

Tara Community Development District

February 17, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 245 240 312 534
Call In Number: 646-838-1601

Passcode: q6YWwp
Conference ID: 467816217#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



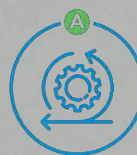
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Tara Community Development District

Board of Supervisors

Joe DiBartolomeo, Chairman
Peyton Phillips, Vice Chair
Terry Connor, Assistant Secretary
Wendy Pittman, Assistant Secretary
Eugene Rado, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Sandra MacGregor, District Accountant
David Jackson, District Counsel
Rick Schappacher, District Engineer
Paul Kelley, Field Manager
Mike Kaighin, Admiral Environmental
Epi Carvajal, PineLake Landscape
Crystal Yem, District Admin

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 Meeting Agenda Tuesday, February 17, 2026 – 10:30 a.m.

-
1. Call to Order and Roll Call
 2. Pledge of Allegiance
 3. Approval of the Agenda
 4. Audience Comments on Agenda Items - Three – (3) Minute Time Limit
 5. Staff Reports
 - A. District Accountant
 1. Review of the December 2025 Check Register Page 3
 - B. Aquatics Report..... Page 60
 1. Consideration of Replacement of the Lights on the South Fountain Page 61
 - C. Landscape Update
 1. Consideration of Mulch Installation Proposal Page 62
 2. Consideration of Tree Removal Proposal..... Page 69
 - D. Field Manager Report
(Under Separate Cover)
 - E. District Counsel
 1. Ratification of Rental Agreement Regarding Tampering to Security Camera..... Page 76
 - F. District Engineer
 - G. District Manager
 6. Business Items
 7. Business Administration
 - A. Consideration of Regular Meeting Minutes from January 20, 2026..... Page 96
 8. Supervisor Requests
 9. Adjournment

The next meeting is scheduled for Tuesday, March 17, 2026, at 10:30 a.m.

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935
<https://www.taracdd.org/>

Meeting Location:

