENSES AND COSTS, RESULTING FROM THE SERVICE COMPANY'S PERFORMANCE OF ITS DUTIES UNDER THIS AGREEMENT AND/OR UNDERTAKEN BY THE SERVICE COMPANY AT THE DIRECTION OF THE DISTRICT; INCLUDING, BUT NOT LIMITED TO CLAIMS, DEMANDS, CAUSES OF ACTION, SUITS, OR JUDGMENTS ARISING FROM THE NEGLIGENCE, GROSS NEGLIGENCE, OR INTENTIONAL ACTS OF THE DISTRICT AND INCLUDING SERVICE COMPANY'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS SOLE OR MIXED WITH THE NEGLIGENCE OF OTHERS. FURTHER, THE SERVICE COMPANY SHALL BE LISTED AS AN ADDITIONAL INSURED ON ANY GENERAL LIABILITY POLICY ISSUED ON BEHALF OF THE DISTRICT. THE DISTRICT'S INSURANCE SHALL BE RECOGNIZED AS THE PRIMARY SOURCE FOR THE EVENT OF CLAIMS. THE DISTRICT SHALL MAINTAIN PROPERTY AND CASUALTY INSURANCE, AND WITHIN THIRTY (30) CALENDAR DAYS OF THE COMMENCEMENT DATE, THE TOWN SHALL FURNISH COPIES OF SUCH POLICIES TO THE OPERATOR WITH A CERTIFICATION OR OTHER EVIDENCE THAT THE OPERATOR HAS BEEN DESIGNATED AS AN ADDITIONAL INSURED.

5.3. UNDER NO CIRCUMSTANCES SHALL SERVICE COMPANY BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, SETTLEMENT, PAYMENT DEFICIENCIES, LIABILITIES, COSTS AND EXPENSES ARISING BECAUSE OF THE EXECUTION OR IMPLEMENTATION OF SPECIFIC INSTRUCTION OR DIRECTIONS PROVIDED BY THE DISTRICT OR ANY OF ITS DULY DESIGNATED AGENTS OR REPRESENTATIVES.

5.4. NOTWITHSTANDING ANY PROVISION TO THE CONTRARY, CONTAINED IN THIS AGREEMENT, IN NO EVENT SHALL THE SERVICE COMPANY BE LIABLE, EITHER DIRECTLY OR AS AN INDEMNITOR FOR THE DISTRICT, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME OR LOSS OF PROFIT EVEN IF THE SERVICE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5.5. The Service Company shall be allowed to retain the counsel of its choice, but subject to the approval of the District, if Service Company reasonably believes that separate legal assistance is necessary in connection with the defense of any matter, whether or not demand has been made against the Service Company. The District agrees to pay all reasonable attorneys' fees and related or ancillary expenses including costs incurred by the Service Company in the defense of any claim or cause of action covered by the terms of this Agreement.

5.6. Statements for attorney's fees and all legal expenses received by the Service Company shall be processed in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such statements.

5.7. All final, non-appealable judgments payable and enforceable against the Service Company for which the District is obligated to indemnify the Service Company shall be processed and satisfied by the District in the same manner as are all other debts and obligations of the District, except that the District shall promptly approve and sign checks to satisfy such judgments.

5.8. THE DISTRICT SHALL NOT HOLD THE SERVICE COMPANY LIABLE FOR ANY LOSSES OR DAMAGES, JUDGMENTS, CAUSES OF ACTION, SUITS, DEMANDS OR CLAIMS OF ANY CHARACTER OR KIND, TO THE EXTENT ARISING OUT OF OR ATTRIBUTABLE TO THE ACTS OR OMISSIONS OF THIRD PARTIES CONTRACTED WITH TO PERFORM SERVICES FOR THE DISTRICT OR IN FULFILLMENT OF THE SERVICES PROVIDED TO THE DISTRICT UNLESS THE SERVICE COMPANY FAILED TO EXERCISE REASONABLE CARE TO SELECT ONLY THIRD PARTIES COMPETANT TO PROVIDE THE SERVICES CONTRACTED FOR.

5.9. The District shall not hold the Service Company liable for any loss of records to the extent arising out of or attributable to unforeseeable occurrences caused through no fault of the Service Company, including but not limited to fire, theft, vandalism, force of nature, or acts of God.

5.10. In the event that a party receives notice of or undertakes the defense or prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with its indemnity obligations hereunder, such party shall give the other party prompt notice of such proceedings and shall inform the other party in advance of all hearings regarding such action, claim, suit, proceeding or investigation.

5.11. This indemnification shall not be construed as a waiver of the District's sovereign immunity under state law, and is subject to the limitations set forth under state law.

6) INSURANCE

6.1. The Service Company shall provide and maintain the following levels of insurance coverage:

6.1.1. Commercial Crime/ Fidelity Insurance with a per loss limit of one million dollars (\$1,000,000.00);

6.1.2. Professional Liability insurance with an aggregate limit of two million dollars (\$2,000,000);

6.1.3. General Liability insurance with a per occurrence limit of one million dollars (\$1,000,000); and

6.1.4. Workers compensation coverage as provided by and in the amounts specified by state law.

6.2. The District shall maintain in force a director's and officer's liability policy in an amount of not less than one million dollars (\$1,000,000) in aggregate coverage and such policy shall name the Service Company as an additional insured. Additionally, the District shall maintain property and general liability insurance with appropriate coverage.

7) DISPUTES

7.1 In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions which shall take place in a timely manner. If the dispute cannot be resolved within sixty (60) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation Services.

7.2 If the parties are unable to resolve any disputes in accordance with the Section above, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration District or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Agreement. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. Any mediation or arbitration shall be held in a mutually agreeable location within the County in which the District is located.

7.3 ALL CLAIMS MUST BE BROUGHT WITHIN ONE (1) YEAR OF THE DATE THE CLAIMING PARTY KNEW OR SHOULD HAVE REASONABLY KNOWN OF SAID CLAIM. INVOICES ALREADY PAID CANNOT BE DISPUTED FOR ANY REASON BEYOND THE DATE OF THE NEXT BOARD MEETING.

8) FORCE MAJEURE

A party's performance of any obligation under this Agreement (except for payment obligations) shall be excused if, and to the extent that, the party is unable to perform because of any event of Force Majeure. The party unable to perform shall be required to resume performance of its obligations under this Agreement as soon as reasonably practicable following the termination of the event or cause that excused performance hereunder. Force Majeure is defined as any act, event or condition to the extent that it adversely impacts the cost of performance of, or adversely affects the ability of, or either party to perform any obligation under this Agreement (except for payment obligations) if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error, omission or failure to exercise reasonable diligence on the part of the party relying thereon.

9) PUBLIC RECORDS

9.1 The Service Company will be the public records custodian for the District. In connection with its services to District, the Service Company agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Service Company taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

9.1.1. The Service Company shall keep and maintain public records required by the District to perform the services hereunder.

9.1.2. Upon a request for public records received by the District, the Service Company shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.

9.1.3 The Service Company 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 agreement term and following completion of this Agreement if the Service Company does not transfer the records to the District.

9.1.4 Upon completion of this Agreement, the Service Company shall transfer, at no cost, to the District all public records in possession of the Service Company consistent with Florida law. All records stored electronically by the Service Company 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.

9.1.5 The District shall make all determinations as to what constitutes confidential or exempt public records.

9.1.6 Service Company shall follow the requirements of the Florida Records Retention Act and destroy all records in accordance with the requirements of the law.

9.1.7 Failure of the Service Company to comply with Section 119.0701, Florida Statutes may subject the Service Company to penalties under Section 119.10, Florida Statutes. Further, in the event the Service Company fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

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

10) MISCELLANEOUS

10.1. Where agreement, approval, acceptance, consent or similar action by either party hereto is required by any provision of this Agreement, such action shall not be unreasonably delayed or withheld. Each party will cooperate with the other by, among other things, making available, as reasonably requested by the other, management or board decisions, information, approvals, and acceptances in order that each party may properly accomplish its obligations and responsibilities hereunder. Should a party withhold such cooperation as detailed in this Section, the other party shall not be liable for late fees, fines, or other damages or delay as a result.

10.2. The headings and titles to the sections of this Agreement are inserted for convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provision.

10.3. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in

equity or by statute or otherwise, including injunctive relief.

10.4. If any provision of this Agreement or application thereof to anyone or under any circumstances is adjudicated to be invalid or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other provision or application of this Agreement which can be given effect without the invalid or unenforceable provision or application and shall not invalidate or render unenforceable such provision or application in any other jurisdiction.

10.5. This Agreement shall be construed without regard to the party that drafted it. Any ambiguity shall not be interpreted against either party and shall, instead, be resolved in accordance with other applicable rules concerning the interpretation of contracts.

10.6. This Agreement contains the entire agreement between District and Service Company and supersedes all prior or contemporaneous communications, representations, understandings or agreements that are not consistent with any material provision of this Agreement.

10.7. The parties may only modify this Agreement by a written amendment signed by both parties.

10.8. The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provisions in the future.

10.9. Service Company 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. Service Company 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 Service Company 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 Service Company and order Service Company to immediately terminate the contract with the subcontractor.

10.10. In the event of termination, cancellation or failure to renew, District agrees, for a period of twelve (12) months from

the date of termination, not to engage or attempt to engage the services of anyone who is employed by Service Company (or was employed by Service Company at any time within one (1) year prior to the date of termination) for the performance of identical or similar services; provided however, this Section 10.10 will not apply to anyone who was employed by the District and hired by the Service Company to perform the Services.

10.11. This Agreement shall be binding upon the successors and assigns of each of the parties. This Agreement shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party. When written consent of a party is required, such consent shall not be unreasonably withheld.

10.12. This Agreement shall be construed under and in accordance with the laws of the State of Florida, and all obligations of the parties created hereunder are enforceable in the federal or state court having appropriate jurisdiction thereof.

10.13. All notices will be in writing and shall be deemed given when mailed by first class mail or delivered in person. Notices required to be given to the parties by each other will be addressed to:

To Service Company:

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
ATTN: Chris Tarase, Vice President

With a copy to:

Inframark, LLC
220 Gibraltar Road, Suite 200
Horsham, PA 19044
ATTN: Legal Department

To District:

Tara Community Development District 1
Attn: R. David Jackson, District Counsel
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

10.14. All records compiled by Service Company with information and material gathered when performing this Agreement are the property of District.

10.15. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date at the top of this Agreement.

INFRAMARK, LLC

**TARA COMMUNITY DEVELOPMENT
DISTRICT 1**

By: Chris Tarase
Title: Vice President – Management Services
Date: _____

Printed Name: _____
Title: _____
Date: _____

Schedule A
Scope of Services

The Service Company shall provide the following services to, for, and on behalf of the District and includes a part-time field position for 20 hours per week for a total annual amount of \$40,960.00 (billed monthly at a rate of \$3,413.33):

- 1- Arrange, bid, and supervise work of outside contractors;
- 2- Assess property damage, neglect and depreciation and estimate costs associated with repair and/or replacement;
- 3- Negotiate purchasing and bidding of contracted services;
- 4- Perform regularly scheduled reviews of the following: Preventative maintenance records, inventories, purchases and monthly utility invoices;
- 5- Maintain an operations and maintenance manual complete with current drawings and any other pertinent documents; such as District records and or anything else pertaining to the District;
- 6- When requested, attend Board meetings;
- 7- Create and monitor annual maintenance budget and provide input when necessary at monthly District meetings;
- 8- Assist the District's manager in preparation of annual operating budget for the District;
- 9- Answer after-hours calls for emergencies and route to the appropriate party for action. Notify the District manager and Board Chairman as appropriate;
- 10- Work with outside vendors and additional District staff (if applicable) to ensure the District's property meets quality maintenance standards set by Board of Supervisors;
- 11- Inspect the District's property a minimum of two times per week for trash and other issues and report any such issues to the District's manager;
- 12- Monitor daily activities for the District's community center, pool, and recreational facilities. Must be able to schedule and oversee such events.