Tara Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203

Payment Register by Fund
For the Period from 12/01/2025 to 12/31/2025
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1399							
001	12/12/25	ADMIRAL ENVIRONMENTAL LLC	4890	DEC 25 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$2,860.00
Check Total							\$2,860.00
CHECK # 1400							
001	12/12/25	ALERT 360	48808985	SEC SYSTEMS MONITORING 12/1/25-12-31-25	Security System Monitoring & Maint.	546479-53935	\$52.95
Check Total							\$52.95
CHECK # 1401							
001	12/12/25	BUSINESS OBSERVER	25-02157M	Legal Advertising for 12-9-25 Meeting	Legal Advertising	548002-51301	\$48.13
Check Total							\$48.13
CHECK # 1403							
001	12/12/25	INFRAMARK LLC	164586	October 2025 Postage	Miscellaneous Mailings	541030-51301	\$5.92
Check Total							\$5.92
CHECK # 1404							
001	12/12/25	INFRAMARK LLC	165694	DEC 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$5,263.58
001	12/12/25	INFRAMARK LLC	165694	DEC 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-57201	\$3,584.00
Check Total							\$8,847.58
CHECK # 1405							
001	12/12/25	JOSEPH DI BARTOLOMEO	JD-120925	BOARD 12/9/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1406							
001	12/12/25	JULIO GARCIA	2292078	NOV 25 JANITORIAL SVCS	Clubhouse - Facility Janitorial Service	531131-57201	\$600.00
Check Total							\$600.00
CHECK # 1407							
001	12/12/25	PEYTON PAUL PHILLIPS	PP-120925	BOARD 12/9/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1408							
001	12/12/25	PINE LAKE NURSERY	8748	DEC 25 MAINT CONTRACT	Contracts-Landscape & Irrigation	534250-53900	\$19,907.50
Check Total							\$19,907.50
CHECK # 1410							
001	12/12/25	WESTFALL'S LAWN AND PEST	475506	11/26/25 Organic Spider Treatments	Pest Control	531170-53900	\$78.00
Check Total							\$78.00
CHECK # 1411							
001	12/15/25	MCKAYSCAPES LLC	10835	Fertilization Bismarck Palm	Landscape Replacement	546338-53900	\$234.00
Check Total							\$234.00
CHECK # 1413							
001	12/15/25	TERESA CONNOR-EFT	TC-120925	BOARD 12/9/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1414							
001	12/15/25	WENDY J PITTMAN	WP-120925	BOARD 12/9/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300057							
001	12/09/25	MCUD MANATEE COUNTY UTILITIES DEPT ACH	111825-120584	10/12-11/11/25	Utility - Water & Sewer	543021-53601	\$322.30
Check Total							<u>\$322.30</u>
CHECK # 300058							
001	12/11/25	COMCAST - ACH	12/0125-5540 ACH	12/14/25-01/13/26	Telephone, Cable & Internet Service	541016-57201	\$489.18
Check Total							<u>\$489.18</u>
CHECK # DD1154							
001	12/30/25	FPL	010226ACH	11/12-12/11/25	Utility - General	543001-53601	\$493.66
Check Total							<u>\$493.66</u>
CHECK # DD1155							
001	12/05/25	TECO - ACH	111325-5060 ACH	11/8-12/10/25	Utility - Gas	543019-53200	\$515.51
Check Total							<u>\$515.51</u>
CHECK # DD1156							
001	12/30/25	FPL	12525-50237 ACH	11/10-12/9/25	Utility - General	543001-53601	\$28.87
Check Total							<u>\$28.87</u>
CHECK # DD1157							
001	12/30/25	FPL	120925-36012 ACH	11/10-12/9/25	Utility - General	543001-53601	\$1,872.80
Check Total							<u>\$1,872.80</u>
CHECK # DD1158							
001	12/30/25	FPL	120525-58430 ACH	11/10-12/9/25	Utility - Recreation Facilities	543079-53100	\$405.37
Check Total							<u>\$405.37</u>
CHECK # DD1159							
001	12/30/25	FPL	010226ACH	11/12-12/11/25	Utility - General	543001-53601	\$28.61
Check Total							<u>\$28.61</u>
CHECK # DD1160							
001	12/30/25	FPL	120925-6042 ACH	11/10-12/9/25	Utility - General	543001-53601	\$963.18
Check Total							<u>\$963.18</u>
CHECK # DD1161							
001	12/30/25	FPL	122625-81324 ACH	11/6-12/5/25	Utility - General	543001-53601	\$58.90
Check Total							<u>\$58.90</u>
CHECK # DD1162							
001	12/30/25	FPL	120525-99061 ACH	11/10-12/9/25	Utility - General	543001-53601	\$169.75
Check Total							<u>\$169.75</u>
Fund Total							<u><u>\$47,208.46</u></u>

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2012 DEBT SERVICE FUND - 201

CHECK # 1409

201	12/12/25	TARA CDD - C/O US BANK N.A.	DEC 02-#8004	Please transfer FY26 Assessments to 2012 Debt Series	Due From Other Funds	131000	\$5,353.86
Check Total							<u>\$5,353.86</u>

CHECK # 1412

201	12/15/25	TARA CDD - C/O US BANK N.A.	DEC 10-#8004	fy26 Assessment to 2112 Debt Series	Due From Other Funds	131000	\$29,118.75
Check Total							<u>\$29,118.75</u>

CHECK # 1415

201	12/30/25	TARA CDD - C/O US BANK N.A.	DEC 19-#8004	Please transfer FY26 Assessments to 2012 Debt Series	Due From Other Funds	131000	\$37,457.45
Check Total							<u>\$37,457.45</u>

Fund Total	<u>\$71,930.06</u>
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Total Checks Paid	\$119,138.52
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Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO
Tara Community Development
District
C/O Inframark
210 N. University Dr, Suite 702
Coral Springs, FL 33071

SHIP TO
Tara Community Development
District
Tara Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203

INVOICE # 4890
DATE 12/01/2025
TERMS Due on receipt

CUSTOMER
Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Tara CDD	1	2,860.00	2,860.00

This invoice is for service in December, 2025.
Thank you for being a valued customer.

Pay invoice

SUBTOTAL	2,860.00
TAX	0.00
TOTAL	2,860.00
BALANCE DUE	\$2,860.00



ALERT 360
2448 EAST 81 STREET STE 4300
TULSA, OK 74137

TARA CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL- 33071

Important Messages

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 customer.service@alert360.com

Account Information

Account Number: 9830019
Invoice Number: 48808985
Invoice Date: 11/20/2025

Due Date: 12/10/2025
Amount Due: \$52.95

Account Activity

DESCRIPTION	AMOUNT
THE PRESERVE CDD AT TARA 7340 TARA PRESERVE LN CCTV Maintenance 12/1/2025-12/31/2025	\$52.95
TOTAL TAX AMOUNT	\$0.00
INVOICE AMOUNT	\$52.95
PAYMENTS APPLIED TO INVOICE	\$0.00
INVOICE AMOUNT DUE	\$52.95
ACCOUNT CURRENT BALANCE	\$52.95



GO PAPERLESS
Sign up for green billing today!
See the reverse side of your invoice
for easy-to-follow instructions.

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 customer.service@alert360.com
For questions regarding your invoice or statement, contact us at 888-642-4567 or via email billing@alert360.com. See reverse side for license numbers.

Keep upper portion for your records. Please return bottom portion with your payment for faster processing.

INVOICE

Account Number: 9830019
Invoice Date: 11/20/2025
Due Date: 12/10/2025
Invoice Amount: \$52.95
Payments: \$0.00
Invoice Amount Due: \$52.95
Amount Enclosed: \$

Please write your account number on your check. Thank you in advance for your prompt payment, bill must be paid before the due date to avoid a late fee charge. Use the enclosed envelope and make checks payable to:

ALERT 360
PO BOX 21031
TULSA, OK 74121



ALERT 360
2448 EAST 81ST STREET STE 4300
TULSA, OK 74137

ADDRESS SERVICE REQUESTED

TARA CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL- 33071

How to Reach Customer Care

- By phone: ☎ 1-888-642-4567
- Inquiries by mail: ✉ 2448 E 81 STREET STE 4300 TULSA, OK 74137
- Payment by mail: ✉ PO BOX 21031 TULSA, OK 74121
- E-mail inquiries: @ customer.service@alert360.com

Peace of Mind is Just a Click Away

Easily manage and upgrade your account with our online customer portal!

From protecting your home and family with innovative solutions, to adding smart security upgrades that add convenience to your day, the right security system should make life easier. Managing that system should be easy too!

Peace of mind is just a click away with our Account Management Portal.

Once your account is created, you can find all your account information in one place. From there you can easily request repairs or other services, make one time or recurring payments, view or print past invoices, update addresses and contact information, order yard signs, upgrade your service and much more!



Don't have an online account yet? Registering is easy:

- 1 Visit <https://myaccount.alert360.com>
- 2 Click the Register link

Keep Billing Simple: Sign Up for Auto-pay Today!

Tired of mailing in every bill? Sign up for auto-pay and never worry about missing a payment again. Even if you typically already pay online, auto-pay cuts that extra monthly login step out!

Once your account is confirmed, go paperless in 2 extra steps:

- 1 Click "Setup Auto-pay" on the "Billing" page
- 2 Your recurring payment will be processed on the 10th day of the month

Sign up and go paperless, and never stress about whether you've missed a payment!

Scan me to start!



Sign me up for auto-pay so I can go paperless!

Complete this form to pay this bill and all future payments by bank draft or credit card.

Your recurring payment will be processed on the 10th day of the month.