Tab 3



Rizzetta & Company

March 28

District Manager's Report

2023

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A
R
A

C
D
D

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 25, 2023

	<u>2/28/2023</u>
General Fund Cash & Investment Balance:	\$741,846
Reserve Fund Cash & Investment Balance:	\$382,020
Debt Service Fund Investment Balance:	\$369,851
Total Cash and Investment Balances:	\$1,493,717
General Fund Expense Variance:	Over Budget \$7,093

Tab 4

Independent Works LLC.

Property Manager: Jennifer Goldyn, CDD District Manager
Association Name: Tara Community Development District
Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

Reserve Study Proposal

Scope of Work:

- Pre-inspection meeting, budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- Report includes- Item Parameter Chart Detail, Expenditures, Cash flow Chart, Annual Chart, Monthly Chart, Supplementary and Components Charts.

Structures and Improvements to be included

Please see addendum

Reserve study Methodology and Procedures

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association's reserve history, budget/financials and answer any questions about the reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using both the Component Funding analysis and Cash Flow Analysis (Pooling Method) funding methodologies in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association's specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA)

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Independent Works LLC.

Property Manager: Jennifer Goldyn, CDD District Manager
Association Name: Tara Community Development District
Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

An electronic preliminary draft report for your association's review so that any possible factual inaccuracies or differences of opinion can be addressed before a final reserve study report is issued. That way your association can play an active role in the overall process. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

Association Information Required:

We will need from you a copy of your current reserve budget so that our report can be designed to reflect similar reserve classifications/categories making it easier for your association to make direct comparisons between your budget and our findings

As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

Addendum:

EXPENDITURES INCLUDED: Common Areas for Condominium Development District: Clubhouse: Exterior Paint & Waterproofing, Roof, Fire Alarm Systems, Plumbing, Common Area HVAC Systems, Interior Paint, Furnishings, Interior Renovations of Common Areas, including and not limited to Restrooms, Fitness Area, Lobby, Kitchen, Pool & Spa, Deck, Equipment, Furniture, Perimeter Fencing & Gates, Lake, Aerators, Lakes, Site Fencing and Gates, Asphalt Pavement, Site Lights, Landscaping, Irrigation, Entry Monument Signage, Video Surveillance

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Independent Works LLC.

Property Manager: Jennifer Goldyn, CDD District Manager
Association Name: Tara Community Development District
Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

Fee Structure

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for **90 Days** from the date indicated on this proposal this proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The total fee is due upon delivery of draft report.

Half payment will be collected at the pre-inspection meeting. The remaining half of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association.

Please Choose One

- \$2,995.00 Reserve Study Inspection with Full Reserve Study
- \$2,995.00 Reserve Study Inspection with Full Reserve Study and 2 Annual updates for an additional fee of \$1,495 each year.

Respectfully submitted,

Margery Schultz

Margery Schultz

Reserve Specialist

Accepted By: _____

SIGNATURE

DATE

NAME (PLEASE PRINT)

TITLE

EMAIL ADDRESS (PLEASE PRINT)

PHONE #

**Independent Works, LLC.
Margery Shultz
Reserve Specialist**

Tab 5

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 1

PLEDGE OF PUBLIC CONDUCT

WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL ATTACKS

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, February 28, 2023, at 9:43 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum:

Darby Connor	Board Supervisor, Chairman
Joe DiBartolomeo	Board Supervisor, Vice Chairman
Christopher Morris	Board Supervisor, Assistant Secretary
Mark Gough	Board Supervisor, Assistant Secretary
Peyton Phillips	Board Supervisor, Assistant Secretary

Also present via teleconference were:

Jennifer Goldyn	District Manager, Rizzetta & Company, Inc.
David Jackson	District Counsel, Cohen & Perrson
Paul Kelley	Field Manager, Rizzetta & Company, Inc.
Thomas Bryant	Representative, Sunrise Landscape
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Kaighin	Representative, Admiral Environmental

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 9:43 a.m. and all joined in to give the Pledge of Allegiance.

42 **SECOND ORDER OF BUSINESS** **Adoption of Agenda**

43
44 On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously
45 approved to adopt the agenda for the meeting, for the Tara CDD.

46 Mr. Connor addressed Ms. Goldyn's departure from Rizzetta & Company, Inc.

47 On a motion from Mr. Phillips, seconded by Mr. DiBartolomeo, the Board unanimously
48 approved to terminate the District Management Contract with Rizzetta & Company,
49 effective immediately, for the Tara CDD.

50 On a motion from Mr. Phillips, seconded by Mr. Connor, the Board unanimously
51 approved to terminate the Amenities Contract with Rizzetta & Company, effective
52 immediately, for the Tara CDD.

53 **THIRD ORDER OF BUSINESS** **Audience Comments**

54 There were the following audience comments; a resident would like to place a plaque,
55 resident would like umbrellas placed by the pool.

56 On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously
57 approved to place a plaque outside of the pickleball court, for the Tara CDD.

58 **FOURTH ORDER OF BUSINESS** **Guest Speaker – Golf Course Owner**

59 The owner of the Golf Course presented a fence proposal for Stone River Road. The
60 proposal presented is a cost share between the TMA, CDD and Preserve Golf Course, in
61 the amount of \$5,108.00, with Not to Exceed of \$2,000.00, for Tara CDD.

62 On a motion from Mr. DiBartolomeo, seconded by Mr. Gough, the Board unanimously
63 approved the fence proposal presented as a cost share between the TMA, CDD and
64 Preserve Golf Course, in the amount of \$5,108.00, with Not to Exceed of \$2,000.00, for
65 the Tara CDD.

66 The Golf Course will take the lead and handle the plantings.

67 On a motion from Mr. Gough, seconded by Mr. DiBartolomeo, the Board unanimously
68 approved to allow the Chairman to execute the Cost Share Agreement outside of a
meeting, for the Tara CDD.

FIFTH ORDER OF BUSINESS

Staff Reports

- 69
- 70
- 71 A. Landscape Update
- 72
- 73 The Crepe Myrtle is installed.
- 74
- 75 The fertilization schedule was presented.
- 76 (Under Separate Cover)
- 77
- 78 Mr. DiBartolomeo requested a proposal to upgrade the heads on the Blvd.
- 79
- 80 B. Aquatics Update
- 81
- 82 Mr. Kaighin reviewed his report with the Board.
- 83
- 84 C. Field Manager Report
- 85
- 86 Mr. Kelley reviewed his Field Manager report with the Board.
- 87
- 88 D. District Counsel
- 89
- 90 The Board requested that Mr. Jackson review the Clubhouse Rental Agreement
- 91 to ensure the release and indemnification section is adequate.
- 92
- 93 E. District Engineer
- 94
- 95 1. Present and no report.
- 96
- 97 2. Discussion regarding Wingspan encroachment
- 98 The Board has requested Mr. Schappacher to verify if the resident is clearing
- 99 in the wetland buffer.
- 100
- 101 F. District Manager
- 102 1. Ms. Goldyn informed the Board of Supervisors that their next meeting would be
- 103 held on March 28, 2023, at 9:30 a.m.
- 104 Ms. Goldyn presented the District Manager's Report.
- 105
- 106 Ms. Goldyn reviewed the financials with the Board.
- 107
- 108
- 109
- 110

111 G. Board of Supervisors Liaisons

112
113 No report at this time.

114
115 **SIXTH ORDER OF BUSINESS** **Consideration of Cornhole set proposal**

116
117 The Board tabled this item.

118
119 **SEVENTH ORDER OF BUSINESS** **Consideration of Stretching Platform**
120 **proposal**

121

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough, the Board unanimously approved two stretching platforms for the Tara CDD.

122
123 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
124 **Supervisors Meeting held on January 24,**
125 **2023**
126 **(Under Separate Cover)**

127

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the Minutes of the Board of Supervisors Meeting held on January 24, 2023, for the Tara CDD.

128
129 **NINTH ORDER OF BUSINESS** **Consideration of Operation &**
130 **Maintenance for September 2022 –**
131 **January 2023**

132

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the Operation & Maintenance for September 2022, in the amount of \$60,005.21, October 2022, in the amount of \$68,255.09, November 2022, in the amount of \$64,403.17, December in the amount of \$54,867.95 and January 2023, in the amount of \$59,733.75, for the Tara CDD.

133
134 **TENTH ORDER OF BUSINESS** **Supervisor Requests**

135
136 Mr. Connor would like to schedule a budget workshop, for April 24, 2023, at 12:00
137 p.m.

138
139 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

140

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough, the Board adjourned the meeting at 11:30 a.m., for the Tara CDD.

141

142
143
144

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 6

Tara Community Development District

District Office · Wesley Chapel, Florida 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.taracdd.org

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,121.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Tara Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Admiral Environmental	100144	1903 BD 02/23	Balance Due - Aeration System (Pond 23) 02/23	\$ 3,329.21
Admiral Environmental	100136	1903 D	50% Deposit - Aeration System (Pond 23) 01/23	\$ 3,329.21
Admiral Environmental	100158	1959 2/23	Lake & Pond Management Services 02/23	\$ 2,735.00
Admiral Environmental	100152	1979	Service Call - Pond 4 (Duffuser) 02/23	\$ 385.00
Admiral Environmental	100152	1980	Service Call - Pond 19 (Duffuser) 02/23	\$ 385.00
Bravo Cleaning Services, LLC	100160	204299	Janitorial Services 02/23	\$ 600.00
Central Security Group - Nationwide, Inc.	100153	13264160 2/23	Video 02/23	\$ 80.95
Christopher Morris	100137	CM012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
COMCAST	EFT	8535 10 048 0005540 02/23	Community Center Phone/Internet Service 02/23	\$ 275.37
Complete Electrical Services, Inc.	100145	3350	Install Outlet - Pond 19 & 20 01/23	\$ 290.00
Complete Electrical Services, Inc.	100145	3358	Install GFI Post - Tara Blvd. Island 01/23	\$ 265.00
Complete Electrical Services, Inc.	100145	3344	Deposit - Tennis Court (LED Lighting) 01/24/23	\$ 8,960.00

Tara Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Complete Electrical Services, Inc.	100154	3368	Balance Due - Tennis Court (LED Lighting) 02/23	\$ 3,936.00
Complete Electrical Services, Inc.	100161	3391	Repair Wiring to Lighting - Island Blvd. 02/23	\$ 407.00
Doors Locks and Keys	100162	20723	(23) Locks/Keys 02/23	\$ 2,254.00
Florida Department of Revenue	100150	51-8015667691-1 01/23	Sales & Use Tax 01/23	\$ 14.72
Florida Power & Light Company	EFT	85063-48567 01/23	6208 Cormorant Ct. Aerator 01/23	\$ 103.18
Florida Power & Light Company	EFT	FPL Summary	Electric Summary 01/23	\$ 4,121.03
George D Connor	100138	DC012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
HomeTeam Pest Defense, Inc.	100146	90016468 1/23	Quarterly Pest Control Service 01/23	\$ 112.90
Jayanthi Gopalakrishnan	100147	CDD0010 01/23	Newsletter 01/23	\$ 450.00
Joseph Di Bartolomeo	100139	JD012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
LaPensee Plumbing, Inc.	100140	102186	(2) Lock Box Covers (Heaters) 01/23	\$ 320.00
LaPensee Plumbing, Inc.	100159	108342 2/23	Monthly Pool Service 02/23	\$ 600.00

Tara Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	EFT	179079-104839 01/23	7340 Tara Preserve Lane 01/23	\$ 257.11
Manatee County Utilities Department	EFT	179079-104839 02/23	7340 Tara Preserve Lane 02/23	\$ 264.55
Mark Gough	100141	MG012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
Peyton Paul Phillips	100142	PP012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
Razor Carts	100148	8674 1/23	Vehicle Maintenance 01/23	\$ 3,247.00
Rizzetta & Company, Inc.	100135	INV0000075253	Payroll Reimbursement 01/20/23	\$ 1,398.47
Rizzetta & Company, Inc.	100143	INV0000075371 02/23	District Management Fees 02/23	\$ 4,686.01
Rizzetta & Company, Inc.	100156	INV0000075868	Amenity Management & Oversight 02/23	\$ 2,277.27
Rizzetta & Company, Inc.	100151	INV0000075902	Mass Mailing - Newsletters 02/23	\$ 1,045.49
Rizzetta & Company, Inc.	100157	INV0000077305	Payroll Reimbursement 02/17/23	\$ 1,915.21
Straley Robin Vericker	100149	22592	Legal Services 12/22	\$ 490.50
Schappacher Engineering, LLC	100155	2343	Engineering Services 01/23	\$ 375.00

Tara Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa PC Consultants	100163	7165	PC Clean Up 02/23	\$ 250.00
TECO Peoples Gas	EFT	211014511060 1/23	Gas Service for Pool Heater 01/23	\$ 1,488.94
TECO Peoples Gas	EFT	211014511060 6/11	Gas Service for Pool Heater 12/22	<u>\$ 1,471.94</u>
Report Total				<u><u>\$ 53,121.06</u></u>

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546 US
941-777-3350
office@admiralenvironmental.com



INVOICE

BILL TO

The Preserve at Tara
Community Development
District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road Suite
100
Tampa, FL 33544

SHIP TO

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

INVOICE # 1903**DATE** 01/24/2023**TERMS** Due on receipt**CUSTOMER**

The Preserve at Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Fountain Sales - Airmax EcoSeries 1/2 hp, 3 Pattern Fountain, Control Panel and 400' 10/3 Cord with quick disconnect	1	3,759.00	3,759.00
Fountain Sales - Airmax RGBW LED 4 Light Set and 400' 16/3 Cord w/ quick disconnect	1	2,169.00	2,169.00
Fountain Sales - Mooring lines, anchors, & misc. fittings	2	47.50	95.00
Fountain Sales - Electrical Conduit and misc. fittings	1	80.00	80.00
Labor	3	100.00	300.00
Shipping & Handling	1	255.42	255.42
Deposit - 50% Deposit (\$3,329.21) due prior to the Commencement of Work Balance Due (\$3,329.21) upon the Completion of Work.	1	0.00	0.00

This invoice is for the following Special Service at The Preserve at Tara Community Development District approved at the Board Meeting on 1-24-2023:

- Supply and installation of Airmax EcoSeries Fountain with color changing lights in Pond
- Installed on 2-2-2023.

Thank you for being a valued customer.

SUBTOTAL	6,658.42
TAX	0.00
TOTAL	6,658.42
BALANCE DUE	\$6,658.42

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546 US
941-777-3350
office@admiralenvironmental.com



INVOICE

BILL TO

The Preserve at Tara
Community Development
District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road Suite
100
Tampa, FL 33544

SHIP TO

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

INVOICE # 1959

DATE 02/01/2023

TERMS Due on receipt

CUSTOMER

The Preserve at Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Preserve at Tara CDD	1	2,735.00	2,735.00

This invoice is for service in February, 2023.
Thank you for being a valued customer.

SUBTOTAL	2,735.00
TAX	0.00
TOTAL	2,735.00
BALANCE DUE	\$2,735.00

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546 US
941-777-3350
office@admiralenvironmental.com



INVOICE

BILL TO

The Preserve at Tara
Community Development
District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road Suite
100
Tampa, FL 33544

SHIP TO

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

INVOICE # 1979

DATE 02/08/2023

TERMS Due on receipt

CUSTOMER

The Preserve at Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Aeration System - Service/Repair/Maintenance - Airmax ProAir 4 Complete Duffuser - Pond 4	1	285.00	285.00T
Labor	1	85.00	85.00
Shipping & Handling	1	15.00	15.00

This invoice is for the following Special Service at The Preserve at Tara Community Development District:
- Supply and installation of Airmax ProAir 4 Complete Diffuser for aeration system in Pond 4.
- Installed on 2-7-2023.
Thank you for being a valued customer.

SUBTOTAL	385.00
TAX	0.00
TOTAL	385.00
BALANCE DUE	\$385.00

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546 US
941-777-3350
office@admiralenvironmental.com



INVOICE

BILL TO

The Preserve at Tara
Community Development
District
C/O Rizzetta & Company, Inc.
5844 Old Pasco Road Suite
100
Tampa, FL 33544

SHIP TO

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

INVOICE # 1980

DATE 02/08/2023

TERMS Due on receipt

CUSTOMER

The Preserve at Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Aeration System - Service/Repair/Maintenance - Airmax ProAir 4 Complete Duffuser - Pond 19	1	285.00	285.00T
Labor	1	85.00	85.00
Shipping & Handling	1	15.00	15.00

This invoice is for the following Special Service at The Preserve at
Tara Community Development District:
- Supply and installation of Airmax ProAir 4 Complete Diffuser for
aeration system in Pond 19.
- Installed on 2-7-2023.
Thank you for being a valued customer.

SUBTOTAL	385.00
TAX	0.00
TOTAL	385.00
BALANCE DUE	\$385.00



BRAVO CLEANING SERVICES, LLC
941-301-7790

Bravo Cleaning Services, LLC
941-301-7790
2506 162nd Terrace E
Parrish, Florida
34219
United States

Billed To
The Preserve at Tara Community
7340 Tara Precerve Lane
Bradenton, FL
34203

Date of Issue
02/21/2023

Due Date
03/23/2023

Invoice Number
204299

Amount Due (USD)
\$600.00

Description	Rate	Qty	Line Total
FEBRUARY JANITORIAL SERVICES 3 6,10 13,17 20,24 27	\$75.00	8	\$600.00

Subtotal 600.00

Tax 0.00

Total 600.00

Amount Paid 0.00

Amount Due (USD) \$600.00



ALERT 360
2448 EAST 81ST STREET STE 4200
TULSA, OK 74137

Account Information

Account Number: 009830019
Statement Number: 13264160
Due Date: 03/10/2023
Amount Due: \$161.90

Account Activity

DESCRIPTION	AMOUNT
Transfer from : 1 Received Transfer	\$124.95 CR
Transfer from : 1 Received Transfer	\$208.95 CR
BALANCE FORWARD	\$414.85
THE PRESERVE CDD AT 7340 TARA PRESERVE 34203	
Late Fee	\$5.00
Video 02/01/23 to 02/28/23	\$75.95
TOTAL AMOUNT DUE	\$161.90

Important Messages

An Updated Name, Logo, and More!

We are excited to announce our new company name – Alert 360! After 45+ years of award-winning service as Central Security Group, we have evolved far beyond offering only basic home security systems. Our Alert 360 brand reflects who we are today and our more complete smart security and home automation solutions – including our free mobile apps!

Read more at Alert360.com and rest assured:

- Nothing else has changed. We're the same U.S.-based team & honored to serve you.
- We've not been sold. We did not merge with anyone.
- We continue to offer decades of experience and our own, TMA-designated Five Diamond monitoring center – all backed by an A+ BBB rating.
- There is nothing you need to do related to our name change.

If you're not familiar with all our latest Alert 360 solutions (did you know we can help with connected devices like Amazon Echo and Google Home!), learn more at Alert360.com

Stay Alert for Door-to-Door Scams. Avoid Being Double Billed.

Has someone come to your door or called, saying they bought our company and need a new contract or to change your equipment? This is false – no one has bought us, and no one should come to your door with a new contract, putting pressure on you to sign it, unless you requested it. Learn more at Alert360.com/ScamAlert or call us at 1-888-642-4567 to report such issues.

About Your Homeowners Insurance Discount

Your current certificate on file with your insurance company will continue to work, but if you need a new one, go to Alert360.com/insurance.

Your Thoughts Matter

Thanks to you, we're one of the nation's leading smart security & automation companies. Your satisfaction is important to us. Share any feedback at CustomerService@Alert360.com

Monthly testing of your alarm system will ensure communication with our Secure Operations Center.
For questions regarding your service, contact us at (888) 642-4567 or via email Billing@alert360.com
For questions regarding your invoice, contact us at (888) 642-4567 or via email TX 75267-6172.



ALERT 360
2448 EAST 81ST STREET STE 4200
TULSA, OK 74137

Address Service Requested

THE PRESERVE CDD AT TARA
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

INVOICE

Account Number: 009830019
Statement Date: 02/01/2023
Due Date: 03/10/2023
Amount Due: \$161.90

Amount Enclosed: \$ _____

Please write your account number on your check.

Thank you in advance for your prompt payment.

Use the enclosed envelope and make checks payable to:

Alert 360
PO Box 21031
Tulsa, OK 74121-1031



Please check here to update your contact information.
Provide your new contact information on the reverse side.

04810 0009830019 3 0013264160 000016190 000016190 3

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Peyton Phillips	✓
Darby Connor	✓
Christopher Morris	✓
Joe DiBartolomeo	✓
Mark Gough	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:33 AM
Meeting End Time:	12:11 PM
Total Meeting Time:	2hr 30mins

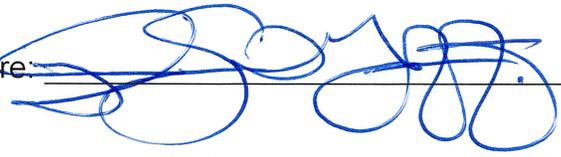
Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: 

Hello The Preserve At Tara Cdd1,

RECEIVED

FEB - 9 2023

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$275.37
EFT Payment - thank you	Jan 23	-\$271.37
Credits	Page 3	-\$2.00
Balance forward		\$2.00
Regular monthly charges	Page 3	\$265.75
Taxes, fees and other charges	Page 3	\$7.62
New charges		\$273.37

Amount due \$275.37

Your bill explained

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



! Thanks for paying by Automatic Payment

Your automatic payment on Feb 22, 2023, 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.

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

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96331870 NO RP 01 20230201 NNNNNNNN 0004309 0012

THE PRESERVE AT TARACDD1
ATTN TARADUANE SMITH CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Account number **8535 10 048 0005540**

Automatic payment **Feb 22, 2023**

Please pay \$275.37

Electronic payment will be applied Feb 22, 2023



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510048000554000275370

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at **877-564-0318**.