☐ Bank Draft Payment - PLEASE ENCLOSE A VOIDED CHECK

☐ Credit Card Payment

Bank Name: _____

Credit Card: ☐ MasterCard ☐ Visa ☐ AMEX ☐ Discover

Routing Number: _____

Account Number: _____

Account Number: _____

Expiration Date: _____ CCV: _____

Name on Checking Account: _____

Name On Card: _____

Authorized Signature: _____ Date: _____

40047321

I REPRESENT THAT I AM THE OWNER AND/OR AUTHORIZED SIGNER ON THE ACCOUNT. I AUTHORIZE THE COMPANY OR ITS ASSIGNEE(S) TO MAKE ELECTRONIC FUND TRANSFERS ("EFT") FROM MY BANK ACCOUNT OR CHARGES TO MY CREDIT CARD FOR ANY AMOUNT DUE, INCLUDING ALL PAST DUE AMOUNTS, TRIP FEES, SERVICE FEES, PERMIT, LICENSE OR FALSE ALARM FEES, OR AMOUNTS THAT MAY ACCUMULATE IN ARREARS, ACCORDING TO THE TERMS ABOVE AND THE CONDITIONS OF MY ALARM PURCHASE AND SERVICES AGREEMENT. I UNDERSTAND THAT THIS AUTHORIZATION ALLOWS THE COMPANY TO ADJUST THE SCHEDULED DEDUCTIONS TO REFLECT ANY BILLING CHANGES AND/OR PRICE INCREASES. I ALSO AUTHORIZE THE COMPANY TO INITIATE ENTRIES TO THE ACCOUNT TO CORRECT ANY ERRONEOUS DEDUCTIONS OR TO PROVIDE A REFUND. I AM THE AUTHORIZED USER OF THIS CREDIT CARD OR BANK ACCOUNT AND I WILL NOT DISPUTE THE PAYMENT WITH MY CREDIT CARD OR BANK."

State License Numbers: AL: 000484; AR: CMPY.0000903 Regulated by: Arkansas Board of Private Investigators and Private Security Agencies, # 1 State Police Plaza Drive, Little Rock, Arkansas 72209, 501-618-8600; AZ: BTR 18936; ROC 158604 CA: ALARM COMPANY OPERATORS ARE LICENSED & REGULATED BY THE BUREAU OF SECURITY AND INVESTIGATIVE SERVICES, DEPARTMENT OF CONSUMER AFFAIRS, SACRAMENTO, CALIFORNIA 95814. License number: ACO #7995; CSLB C-7 # 1108971; DE: 22-230; DC: 602523000003; FL: EF20001895; GA: LVA206013; IL: IL: 127-001849; LA: F2666; MD: 22PLU-SS17514; MI: 3601205145; NC: SP.FA/LV.27185; 1958-CSA Licensed by the Alarm System Licensing Board of the State of North Carolina; NM: 412639; NJ: Burglar and Fire Alarm Business Lic #34BF00068600; Fire Alarm Lic #34FA00100100; Burglar Alarm Lic # 34BA00124100; NV: NV2022640381; NY: NYS Department of State #12000362611; OH: 53.89.1986; OK: 0002; PA: 174892; SC: South Carolina Contractors Licensing Board, Synergy Business Park, Kingstree Building, 110 Centerview Drive, Compliance Suite 102, Licensing Suite 102, Columbia SC 29210, 803-896-4624 BAC.13940; FAC.13843; TN: C-2370, Licensed by Alarm Systems Contractors Board, 500 James Robertson Parkway, 2nd Fl, Nashville, TN 37243-11168; TX: ACR-1751187; B04166401 Company's operating license is issued by the Texas Board of Private Investigators and Private Security Agencies, P.O. Box 13509, Capitol Station, Austin, Texas 78711, (512) 475-3944 VA: 11-20047; WA: 604-891-476; ALERT3 781NZ; WV: 051098.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02157M

Date 11/21/2025

Attn:
Tara CDD 1 - Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02157M

\$48.13

Notice of Public Board Regular Meeting

RE: Meeting on December 9, 2025 at 10:00am

Published: 11/21/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$48.13

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**Notice of Public Board
Regular Meeting
Tara Community Development
District**

The Tara Community Development District will hold a Special Meeting on Tuesday, December 9, 2025, at 10:00 a.m., at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Kristee Cole
District Manager
November 21, 2025 25-02157M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Tara Community Development District
1
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: October 2025

INVOICE

INVOICE#
164586
CUSTOMER ID
C2900
PO#

DATE
11/25/2025
NET TERMS
Due On Receipt
DUE DATE
11/25/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.74		5.92
Subtotal					5.92

Subtotal	\$5.92
Tax	\$0.00
Total Due	\$5.92

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Tara Community Development District
1
313 Campus St
Celebration FL 34747-4982
United States

INVOICE#
165694

CUSTOMER ID
C2900

PO#

INVOICE

DATE
12/1/2025

NET TERMS
Due On Receipt

DUE DATE
12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	5,263.58		5,263.58
Field Operations	1	Ea	3,584.00		3,584.00
Subtotal					8,847.58