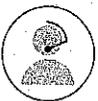


Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Balance forward		\$2.00
Previous balance		\$275.37
Payment - thank you	Jan 23	-\$271.37
Credits		-\$2.00
Voice Ntwrk Investment - Adjustment	Jan 02	-\$2.00

Regular monthly charges		\$265.75
Comcast Business		\$239.30
Packaged services		\$314.90
 Data, SecurityEdge, Voice Package, Includes: Business Internet 200 1 Mobility Voice Line, and SecurityEdge.	\$314.90	
Discounts		-\$194.90
Promotional Discount	-\$194.90	
Comcast Business services		\$119.30
Static IP - 1	\$19.95	
Basic Voice Line	\$49.90	
Business Voice, Qty 2 @ \$24.95 each		
Voice Line Business Voice	\$44.45	
Voice Mail Service	\$5.00	

Equipment & services		\$18.45
Equipment Fee Voice	\$18.45	

Service fees		\$8.00
Directory List Mgmt Fee - Adjustment Jan 02 - Mar 13	-\$2.00	
Directory Listing Management Fee	\$5.00	
Voice Network Investment	\$5.00	

Taxes, fees and other charges		\$7.62
Other charges		\$6.10
Regulatory Cost Recovery	\$2.21	
Federal Universal Service Fund	\$3.89	

Taxes & government fees		\$1.52
Federal Excise Tax	\$1.52	

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 \$194.90 this month with your promotional discount.



Account Number
8535 10 048 0005540

Billing Date
Feb 01, 2023

Services From
Feb 14, 2023 to Mar 13, 2023

Page
4 of 5

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.



Every day in business is a big day. We'll help keep you ready for what's next.

Comcast Business powers more businesses than any other provider in the nation, and we understand that every business is unique. A one-size-fits-all approach just won't cut it.

That's why we're offering a **personalized, one-on-one account review** to make sure you get solutions that actually fit your business, all from one trusted provider.

Plus, see how you can **save up to 60% a year on your wireless bill** by switching to Comcast Business Mobile.

- ☞ Built to meet your business's unique needs – change date options or cancel anytime. Starting as low as \$22 per line/mo. for 20 lines.
- ★ Keep your own phone with no term contract required for mobile.
- ↻ Mix & match Unlimited and shared data options on up to 20 lines.
- Ⓢ Enjoy no phone-line access fees or activation charges.

Savings compared to an initial average of top 3 providers based on agreement price. Comcast Business terms of service. Recurring speeds after 20 GB of usage/line. Actual savings vary and are not guaranteed.

Contact us today to set up your complimentary account review.

Call 855-894-4621 or visit ComcastBusiness.com/AccountReview

COMCAST BUSINESS
Powering Possibilities™

Restrictions apply. Not available in all areas. Requires Comcast Business internet service. Up to 20 lines. Even, 9th, and 10th billing charges after taxes and fees. No using regulatory recovery fees and other charges. Extra and early termination charges. 60% savings based on the lowest available service to that standard. Comcast Business TV, internet or voice. Pricing subject to change. In limited circumstances, your rate may be the primary driver over other factors. After 20 GB monthly data use, speeds reduced to a maximum of 15 Mbps download/10 Mbps upload. A minimum \$15.00 charge applies per month, per account for 10th billing cycle, regardless of data usage. Charges apply to each full or partial GB of shared data. No roaming data. Actual speeds vary. For Comcast Business Mobile's restrictions, visit www.comcast.com/mobile. Linehaul discounts. Actual savings may vary and are not guaranteed. Bring your own phone. Is limited to select eligible phones. Requires activation of new Comcast Business Mobile line. Comcast Business Mobile requires the network with the most restrictions. 100% data mobility requirements vary by phone. 11/11/22. WTT and/or other not tested. Results may vary. Subject to our disclaimer. Call for specifications and complete details. © 2023 Comcast. All rights reserved. BG/BA/ADP/FAH/GBS/AGP/AV/2023

M033W/23



COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
BRADENTON FL. 34206
941-749-5995
941-737-4424 CELL EC0002803

Date	Invoice #
1/30/2023	3350

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	JOB LOCATION: TARA CDD		
	SERVICE CALL; PROJECT: ADDED NEW OUTLET AT POND 19 AND 20. ON EXISTING PEDESTAL WE INSTALLED NEW WEATHERPROOF BOX CARFLEX AND WIRE FOR NEW GFI OUTLET ON NEW 120 VOLT BREAKER AND WITH IN USE COVER. JOB COMPLETE		
	MATERIALS	95.00	95.00
	LABOR	195.00	195.00
	DUE NOW ON COMPLETION/ THANK YOU		

It's been a pleasure working with you!		Total	\$290.00
----------------------------------------	--	--------------	----------

COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
BRADENTON FL. 34206
941-749-5995
941-737-4424 CELL EC0002803

Date	Invoice #
1/31/2023	3358

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	JOB LOCATION: TARA CDD BLVD. ISLAND. PROJECT: INSTALLED NEW ARLINGTON POST WITH GFI AND INUSE COVER IN ISLAND AREA ON EXISTING PALM TREE PHOTOCCELL CIRCUIT. JOB COMPLETE PER QUOTE QUOTE DUE NOW ON COMPLETION/ THANK YOU	265.00	265.00
All work is complete!		Total	\$265.00

COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
 BRADENTON FL. 34206
 941-749-5995
 941-737-4424 CELL EC0002803

Date	Invoice #
1/24/2023	3344

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	<p>BILLING FOR UP FRONT PORTION OF PROPOSAL</p> <p>JOB LOCATION: TARA CLUBHOUSE / TENNIS COURT</p> <p>PROJECT: RETRO FIT TENNIS COURT WITH 12- NEW LED FIXTURE HEADS</p> <p>COMPLETE ELECTRICAL SERVICES WILL PROVIDED LABOR AND MATERIALS FOR THE FOLLOWING. REMOVE THE EXISTING 12- 1000WATT M.H. LIGHT FIXTURE FROM THE 12 POLES AND THEN ON EXISTING POLES AND WIRING INSTALL NEW CUSTOM-MADE BRACKET AND MOUNT FOR OLD POLES TO EXCEPT NEW LED FIXTURE HEADS. INSTALL 12- NEW 300WATT LED TENNIS COURT FIXTURE HEADS ON EXISTING POLES AND WIRING. WE WILL PROVIDED LIFT TO COMPLETE THE WORK</p> <p>10 YEAR WARRANTY ON LED RETRO FIT 1 YEAR ON LABOR AND MATERIALS.</p> <p>NOTE: THE NEW LEDS WILL SAVE 75% ON THE ELECTRICAL USE. EXISTING FIXTURES DRAW 12,000. WATTS – NEW FIXTURE WILL DRAW 2,880.00 WATTS. FIXTURE LIFE IS OVER 50,000. HOURS AROUND 30-plus YEARS AT 3 HOURS PER DAY.</p> <p>NOTE: EXISTING LIGHTS RUNNING 3HRS PER DAY FOR 365 DAYS WOULD COST \$1,655.64 A YEAR FOR ELECTRICAL COST. NEW LED LIGHTS WILL COST AROUND \$397.35 A YEAR TO OPERATE. BIG SAVINGS</p> <p style="text-align: center;">TOTAL COST \$ 12,800.00</p> <p style="text-align: center;">TOTAL OF \$ 8,960.00 WILL BE DUE UP FRONT AND TOTAL OF \$ 3,840.00 DUE ON DAY OF COMPLETION.</p>		

Thank you for your business.	Total
------------------------------	--------------

COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
 BRADENTON FL. 34206
 941-749-5995
 941-737-4424 CELL EC0002803

Date	Invoice #
1/24/2023	3344

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	BILLING FOR UP FRONT DOWN PAYMENT TOTAL DOWN PAYMENT DUE BEFORE PRODUCTS ARE ORDERED NOTE: REMAINDER BILL WILL BE DUE ON DAY OF COMPLETION \$3,840.00	8,960.00	8,960.00
Thank you for your business.		Total	\$8,960.00

COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
 BRADENTON FL. 34206
 941-749-5995
 941-737-4424 CELL EC0002803

Date	Invoice #
2/7/2023	3368

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	<p>To: TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625 ATTN: MARK GOUGH</p> <p>JOB LOCATION: TARA CDD CLUBHOUSE</p> <p>PROJECT: RETRO FIT LIGHTING TO LED 32 TOTAL FIXTURES WE WILL PROVIDED LABOR AND MATERIALS TO RETRO FIT 32 FIXTURES IN THE CLUBHOUSE WITH 64- 4FT 5000K LED FROSTED DRIVER LAMPS IN EXISTING FIXTURES. EACH FIXTURE WILL HAVE A MAXIUM OF TWO NEW LED BULBS EACH WHEN DONE. WE WILL DISGUARD THE OLD TUBES. 5 YEAR LED PRODUCT WARRANTY 1 YEAR LABOR WARRANTY QUOTE \$3,936.00 TOTAL DUE ON DAY OF COMPLETION EXTRA: WE MISSED A LIGHT THE NEW TOTAL IS 33- FIXTURES AND 66-LAMPS .(NO EXTRA CHARGE) QUOTE DUE NOW ON COMPLETION / THANK YOU</p>	3,936.00	3,936.00
All work is complete!		Total	\$3,936.00

COMPLETE ELECTRICAL SERVICES INC.

Invoice

P.O. BOX 1428
 BRADENTON FL. 34206
 941-749-5995
 941-737-4424 CELL EC0002803

Date	Invoice #
2/27/2023	3391

Bill To
TARA CDD c/o RIZZETTA & CO. 12750 CITRUS PARK LANE SUITE 115 TAMPA,FL. 33625

P.O. No.	Terms	Project
	DUE NOW	

Quantity	Description	Rate	Amount
	JOB LOCATION:TARA CDD		
	SERVICE CALL: AT ISLAND BLV. TWO LIGHTS NOT WORKING WORK ORDER PER DARBY CONNOR		
	USED UNDERGROUND FAULT LOCATOR TO TRACE WIRING IN ISLAND. FOUND THE WIRING WAS SHORTED OUT UNDER THE FIRST PALM TREE. RAN TEMP WIRE SO THE LIGHTS WOULD WORK OVER THE WEEKEND. CAME BACK AND INSTALLED 35FT OF 12-2 UF WIRE TO RE POWERED THE LIGHTS AND BURIED THE WIRE. JOB COMPLETE		
	MATERIALS	42.00	42.00
	LABOR	315.00	315.00
	LOCATOR UNDERGROUND FAULT DETECTING \$240.00 DISC. RATE	50.00	50.00
	DUE NOW ON COMPLETION / THANK YOU		
All work is complete!		Total	\$407.00

DOORS LOCKS & KEYS

727-828-7024
941-554-7075
813-667-1463

SERVING ALL OF PINELLAS PASCO HILLSBOROUGH MANATEE & SARASOTA COUNTIES

NAME: TARA CDD	DRIVER LICENSE #	DATE: 2/7/23
ADDRESS: 7340 TARA PRESERVE LANE		
PHONE # 941-756-2416	VIN/PLATE #	
TECH:	SERVICE ADDRESS:	

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	10 Newlocks + rekey	150.00	1500.00
2			
3	5 rekey Master Key	120	600.00
4			
5	7 key copy	65	
6			
7	1 service call Fee	89	
8			

Credit Card Imprint / Information

SUBTOTAL	
TAX	
TOTAL	2254.00

Customer Signature: X

Saul Kelley

I hereby certify that I have the authority, or have been authorized to order the services listed above. I understand that all sales are final, all charges are undisputable and that there are NO REFUNDS. I agree by signing this invoice for all the services and charges listed above and that payment is due immediately at time of service. I understand that all parts are guaranteed for 30 days from date of service (not including labor) unless otherwise stipulated above.



727-828-7024
941-554-7075
813-667-1463

ACCOUNTING
2655 Ulmerton Rd., Suite 154, Clearwater, FL 33762

5305 Manatee Ave. W., Suite 1150, Bradenton, FL 34209



Sales and Use Tax Return

DR-15
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Certificate Number: 51-8015667691-1		Sales and Use Tax Return		HD/PM Date: / /	DR-15 R. 01/20
Florida		1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		210.28	.	210.28	14.72
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals		.	.	.	.
D. Transient Rentals		.	.	.	.
E. Food & Beverage Vending		.	.	.	.
Surtax Rate:		Reporting Period		JAN 2023	5. Total Amount of Tax Due
					14.72
				6. Less Lawful Deductions	.
				7. Net Tax Due	14.72
				8. Less Est Tax Pd / DOR Cr Memo	.
				9. Plus Est Tax Due Current Month	.
				10. Amount Due	14.72
				11. Less Collection Allowance	E-file/E-pay Only
				12. Plus Penalty	.
				13. Plus Interest	.
				14. Amount Due with Return	14.72

Name
Address
City/St
ZIP

Tara Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: 02/20/23
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

Certificate Number: 51-8015667691-1		Sales and Use Tax Return		HD/PM Date: / /	DR-15 R. 01/20
Florida		1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		.	.	.	.
B. Taxable Purchases		Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals		.	.	.	.
D. Transient Rentals		.	.	.	.
E. Food & Beverage Vending		.	.	.	.
Surtax Rate:		Reporting Period		JAN 2023	5. Total Amount of Tax Due
					.
				6. Less Lawful Deductions	.
				7. Net Tax Due	.
				8. Less Est Tax Pd / DOR Cr Memo	.
				9. Plus Est Tax Due Current Month	.
				10. Amount Due	.
				11. Less Collection Allowance	E-file/E-pay Only
				12. Plus Penalty	.
				13. Plus Interest	.
				14. Amount Due with Return	.

Name
Address
City/St
ZIP

Tara Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: 02/20/23
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Tiffany Judd Signature of Preparer	Date	
() Telephone Number		813-793-8806 Telephone Number		

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). 2.10
16. Hope Scholarship Credits (included in Line 6)	16.
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19. Taxable Sales from Amusement Machines (included in Line A)	19.
20. Rural or Urban High Crime Area Job Tax Credits	20.
21. Other Authorized Credits	21.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Tiffany Judd Signature of Preparer	Date	
() Telephone Number		813-793-8806 Telephone Number		

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). 0.00
16. Hope Scholarship Credits (included in Line 6)	16.
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19. Taxable Sales from Amusement Machines (included in Line A)	19.
20. Rural or Urban High Crime Area Job Tax Credits	20.
21. Other Authorized Credits	21.



Electric Bill Statement

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 85063-48567

Service Address:

6208 CORMORANT CT # AERIATOR
BRADENTON, FL 34203

PRESERVE AT TARA CDD,
Here's what you owe for this billing period.

CURRENT BILL

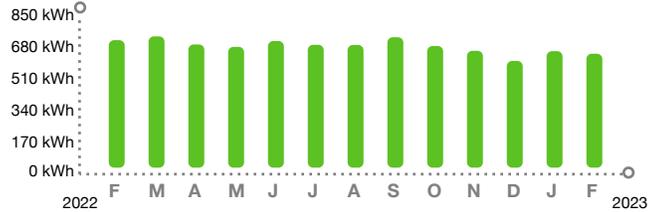
\$103.18

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	102.05
Payments received	-102.05
Balance before new charges	0.00
<hr/>	
Total new charges	103.18
Total amount you owe	\$103.18

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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5209850634856728130100000

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85063-48567	\$103.18	Mar 6, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	102.05
Payment received - Thank you	-102.05
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$53.57
Fuel: (\$0.040470 per kWh)	\$26.87
Electric service amount	93.12
Gross receipts tax (State tax)	2.39
Florida sales tax (State tax)	6.64
County sales tax (Local tax)	0.96
Taxes and charges	9.99
Regulatory fee (State fee)	0.07
Total new charges	\$103.18
Total amount you owe	\$103.18

METER SUMMARY

Meter reading - Meter ACD8415. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	23198		22534		664

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	664	679	743
Service days	32	30	30
kWh/day	21	23	25
Amount	\$103.18	\$102.05	\$106.13

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Tara CDD
Florida Power & Light Company Summary
February-23**

Acct Number	Inv Date	Due Date	Amount	Location	GL Acct
92421-21235	2/13/2023	2/28/2023	\$ 154.90	6795 Tara Blvd - Irrigation	4301
02155-36012	2/13/2023	2/28/2023	\$ 1,839.72	Street Lights	4301
21606-40237	2/13/2023	2/28/2023	\$ 28.49	6602 Tailfeather Way - Irrigation	4301
55553-58430	2/13/2023	2/28/2023	\$ 577.18	7340 Tara Preserve - Pool	4304
01677-60412	2/13/2023	2/28/2023	\$ 948.27	Street Lights	4301
39798-63317	2/13/2023	2/28/2023	\$ 25.66	6287 Wingspan Way - Irrigation	4301
99787-71237	2/13/2023	2/28/2023	\$ 120.57	6751 Tailfeather Way - Irrigation	4301
82905-81324	2/13/2023	2/28/2023	\$ 51.18	6021 Wingspan Way - Pump	4301
77477-96121	2/13/2023	2/28/2023	\$ 136.98	6375 Tara Blvd	4301
17660-99061	2/13/2023	2/28/2023	\$ 238.08	7141 Tara Preserve - Irrigation	4301
			\$ 4,121.03		
UTILITY SERVICES		001 53100 4301	\$ 3,543.85		
RECREATIONAL FACILITIES		001 53100 4304	\$ 577.18		
		Total	\$ 4,121.03		



Electric Bill Statement

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 92421-21235

Service Address:

6795 TARA BLVD # IRR
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

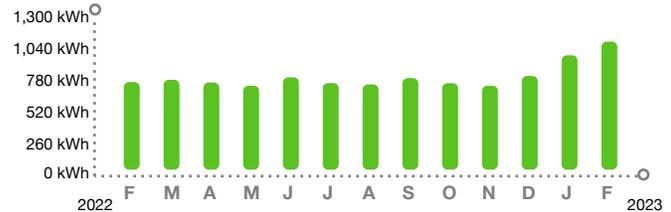
\$154.90

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 04, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	135.35
Payments received	-135.35
Balance before new charges	0.00
Total new charges	154.90
Total amount you owe	\$154.90

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

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Hearing/Speech Impaired: 711 (Relay Service)



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92421-21235

ACCOUNT NUMBER

\$154.90

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 92421-21235

BILL DETAILS

Amount of your last bill	135.35
Payment received - Thank you	-135.35
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$92.06
Fuel: (\$0.040470 per kWh)	\$46.18
Electric service amount	150.92
Gross receipts tax (State tax)	3.87
Taxes and charges	3.87
Regulatory fee (State fee)	0.11
Total new charges	\$154.90
Total amount you owe	\$154.90

METER SUMMARY

Meter reading - Meter AC12870. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	07052		05911		1141

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	1141	1019	781
Service days	32	30	30
kWh/day	36	34	26
Amount	\$154.90	\$135.35	\$102.70

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Electric Bill Statement

For: Jan 10, 2023 to Feb 9, 2023 (30 days)

Statement Date: Feb 9, 2023

Account Number: 02155-36012

Service Address:

STREET LIGHTS # TARA CDD
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

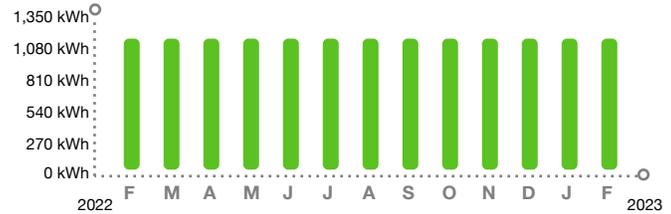
\$1,839.72

TOTAL AMOUNT YOU OWE

Mar 2, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 01, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	1,839.39
Payments received	-1,839.39
Balance before new charges	0.00
Total new charges	1,839.72
Total amount you owe	\$1,839.72

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

Customer Service: 1-800-375-2434
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02155-36012

ACCOUNT NUMBER

\$1,839.72

TOTAL AMOUNT YOU OWE

Mar 2, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 02155-36012

BILL DETAILS

Amount of your last bill	1,839.39
Payment received - Thank you	-1,839.39
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,836.16
Gross receipts tax (State tax)	2.24
Taxes and charges	2.24
Regulatory fee (State fee)	1.32
Total new charges	\$1,839.72
Total amount you owe	\$1,839.72

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033820 per kWh
Fuel charge:	\$0.039830 per kWh

METER SUMMARY

Next bill date Mar 10, 2023.

Usage Type	Usage
Total kWh used	1213

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 9, 2023	Jan 10, 2023	Feb 9, 2022
kWh Used	1213	1213	1213
Service days	30	32	30
kWh/day	40	38	40
Amount	\$1,839.72	\$1,839.39	\$1,589.36

KEEP IN MIND

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Customer Name: Account Number:
 TARA COMMUNITY 02155-36012
 DEVELOPMENT DISTRICT
 #1

For: 01-10-2023 to 02-09-2023 (30 days)
 kWh/Day: 40
 Service Address:
 STREET LIGHTS # TARA CDD
 BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C700325	76	15627	F	14		364	
Energy					0.800000		11.20
Non-energy							
Fixtures					6.580000		92.12
Maintenance					1.450000		20.30
C700603	45	5000	F	14		210	
Energy					0.600000		8.40
Non-energy							
Fixtures					6.580000		92.12
Maintenance					1.450000		20.30
C861224	39	3500	F	46		598	
Energy					0.400000		18.40
Non-energy							
Fixtures					9.580000		440.68
Maintenance					1.450000		66.70
HPS0100	100	9500	F	1		41	
Energy					1.400000		1.40
Non-energy							
Fixtures					4.920000		4.92
Maintenance					2.170000		2.17
PMC0001				28			
Non-energy							
Fixtures					8.140000		227.92
PMF0001				47			
Non-energy							
Fixtures					9.610000		451.67
UCNP				6,781			
Non-energy							
Maintenance					0.048650		329.90

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



TARA COMMUNITY DEVELOPMENT
 DISTRICT #1
 C/O TARA CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 02155-36012

For: 01-10-2023 to 02-09-2023 (30 days)
kWh/Day: 40
Service Address:
STREET LIGHTS # TARA CDD
BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
----------------	-------	--------	-------------------	----------	-----------	----------	--------

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 02155-36012

For: 01-10-2023 to 02-09-2023 (30 days)
kWh/Day: 40
Service Address:
 STREET LIGHTS # TARA CDD
 BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		39.40
					Non-energy sub total		1,748.80
					Sub total	1,213	1,788.20
					Energy conservation cost recovery		0.46
					Capacity payment recovery charge		0.19
					Environmental cost recovery charge		0.53
					Transition rider credit		-5.02
					Storm protection recovery charge		3.49
					Fuel charge		48.31
					Electric service amount		1,836.16
					Gross receipts tax (State tax)		2.24
					Regulatory fee (State fee)		1.32
					Total	1,213	1,839.72

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 21606-40237

Service Address:

6602 TAILFEATHER WAY # IRR
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

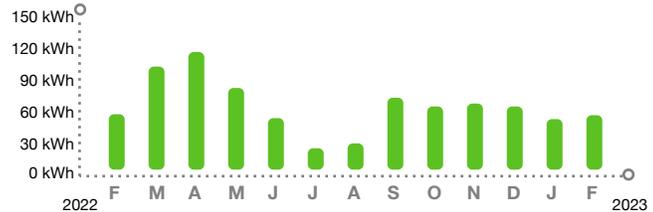
\$28.49

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	28.07
Payments received	-28.07
Balance before new charges	0.00
Total new charges	28.49
Total amount you owe	\$28.49