Subtotal	\$8,847.58
Tax	\$0.00
Total Due	\$8,847.58

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Tara CDD

Board Meeting Date: December 9th, 2025

Name		In Attendance Please X	Paid
1	Joe DiBartolomeo	x	200.00
2	Peyton Phillips	x	200.00
3	Terry Connor	x	200.00
4	Wendy Pittman	x	200.00
5	Eugene Rado	x	200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

12/10/2025
Date



INVOICE

JAC Handy Services
Bradenton, Florida 34207
United States

Mobile: 832-472-8107
jachandyservices@gmail.com

BILL TO
Tara CDD1
Paul Kelly
7340 Tara Preserve Lane
Bradenton, Florida 34203
United States

941-526-9960
Fieldmanager@taracdd.org

Invoice Number: 2292078
P.O./S.O. Number: 7340-112725
Invoice Date: November 27, 2025
Payment Due: December 27, 2025
Amount Due (USD): \$600.00

Services	Quantity	Price	Amount
Cleaning Services 11/4/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/6/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/11/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/13/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/18/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/20/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/25/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00
Cleaning Services 11/27/25 - Routine cleaning services of the Tara Preserve Community Center. Labor only.	1	\$75.00	\$75.00



INVOICE

JAC Handy Services
Bradenton, Florida 34207
United States

Mobile: 832-472-8107
jachandyservices@gmail.com

Total:	\$600.00
---------------	-----------------

Amount Due (USD):	\$600.00
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Notes / Terms

Make Check Payable to:

Julio C. Garcia

804 67th Ave W. Bradenton, FL 34207

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Tara CDD

Board Meeting Date: December 9th, 2025

Name		In Attendance Please X	Paid
1	Joe DiBartolomeo	x	200.00
2	Peyton Phillips	x	200.00
3	Terry Connor	x	200.00
4	Wendy Pittman	x	200.00
5	Eugene Rado	x	200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

12/10/2025
Date



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8748
Terms	Due Date
Net 30	12/31/25

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Tara CDD 7340 Tara Preserve Lane Bradenton, FL 34203

Amount Due	Enclosed
\$19,907.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6553 - Tara CDD Final 534050-53900-5000 for the Landscaping 531170-53900- 5000 Pest Control 546041- 53900-5000 R&M Irrigation RENEWAL 25-26 December 2025		\$19,907.50	\$0.00	\$19,907.50
	#6553 - Tara CDD Final 534050- 53900-5000 for the Landscaping 531170-53900-5000 Pest Control 546041-53900-5000 R&M Irrigation RENEWAL 25-26 December 2025		\$19,907.50	\$0.00	\$19,907.50
Total			\$19,907.50	\$0.00	\$19,907.50



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

Invoice # 475506

Invoice Date: 11/26/2025
Wednesday

Bill-To: 105813

Location: 105813

Tara Preserve Community Center
INFRAMARK
11555 Heron Bay Blvd
Suite 201
Coral Springs, FL 33076-3360

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

Service Description	Quantity	Price
---------------------	----------	-------

Organic Spider Treatments	1.00	\$78.00
---------------------------	------	---------

SUBTOTAL	\$78.00
-----------------	---------

TAX	\$0.00
------------	--------

AMT PAID	\$0.00
-----------------	--------

TOTAL	\$78.00
--------------	---------

PRIOR BAL	\$103.00
------------------	----------

AMOUNT DUE	\$181.00
-------------------	-----------------

Using Fogger Treat entire cage area & and all eaves around perimeter of home with organic product for control of spiders **Do Not Sweep with this service**

Good morning. Today I applied a spider treatment to eaves and areas where spiders tend to congregate. Thank you for allowing us to care for your property. Jermaine Westfalls Lawn&Pest

Material	%	UOM
1 MOSQUITO FREE / Mosquito Free	5.5000	FL

Material	%	UOM
----------	---	-----

Payment Receipt. Please Return with Payment Remittance

Bill-To: Tara Preserve Community Center
INFRAMARK
11555 Heron Bay Blvd
Suite 201
Coral Springs, FL 33076-3360

Account #: 105813

Date: 11/26/2025

PO Number:

Invoice #: 475506

Terms: NET 10

Amount Paid: _____

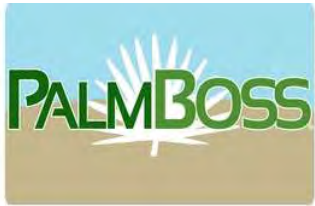
Check No.: _____

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

INVOICE

MCKAYSCAPES LLC DBA
PALMBOSS
PO BOX 691
Lithia, FL 33547

office@palmboss.com
+1 (813) 922-1208
http://www.palmboss.com



TARA CDD - Bradenton

Bill to
TARA CDD

Ship to
TARA CDD

Invoice details

Invoice no.: 10835
Terms: Due on receipt
Invoice date: 09/07/2025
Due date: 09/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fertilization Bismarck Palm	Quarterly Fertilization of Bismarck Palm with high quality slow release fertilizer blend	3	\$10.00	\$30.00
2.		Arborjet TreeAge	Large Palm dose of systemic insecticide as preventative treatment for palmetto weevils	1.5	\$50.00	\$75.00
3.		Fertilization Royal Palm	Quarterly Fertilization of Royal Palm with high quality slow release fertilizer blend	9	\$10.00	\$90.00
4.		Fertilization Queen Palm	Quarterly Fertilization of Queen Palm with high quality slow release fertilizer blend	5	\$5.00	\$25.00
5.		Fertilization Foxtail Palm	Quarterly Fertilization of Foxtail Palm with high quality slow release fertilizer blend	2	\$7.00	\$14.00

Total \$234.00

Ways to pay



Overdue 09/07/2025

Note to customer

Tara preserve CDD quarterly service date, September 5, 2025

View and pay

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Tara CDD

Board Meeting Date: December 9th, 2025

	Name	In Attendance Please X	Paid
1	Joe DiBartolomeo	x	200.00
2	Peyton Phillips	x	200.00
3	Terry Connor	x	200.00
4	Wendy Pittman	x	200.00
5	Eugene Rado	x	200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

12/10/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Tara CDD

Board Meeting Date: December 9th, 2025

Name		In Attendance Please X	Paid
1	Joe DiBartolomeo	x	200.00
2	Peyton Phillips	x	200.00
3	Terry Connor	x	200.00
4	Wendy Pittman	x	200.00
5	Eugene Rado	x	200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

12/10/2025
Date

MCUD

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

Visit: mymanatee.org/utilities
Call: (941) 792-8811

TARA COMM DEV DISTRICT
7340 TARA PRESERVE LN



Amount Due	\$322.30
Please Pay By	09-Dec-2025
Account Number	100120584

Auto-pay is scheduled for 09-Dec-2025

**Account Summary**

Previous Amount Due	\$351.47
Payments Received	-\$351.47
Balance Forward	\$0.00
Contract Charges	\$322.30
Total Amount Due	\$322.30

Usage Profile (Consumption x 1000 = GAL)**Meter Number 60245253**

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
10/13	35584	11/09	35626	4.2 kgal

Bin Overview

3 x Commercial 96 gallon bin

Important Information

- Waste Collection Reminder: Only items placed inside your bins will be collected—nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled—less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: mymanatee.org/bigbin

Charge Details

Service Period 10/12 - 11/11 (31 Days)

Commercial Water Service (Meter # 60245253) (10/13 - 11/09)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Commercial Water Usage	4.2 kgal x \$2.97	\$12.47
Sewer Commercial Service (10/13 - 11/09)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Sewer Service	4.2 kgal x \$6.59	\$27.68
Commercial Can Service (10/12 - 11/11)		
Commercial solid waste service charge	3 bins (31 days)	\$103.26

Total New Charges **\$322.30**

Total Amount Due **\$322.30**

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **PJ13C756** (do not share this code)



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

SERVICE ADDRESS	7340 TARA PRESERVE LN
ACCOUNT NUMBER	100120584
BILLING DATE	18-Nov-2025
DUE DATE	09-Dec-2025
TOTAL AMOUNT DUE	\$322.30

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

AMOUNT PAID **Auto-Pay is scheduled**

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT81119A 6712 1 MB 0.672
7000013459 00.0030.0061 6712/1



ATTN INFRAMARK
TARA COMM DEV DISTRICT
11555 HERON BAY BLVD SUITE 201
POMPANO BEACH FL 33076-3361



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

100120584200000322300000000

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	\$ 2.97
6,000 - 15,000 Gallons	\$ 3.72
15,000 - 20,000 Gallons	\$ 8.95
Over 20,000 Gallons	\$13.45

PER 1,000 GALLONS

**WASTE WATER (SEWER)
QUANTITY RATES**

0 - 10,000 Gallons	\$ 6.59
--------------------	---------

PER 1,000 GALLONS

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

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

PAY ONLINE: Use the Customer Self-Service (CSS) at www.mymanatee.org/css.