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 04, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

Customer Service: 1-800-375-2434
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Report Power Outages: 1-800-4OUTAGE (468-8243)
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21606-40237
ACCOUNT NUMBER

\$28.49
TOTAL AMOUNT YOU OWE

Mar 6, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 21606-40237

BILL DETAILS

Amount of your last bill	28.07
Payment received - Thank you	-28.07
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$8.30
Non-fuel: (\$0.080680 per kWh)	\$4.51
Fuel: (\$0.040470 per kWh)	\$2.27
Electric service amount	27.76
Gross receipts tax (State tax)	0.71
Taxes and charges	0.71
Regulatory fee (State fee)	0.02
Total new charges	\$28.49
Total amount you owe	\$28.49

METER SUMMARY

Meter reading - Meter AC12860. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08220		08164		56

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	56	52	57
Service days	32	30	30
kWh/day	2	2	2
Amount	\$28.49	\$28.07	\$18.83

KEEP IN MIND

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Electric Bill Statement

For: Jan 7, 2023 to Feb 7, 2023 (31 days)

Statement Date: Feb 7, 2023

Account Number: 55553-58430

Service Address:

7340 TARA PRESERVE LN # POOL
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

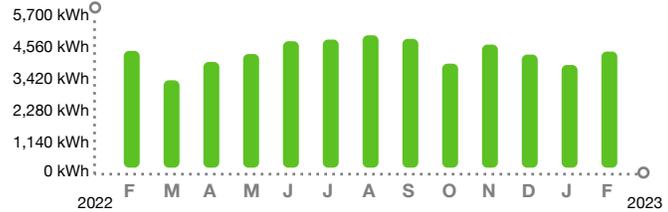
\$577.18

TOTAL AMOUNT YOU OWE

Feb 28, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	494.80
Payments received	-494.80
Balance before new charges	0.00
<hr/>	
Total new charges	577.18
Total amount you owe	\$577.18

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 28, 2023 is considered LATE; a late payment charge of 1% will apply.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

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Hearing/Speech Impaired: 711 (Relay Service)



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55553-58430	\$577.18	Feb 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 55553-58430

BILL DETAILS

Amount of your last bill	494.80
Payment received - Thank you	-494.80
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$366.04
Fuel: (\$0.040470 per kWh)	\$183.61
Electric service amount	562.33
Gross receipts tax (State tax)	14.43
Taxes and charges	14.43
Regulatory fee (State fee)	0.42
Total new charges	\$577.18
Total amount you owe	\$577.18

METER SUMMARY

Meter reading - Meter KEL7811. Next meter reading Mar 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	59348		54811		4537

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2023	Jan 7, 2023	Feb 7, 2022
kWh Used	4537	4013	4565
Service days	31	31	31
kWh/day	146	129	147
Amount	\$577.18	\$494.80	\$541.11

KEEP IN MIND

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Electric Bill Statement

For: Jan 10, 2023 to Feb 9, 2023 (30 days)

Statement Date: Feb 9, 2023

Account Number: 01677-60412

Service Address:

STREET LIGHTS # TARA CD DIST
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

\$948.27

TOTAL AMOUNT YOU OWE

Mar 2, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	948.13
Payments received	-948.13
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	948.27
Total amount you owe	\$948.27

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 01, 2023 is considered LATE; a late payment charge of 0.46% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

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01677-60412
ACCOUNT NUMBER

\$948.27
TOTAL AMOUNT YOU OWE

Mar 2, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 01677-60412

BILL DETAILS

Amount of your last bill	948.13
Payment received - Thank you	-948.13
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	946.72
Gross receipts tax (State tax)	0.87
Taxes and charges	0.87
Regulatory fee (State fee)	0.68
Total new charges	\$948.27
Total amount you owe	\$948.27

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033820 per kWh
Fuel charge:	\$0.039830 per kWh

METER SUMMARY

Next bill date Mar 10, 2023.

Usage Type	Usage
Total kWh used	481

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 9, 2023	Jan 10, 2023	Feb 9, 2022
kWh Used	481	481	481
Service days	30	32	30
kWh/day	16	15	16
Amount	\$948.27	\$948.13	\$783.43

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 01677-60412

For: 01-10-2023 to 02-09-2023 (30 days)
kWh/Day: 16
Service Address:
 STREET LIGHTS # TARA CD DIST
 BRADENTON, FL 34203

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861224	39	3500	F	37		481	
Energy					0.400000		14.80
Non-energy							
Fixtures					9.580000		354.46
Maintenance					1.450000		53.65
PMF0001				37			
Non-energy							
Fixtures					9.610000		355.57
UCNP				3,067			
Non-energy							
Maintenance					0.048650		149.21

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



TARA COMMUNITY DEVELOPMENT
 DISTRICT #1
 C/O TARA CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
 Account Number: 01677-60412

For: 01-10-2023 to 02-09-2023 (30 days)
 kWh/Day: 16
 Service Address:
 STREET LIGHTS # TARA CD DIST
 BRADENTON, FL 34203

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		14.80
					Non-energy sub total		912.89
					Sub total	481	927.69
					Energy conservation cost recovery		0.18
					Capacity payment recovery charge		0.08
					Environmental cost recovery charge		0.21
					Transition rider credit		-1.99
					Storm protection recovery charge		1.39
					Fuel charge		19.16
					Electric service amount		946.72
					Gross receipts tax (State tax)		0.87
					Regulatory fee (State fee)		0.68
					Total	481	948.27

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Jan 7, 2023 to Feb 7, 2023 (31 days)

Statement Date: Feb 7, 2023

Account Number: 39798-63317

Service Address:

6287 WINGSPAN WAY # IRR
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

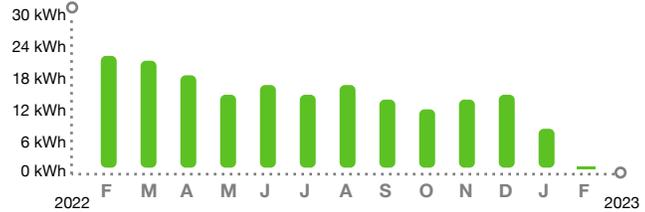
\$25.66

TOTAL AMOUNT YOU OWE

Feb 28, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	26.03
Payments received	-26.03
Balance before new charges	0.00
<hr/>	
Total new charges	25.66
Total amount you owe	\$25.66

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 28, 2023 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

Customer Service: 1-800-375-2434
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39798-63317
ACCOUNT NUMBER

\$25.66
TOTAL AMOUNT YOU OWE

Feb 28, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 39798-63317

BILL DETAILS

Amount of your last bill	26.03
Payment received - Thank you	-26.03
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$12.32
Non-fuel energy charge:	\$0.080680 per kWh
Fuel charge:	\$0.040470 per kWh
Electric service amount	25.00
Gross receipts tax (State tax)	0.64
Taxes and charges	0.64
Regulatory fee (State fee)	0.02
Total new charges	\$25.66
Total amount you owe	\$25.66

METER SUMMARY

Meter reading - Meter AC06184. Next meter reading Mar 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	03116		03116		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2023	Jan 7, 2023	Feb 7, 2022
kWh Used	0	8	23
Service days	31	31	31
kWh/day	0	0	1
Amount	\$25.66	\$26.03	\$14.89

KEEP IN MIND

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Electric Bill Statement

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 99787-71237

Service Address:

6751 TAILFEATHER WAY # IRR
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

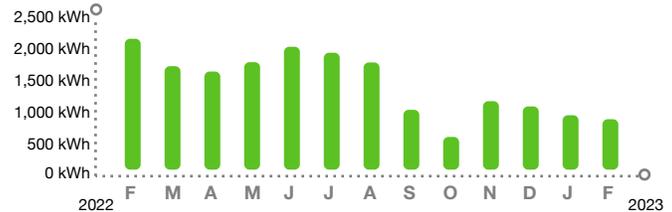
\$120.57

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 04, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	125.03
Payments received	-125.03
Balance before new charges	0.00
<hr/>	
Total new charges	120.57
Total amount you owe	\$120.57

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired: 711 (Relay Service)



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99787-71237
ACCOUNT NUMBER

\$120.57
TOTAL AMOUNT YOU OWE

Mar 6, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 99787-71237

BILL DETAILS

Amount of your last bill	125.03
Payment received - Thank you	-125.03
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$69.78
Fuel: (\$0.040470 per kWh)	\$35.01
Electric service amount	117.47
Gross receipts tax (State tax)	3.01
Taxes and charges	3.01
Regulatory fee (State fee)	0.09
Total new charges	\$120.57
Total amount you owe	\$120.57

METER SUMMARY

Meter reading - Meter AC05108. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	33287		32422		865

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	865	933	2244
Service days	32	30	30
kWh/day	27	31	75
Amount	\$120.57	\$125.03	\$272.21

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Electric Bill Statement

For: Jan 7, 2023 to Feb 7, 2023 (31 days)

Statement Date: Feb 7, 2023

Account Number: 82905-81324

Service Address:

6021 WINGSPAN WAY #PUMP
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

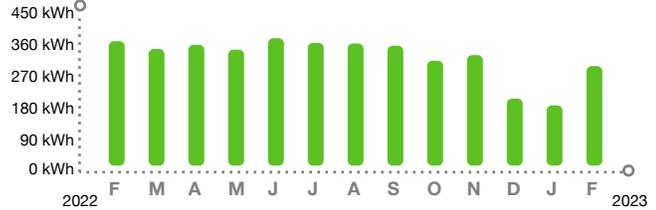
\$51.18

TOTAL AMOUNT YOU OWE

Feb 28, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 28, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	35.34
Payments received	-35.34
Balance before new charges	0.00
<hr/>	
Total new charges	51.18
Total amount you owe	\$51.18

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
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Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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82905-81324	\$51.18	Feb 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 82905-81324

BILL DETAILS

Amount of your last bill	35.34
Payment received - Thank you	-35.34
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$24.76
Fuel: (\$0.040470 per kWh)	\$12.42
Electric service amount	49.86
Gross receipts tax (State tax)	1.28
Taxes and charges	1.28
Regulatory fee (State fee)	0.04
Total new charges	\$51.18
Total amount you owe	\$51.18

METER SUMMARY

Meter reading - Meter ACD2296. Next meter reading Mar 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	12572		12265		307

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2023	Jan 7, 2023	Feb 7, 2022
kWh Used	307	186	384
Service days	31	31	31
kWh/day	10	6	12
Amount	\$51.18	\$35.34	\$56.73

KEEP IN MIND

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Electric Bill Statement

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 77477-96121

Service Address:

6375 TARA BLVD

BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

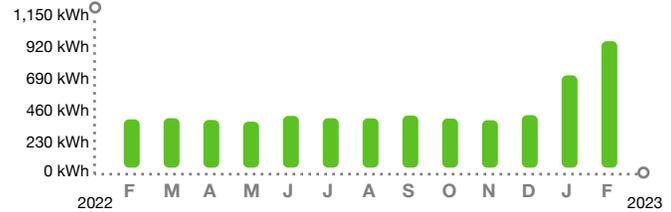
\$136.98

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 04, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	100.41
Payments received	-100.41
Balance before new charges	0.00
<hr/>	
Total new charges	136.98
Total amount you owe	\$136.98

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
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Report Power Outages: 1-800-4OUTAGE (468-8243)
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77477-96121
ACCOUNT NUMBER

\$136.98
TOTAL AMOUNT YOU OWE

Mar 6, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 77477-96121

BILL DETAILS

Amount of your last bill	100.41
Payment received - Thank you	-100.41
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$80.43
Fuel: (\$0.040470 per kWh)	\$40.35
Electric service amount	133.46
Gross receipts tax (State tax)	3.42
Taxes and charges	3.42
Regulatory fee (State fee)	0.10
Total new charges	\$136.98
Total amount you owe	\$136.98

METER SUMMARY

Meter reading - Meter ACD0485. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	30543		29546		997

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	997	728	381
Service days	32	30	30
kWh/day	31	24	13
Amount	\$136.98	\$100.41	\$56.36

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Jan 7, 2023 to Feb 7, 2023 (31 days)

Statement Date: Feb 7, 2023

Account Number: 17660-99061

Service Address:

7141 TARA PRESERVE LN # IRRIG
BRADENTON, FL 34203

TARA COMMUNITY DEVELOPMENT DISTRICT #1,
Here's what you owe for this billing period.

CURRENT BILL

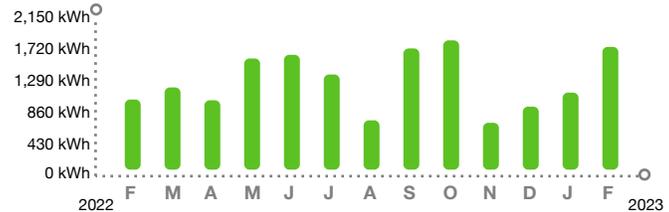
\$238.08

TOTAL AMOUNT YOU OWE

Feb 28, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 28, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	149.39
Payments received	-149.39
Balance before new charges	0.00
<hr/>	
Total new charges	238.08
Total amount you owe	\$238.08

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
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Hearing/Speech Impaired: 711 (Relay Service)



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17660-99061	\$238.08	Feb 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY DEVELOPMENT DISTRICT #1
Account Number: 17660-99061

BILL DETAILS

Amount of your last bill	149.39
Payment received - Thank you	-149.39
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$146.03
Fuel: (\$0.040470 per kWh)	\$73.25
Electric service amount	231.96
Gross receipts tax (State tax)	5.95
Taxes and charges	5.95
Regulatory fee (State fee)	0.17
Total new charges	\$238.08
Total amount you owe	\$238.08

METER SUMMARY

Meter reading - Meter AC06193. Next meter reading Mar 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	17212		15402		1810

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2023	Jan 7, 2023	Feb 7, 2022
kWh Used	1810	1136	1034
Service days	31	31	31
kWh/day	58	37	33
Amount	\$238.08	\$149.39	\$132.02

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



HomeTeam Pest Defense, Inc.
 1588 Global Court
 Sarasota, FL 34240-7860
 941-342-6052

Invoice and detailed service report

INVOICE #: 90016468

WORK DATE: 01/19/2023

BILL-TO 1463433

Tara Preserve Community Center
 Accounts Payables
 7340 Tara Preserve Ln
 Bradenton, FL 34203-8036

Phone: 941-756-2416 x9-12
 Alt. Phone: 813-933-5571

LOCATION 1463432

Tara Preserve Community Center
 Accounts Payables
 7340 Tara Preserve Ln
 Bradenton, FL 34203-8036

Phone: 941-756-2416 x9-12
 Alt. Phone: 813-933-5571

Time In: 1/19/2023 8:23:40 AM
Time Out: 1/19/2023 8:43:40 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Michael Hardy
License #: 333750

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	112.90	112.90
Subtotal					112.90
Tax					0.00
Total					112.90
Total Due:					112.90

Today's Service Comments

Hi Mr/Ms Tara community center

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I stopped by to complete your quarterly pest service. During my inspection, I found no major pest issues, spider webs and debris swept from around the building. Everything else around the building looks great. Today's application should help protect the structure until your next service.

Curbside Call was completed, yes left voicemail

Thank you for choosing HomeTeam Pest Defense as your service provider.
 Your next scheduled service month will be in April..

Thank you, Mike

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	2.0000 Pound	2.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Millipede							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught		1021-1815	6.4000%	0.0250	cyano (3-phenoxyphenyl) methyl-(S)-4- chloro-alpha-(1-methylethyl) benzeneacetate	7.0000 Fluid Ounce	0.0273 Fluid Ounce
Areas Applied: Exterior entry points							

Thank you for choosing HomeTeam Pest Defense. Pay online at www.pestdefense.com



HomeTeam Pest Defense, Inc.
 1588 Global Court
 Sarasota, FL 34240-7860
 941-342-6052

Invoice and detailed service report

INVOICE #: 90016468

WORK DATE: 01/19/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Scorpions							
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	2.0000 Gallon	1.6166 Fluid Ounce
Areas Applied: Exterior perimeter							
Target Pests: Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Onslaught	6.4000%	7.0000 Fluid Ounce	One Gallon Compressed Sprayer	8:41:42 AM
1021-1815	0.02500000	0.0273 Fluid Ounce	Spot Treatment	
Target Pests: Scorpions				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	2.0000 Pound		8:41:55 AM
73079-6	n/a	2.0000 Pound	Broadcast	
Target Pests: Millipede				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Suspend Polyzone	4.7500%	2.0000 Gallon	Backpack Compressed Sprayer	8:41:26 AM
432-1514	0.03000000	1.6166 Fluid Ounce	Spot Treatment	
Target Pests: Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

REFER A NEIGHBOR - \$\$ SAVE BIG \$\$ - ASK HOW, CALL TODAY. If you have questions about your service or invoice, please call us at (941)342-6052. Pay online at www.pestdefense.com

- .
- .
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- .
- .

Thank you for choosing HomeTeam Pest Defense. Pay online at www.pestdefense.com

LaPENSEE

PLUMBING · POOLS · AIR

401 Manatee Ave Holmes Beach, FL 34217
 CFC1429635 · CAC1818472 · CPC1459826

SERVICE INVOICE 0102186

Invoice Date: 01/17/2023	Printed By: 320
Printed On: 01/17/2023 11:40AM	Status: REPRINT
Page: 1 of 1	

Location: 66037

Preserve at Tara
 7340 Tara Preserve Ln.
 Bradenton FL 34203

Bill To: 66037

Preserve at Tara
 7340 Tara Preserve Ln.
 Bradenton FL 34203

Requested By	Contact Phone	Customer PO
--------------	---------------	-------------

PAUL	(941) 526-6931	
------	----------------	--

Service Code	Service Order #	Sales/Tech	Job #	Terms
--------------	-----------------	------------	-------	-------

POPM	308202	HOUS-1/Jsta		NET 10 DAYS
------	--------	-------------	--	-------------

Installed (2) lock box covers on heaters.

JEFF S. 1/9/2023

Qty	Item	Description	Sale	Extended
2	PSPCLRL	Rheem PoolStat Cover/Lock Large	110.00	220.00
			Material Subtotal :	220.00

Item Subtotal :	220.00
Tax :	15.40
Labor Subtotal :	100.00
Total :	335.40
Paid :	0.00
Balance Due :	335.40

\$320.00

MCUD

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

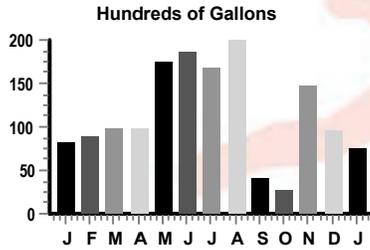
ACCOUNT NUMBER: 179079-104839
 TARA COMM DEV DISTRICT
 7340 TARA PRESERVE LN

BILLING DATE: 20-JAN-2023
 DUE DATE: 10-FEB-2023

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:						275.12
Payments Received:						275.12
Balance Forward:						0.00
<hr/>						
12/13	01/12	30				
SolidWaste Deposit Interest Applied						-2.15
Wtr Com. Individual						
			30447	30523	76	
Water Usage						17.86
Cost Of Basic Service						37.40
Swr Com Individual						
					76	
Sewer Usage						39.52
Cost Of Basic Service						103.91
F2_Com. Solid Waste						
Commercial Can						60.57
Total New Charges						257.11
<hr/>						
Total Amount Due:						\$257.11

COMM. IND WATER HISTORY



Prevent costly plumbing repairs for yourself and help keep our environment safe. Please do not put grease or motor oil down your drain or flush disposable wipes, paper towels, feminine hygiene products, and diapers.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	7340 TARA PRESERVE LN
ACCOUNT NUMBER	179079-104839
BILLING DATE	20-JAN-2023
DUE DATE	10-FEB-2023
TOTAL AMOUNT NOW DUE:	\$257.11

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0120A 9000000110 00.0000.0071 109/1



TARA COMM DEV DISTRICT
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



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

000179079200000257110104839

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	\$ 2.35
6,000 - 15,000 Gallons	\$ 2.94
15,000 - 20,000 Gallons	\$ 7.07
Over 20,000 Gallons	\$10.62

PER 1,000 GALLONS

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

**WASTE WATER (SEWER)
 QUANTITY RATES**

0 - 10,000 Gallons	\$ 5.20
--------------------	---------

PER 1,000 GALLONS

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 landfall for safety reasons.
- Sign-up for CodeRed at www.mymanatee.org.
- 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. (See adjacent graph)

Separating Your Debris
 Debris should be placed curbside, without blocking the roadway or storm drains.

NO PICKUP ZONE
 Any debris placed from the sidewalk toward your property will not be picked up.

Normal Household Trash
 Normal household trash and bagged debris of any kind will not be picked up with disaster debris. You should continue to follow your normal garbage removal schedule.

VEGETATIVE DEBRIS (put in bags)
 • Leaves
 • Logs
 • Plants
 • Tree branches

CONSTRUCTION & DEMOLITION DEBRIS
 • Building materials
 • Carpet
 • Drywall
 • Furniture
 • Lumber
 • Mattresses
 • Plumbing

APPLIANCES & WHITE GOODS
 • Air conditioners
 • Dishwashers
 • Freezers
 • Refrigerators
 • Stoves
 • Washers, dryers
 • Water heaters

DEBRIS SEPARATION
 Separate debris into the six categories shown below.

DO NOT STACK OR LEAN
 Placing debris near or on trees, poles, or other structures makes removal difficult. This includes fire hydrants and meters.

UNSURE WHERE TO PLACE DEBRIS?
 If you don't have a sidewalk, ditch, or utility line in front of your house, place debris at the edge of your property before the curb.

Storm debris collection information for unincorporated residents

- Leaves should be in a container bagged for collection
- White goods should be emptied before being placed at the curb
- No other special preparation is needed
- Mixed piles will NOT be collected

For more information, visit www.mymantee.org/garbage

PAYMENT LOCATIONS	
<p>Manatee County Utilities Department LOBBY CLOSED 24 Hour Drive-Thru Drop Box 4410 66th St. W. Bradenton, FL 34210</p>	<p>Manatee County Tax Collector Offices 24 Hour Drop Box Locations</p> <p>819 301 Blvd. W. Bradenton, FL 34205</p> <p>6007 111th St. E. Bradenton, FL 34211</p> <p>4333 US 301 N. Ellenton, FL 34222</p>
<p>Pay by phone 24/7 866-257-0749</p> <p>Amscot Locations - Cash only There is a convenience fee for using this service</p> <p>Walmart Locations There is a convenience fee for using this service</p> <p>For other convenient payment options visit: www.mymanatee.org/utilities</p>	

MAILING ADDRESS CHANGE
Address: _____
City: _____ State: _____ Zip: _____
Home #: _____ Cell #: _____
Contact Name: _____ Phone: _____
<p>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</p>

MCUD

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

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

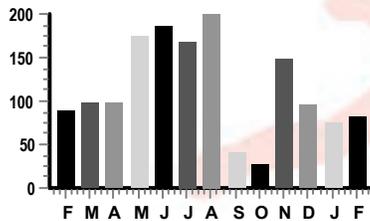
BILLING DATE: 16-FEB-2023
 DUE DATE: 09-MAR-2023

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:						257.11
Payments Received:						257.11
Balance Forward:						0.00
01/12	02/10	29	30523	30606	83	
Wtr Com. Individual Water Usage						19.51
Cost Of Basic Service						37.40
Swr Com Individual Sewer Usage					83	43.16
Cost Of Basic Service						103.91
F2_Com. Solid Waste Commercial Can						60.57
Total New Charges						264.55
Total Amount Due:						\$264.55

COMM. IND WATER HISTORY

Hundreds of Gallons



Did you know, for all non-Utility questions you can call Manatee County's 311 call center? Friendly staff will take requests for help and follow up with a response over the phone or with action within days. Try 311 today!