PAY BY PHONE: Call 833-425-2099 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 Alert Manatee at www.mymanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.mymanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.

RECYCLING DO'S & DON'TS

YES PLEASE
Only the following types of materials belong in your Manatee County recycle bin.

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

NO THANKS

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

ALL ITEMS SHOULD BE CLEAN AND DRY

PAYMENT LOCATIONS

Manatee County Utilities Department
24 Hour Drop Box Location
3647 Cortez Rd. W.
Bradenton, FL 34210

Pay by phone 24/7
833-425-2099

Amscot Locations - Cash only
There is a convenience fee for using this service.

Walmart Locations
There is a convenience fee for using this service.

For other convenient payment options visit:
www.mymanatee.org/utilities

SAVE TIME AND MONEY
by scheduling automatic ACH payments and enrolling in paperless billing. Manatee County Utilities customers paying with credit cards will be charged a per-transaction fee of \$2.50. NO FEES will be assessed for those who pay by ACH.

MAILING ADDRESS CHANGE

Address: _____

City: _____ State: _____ Zip: _____

Home #: _____ Cell #: _____

Contact Name: _____ Phone: _____

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

MCUD

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



Visit: mymanatee.org/utilities:
Call: (941) 792-8811

TARA COMM DEV DISTRICT
7340 TARA PRESERVE LN



Amount Due	\$322.30
Please Pay By	09-Dec-2025
Account Number	100120584

Auto-pay is scheduled for 09-Dec-2025



- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

MT81119A 6712 1 MB 0.672
7000013460 00.0030.0061 6712/2

ATTN INFRAMARK
TARA COMM DEV DISTRICT
11555 HERON BAY BLVD SUITE 201
POMPANO BEACH, FL 33076

Hello The Preserve At Tara Cdd1,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$482.90
EFT Payment - thank you	Nov 23	-482.90
Balance forward		\$0.00
Regular monthly charges	Page 3	\$474.65
Taxes, fees and other charges	Page 3	\$14.53
New charges		\$489.18

Amount due

\$489.18

! Thanks for paying by Automatic Payment

Your automatic payment on Dec 22, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

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

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98331870 DY RP 01 20251201 NNNNNNNN 0003204 0008

THE PRESERVE AT TARACDD1
ATTN TARADUANE SMITH CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

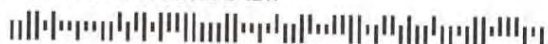
Account number **8535 10 048 0005540**
Automatic payment **Dec 22, 2025**
Please pay **\$489.18**

Electronic payment will be applied Dec 22, 2025



853510048000554000489187

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

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

Scan the QR Code with your phone or mobile device to get started.



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**



Comcast Business App

Download the Comcast Business App





In-Store

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



Regular monthly charges		\$474.65
Comcast Business		\$452.65
Bundled services		\$333.35
Data, SecurityEdge, Voice Package, Includes: Business Internet 200 1 Mobility Voice Line, and SecurityEdge.		\$314.90
Equipment Fee Voice.		\$18.45
Internet services		\$19.95
Static IP - 1		\$19.95
Voice services		\$99.35
Basic Voice Line Business Voice. Qty 2 @ \$24.95 each		\$49.90
Voice Line Business Voice.		\$44.45
Voice Mail Service		\$5.00
Service fees		\$22.00
Directory Listing Management Fee		\$11.00
Voice Network Investment		\$11.00
Taxes, fees and other charges		\$14.53
Other charges		\$12.95
Federal Universal Service Fund		\$5.67
Regulatory Cost Recovery		\$7.28
Taxes & government fees		\$1.58
Federal Excise Tax		\$1.58

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

Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$34.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