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

SERVICE ADDRESS	7340 TARA PRESERVE LN
ACCOUNT NUMBER	179079-104839
BILLING DATE	16-FEB-2023
DUE DATE	09-MAR-2023
TOTAL AMOUNT NOW DUE:	\$264.55

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

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0216A 9000000110 00.0000.0069 109/1



TARA COMM DEV DISTRICT
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614-8390



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

000179079200000264550104839

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MAILING ADDRESS CHANGE
Address: _____
City: _____ State: _____ Zip: _____
Home #: _____ Cell #: _____
Contact Name: _____ Phone: _____
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Razor Carts
 5129A 53rd Ave E
 Bradenton, FL 34203 US
 941-877-1272
 razorgolfcars@gmail.com
 www.razorcarts.com



BILL TO
 Tara CDD
 7340 tara preserve lane
 bradenton, fl 34203

SHIP TO
 Tara CDD
 7340 tara preserve lane
 bradenton, fl 34203

INVOICE 8674

DATE 01/16/2023 **TERMS** Due on receipt

DUE DATE 01/16/2023

SALES REP
 Jim

PHONE NUMBER
 941-526-6931

CONTACT NAME
 paul

ACTIVITY	QTY	RATE	AMOUNT
Wheel/Tire combo	4	86.00	344.00
Leaf Springs spn-1006 front	2	96.00	192.00
Leaf Springs spn-2030 rear	1	264.00	264.00
Bushings Front rebuild kit spn-0041	1	165.00	165.00
Battery:Trojan 8V	6	225.00	1,350.00
MCOR mcor con-011	1	196.00	196.00
Switch, Forward/Reverse FR-027	1	49.50	49.50
Labor Labor rate is currently \$80 per hour.	6	80.00	480.00
Shop Supplies	1	25.00	25.00
Battery Fee(Razor)	1	18.00	18.00
Tire Fee(Razor)	1	12.00	12.00
Shipping/Delivery pickup/delivery	1	35.00	35.00
Battery cables	1	59.00	59.00
Parts-misc battery terminal ends	1	57.50	57.50

We appreciate your business!
 All carry-out or special order parts and accessories are primarily non-refundable and will incur a 30% return restocking fee when allowed.

SUBTOTAL	3,247.00
TAX	0.00
TOTAL	3,247.00

TOTAL DUE

\$3,247.00

Please make checks payable to Razor Carts 5129 53rd Ave E Bradenton Fl 34203

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/20/2023	INV0000075253

Bill To:

Tara CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00052

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,398.47	\$1,398.47
Subtotal			\$1,398.47
Total			\$1,398.47

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/1/2023	INV0000075371

Bill To:

TARA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00916

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,591.17	\$1,591.17
Administrative Services	1.00	\$346.67	\$346.67
Email Accounts, Admin & Maintenance	6.00	\$15.00	\$90.00
Financial & Revenue Collections	1.00	\$390.00	\$390.00
Management Services	1.00	\$2,168.17	\$2,168.17
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,686.01
		Total	\$4,686.01

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/3/2023	INV0000075868

Bill To:

Tara CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00052

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$800.00	\$800.00
Personnel Reimbursement	1.00	\$1,477.27	\$1,477.27
Subtotal			\$2,277.27
Total			\$2,277.27

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/13/2023	INV0000075902

Bill To:

TARA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00916

Description	Qty	Rate	Amount
Mass Mailing - Newsletters	1.00	\$1,045.49	\$1,045.49
Subtotal			\$1,045.49
Total			\$1,045.49

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/17/2023	INV0000077305

Bill To:

Tara CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00052

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,915.21	\$1,915.21
Subtotal			\$1,915.21
Total			\$1,915.21

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Tara Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

January 27, 2023

Client: 001304

Matter: 000001

Invoice #: 22592

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
12/20/2022	JMV	REVIEW COMMUNICATION FROM D. CONNOR RE: CDD RECREATION FACILITY PROCEDURES; DRAFT EMAIL TO D. CONNOR.	0.4	\$122.00
1/2/2023	JMV	REVIEW COMMUNICATION FROM T. JUDD; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
1/3/2023	JMV	REVIEW COMMUNICATION RE: CDD RECORDS; DRAFT EMAIL TO J. GOLDYN.	0.3	\$91.50
1/10/2023	JMV	REVIEW COMMUNICATION FROM D. CONNOR; REVIEW COMMUNICATION FROM K. COLE; REVIEW LEGAL NOTICE.	0.2	\$61.00
1/10/2023	MS	PREPARE QUARTERLY REPORT FOR PERIOD ENDING 12/31/2022.	0.2	\$33.00
1/15/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$91.50
Total Professional Services			1.7	\$490.50

January 27, 2023
Client: 001304
Matter: 000001
Invoice #: 22592

Page: 2

Total Services	\$490.50	
Total Disbursements	\$0.00	
Total Current Charges		\$490.50
Previous Balance		\$6,215.34
<i>Less Payments</i>		<i>(\$6,215.34)</i>
PAY THIS AMOUNT		\$490.50

Please Include Invoice Number on all Correspondence

Schappacher Engineering LLC

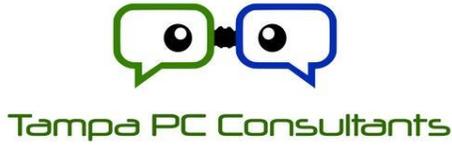
PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
2/9/2023	2343

Bill To
Tara CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Served	Description	Terms		Project	
		Quantity	Rate	Amount	
1/24/2023	Prep work for CDD meeting. Review agenda items, print pertinent information. Attend CDD meeting.	2.5	150.00	375.00	
Please make checks payable to Schappacher Engineering Thank you for your business!				Total	\$375.00



Tampa PC Consultants
706 W Dr. Martin Luther King Jr Blvd
Tampa, FL 33603 United States
support@tampapccconsultants.com | 813-756-4171

Invoice #007165

Issue date
Feb 3, 2023

Initial PC clean up

Customer

Paul Kelley
Tara Community Development District
taracdd@comcast.net
941-756-2416
7340 Tara Preserve Lane
Bradenton, FL 34203

Invoice Details

PDF created February 3, 2023
\$250.00
Service date February 3, 2023

Payment

Due February 3, 2023
\$250.00

Items	Quantity	Price	Amount
PC Clean up	1	\$250.00	\$250.00
Subtotal			\$250.00
Included Tax (\$32.60)			

Total Due

\$250.00



Pay online

To pay your invoice go to <https://gosq.me/u/H8r0lrip>
Or open the camera on your mobile device and place the QR code in the camera's view.

Statement Date: 02/14/2023
Account: 211014511060

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

Current month's charges:	\$1,488.94
Total amount due:	\$1,488.94
Payment Due By:	03/07/2023

Your Account Summary

Previous Amount Due	\$1,471.94
Payment(s) Received Since Last Statement	-\$1,471.94
Current Month's Charges	\$1,488.94
Total Amount Due	\$1,488.94



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

PeoplesGas.com/Safety

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

Show your home love with a natural gas water heater

Enjoy more efficiency and a rebate up to \$700

Learn more at PeoplesGas.com/Rebates



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014511060

Current month's charges:	\$1,488.94
Total amount due:	\$1,488.94
Payment Due By:	03/07/2023

Amount Enclosed \$ _____

664964027435

TARA PRESERVE COUNTRY CLUB *POOL*
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Customer Charge – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Estimated – If Peoples Gas was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

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Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

For more information about your bill, please visit peoplesgas.com.

Your payment options are:

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- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at peoplesgas.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Account: 211014511060
Statement Date: 02/14/2023
Current month's charges due 03/07/2023

Details of Current Month's Charges – Service from - 01/13/2023 to 02/08/2023

Service for: 7340 TARA PRESERVE LN, BRADENTON, FL 34203-8036

Rate Schedule: General Service 1

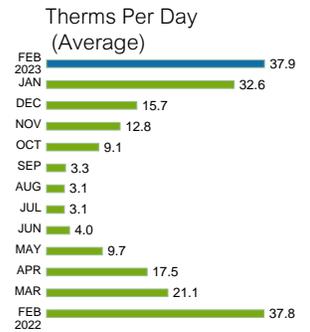
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
AKX11471	02/08/2023	6,741	-	5,761	=	980 CCF	x	1.045	x	1.0000	1,024.1 Therms	27 Days

Customer Charge											\$45.00	
Distribution Charge				1,024.1 THMS	@	\$0.35855					\$367.19	
PGA				1,024.1 THMS	@	\$1.00000					\$1,024.10	
Florida Gross Receipts Tax											\$52.65	
Natural Gas Service Cost											\$1,488.94	

Total Current Month's Charges

\$1,488.94

Peoples Gas Usage History



Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Statement Date: 01/17/2023
Account: 211014511060

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

Current month's charges:	\$1,471.94
Total amount due:	\$1,471.94
Payment Due By:	02/07/2023

Your Account Summary

Previous Amount Due	\$801.70
Payment(s) Received Since Last Statement	-\$801.70
Current Month's Charges	\$1,471.94
Total Amount Due	\$1,471.94



Show your home love with a new natural gas range

Enjoy more efficiency and a rebate up to \$300

Learn more at PeoplesGas.com/Rebates

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit peoplesgas.com/scam

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014511060

Current month's charges:	\$1,471.94
Total amount due:	\$1,471.94
Payment Due By:	02/07/2023
Amount Enclosed	\$ _____

663729454676

TARA PRESERVE COUNTRY CLUB *POOL*
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
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711

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Account: 211014511060
Statement Date: 01/17/2023
Current month's charges due 02/07/2023

Details of Current Month's Charges – Service from - 12/13/2022 to 01/12/2023

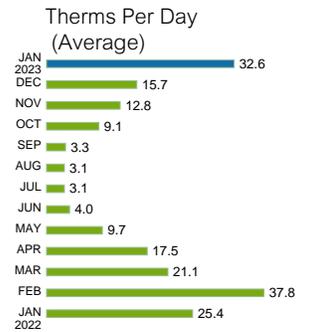
Service for: 7340 TARA PRESERVE LN, BRADENTON, FL 34203-8036

Rate Schedule: General Service 1

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
AKX11471	01/12/2023	5,761	-	4,789	=	972 CCF	x	1.041	x	1.0000	1,011.9 Therms	31 Days

Customer Charge											\$45.00	
Distribution Charge				1,011.9 THMS	@	\$0.35855					\$362.82	
PGA				1,011.9 THMS	@	\$1.00000					\$1,011.90	
Florida Gross Receipts Tax											\$52.22	
Natural Gas Service Cost											\$1,471.94	
Total Current Month's Charges											\$1,471.94	

Peoples Gas Usage History



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