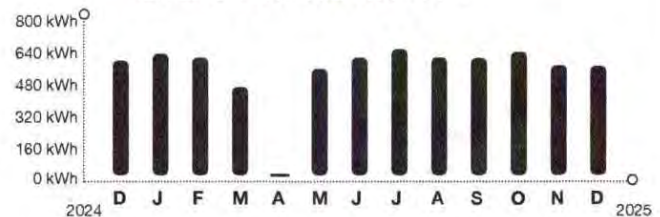
EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

**Electric Bill Statement****For:** Nov 12, 2025 to Dec 11, 2025 (29 days)**Statement Date:** Dec 11, 2025**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****\$95.41**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	95.97
Payments received	-95.97
Balance before new charges	0.00

Total new charges	* 95.41
-------------------	---------

Total amount you owe	\$95.41
-----------------------------	----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after January 02, 2026 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.
- The amount due on your account will be drafted automatically on or after December 22, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0001 0002 042765

PRESERVE AT TARA CDD
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

85063-48567

ACCOUNT NUMBER

\$95.41

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name: Account Number:
PRESERVE AT TARA CDD 85063-48567

FPL.com Page 2

0002 0002 042765

E001

BILL DETAILS

Amount of your last bill	95.97
Payment received - Thank you	-95.97
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$57.09

Fuel: (\$0.027180 per kWh) \$16.14

Electric service amount 86.10

Gross receipts tax (State tax) 2.21

Florida sales tax (State tax) 6.14

County sales tax (Local tax) 0.89

Taxes and charges 9.24

Regulatory fee (State fee) 0.07

Total new charges \$95.41

Total amount you owe \$95.41

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD8415. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	42974		42380		594

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	594	598	625
Service days	29	29	30
kWh/day	20	21	21
Amount	\$95.41	\$95.97	\$91.66

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.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

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.



Electric Bill Statement

For: Nov 12, 2025 to Dec 11, 2025 (29 days)

Statement Date: Dec 11, 2025

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

\$95.41

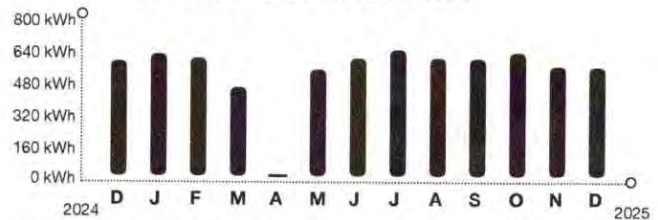
TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
FPL.com/eBill

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	95.97
Payments received	-95.97
Balance before new charges	0.00
Total new charges	* 95.41
Total amount you owe	\$95.41

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after January 02, 2026 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.
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New rates take effect Jan. 1, 2026. 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)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0001 0002 042765

PRESERVE AT TARA CDD
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

85063-48567

ACCOUNT NUMBER

\$95.41

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





Customer Name: Account Number:
PRESERVE AT TARA CDD 85063-48567

FPL.com Page 2

0002 0002 042765

E001

BILL DETAILS

Amount of your last bill	95.97
Payment received - Thank you	-95.97
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$57.09

Fuel: (\$0.027180 per kWh) \$16.14

Electric service amount 86.10

Gross receipts tax (State tax) 2.21

Florida sales tax (State tax) 6.14

County sales tax (Local tax) 0.89

Taxes and charges 9.24

Regulatory fee (State fee) 0.07

Total new charges \$95.41

Total amount you owe \$95.41

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD8415. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	42974		42380		594

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	594	598	625
Service days	29	29	30
kWh/day	20	21	21
Amount	\$95.41	\$95.97	\$91.66

KEEP IN MIND

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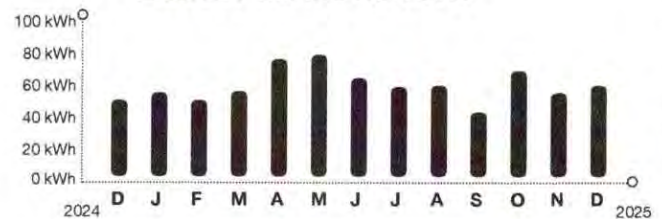
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**Electric Bill Statement****For:** Nov 12, 2025 to Dec 11, 2025 (29 days)**Statement Date:** Dec 11, 2025**Account Number:** 21606-40237**Service Address:**6602 TAILFEATHER WAY # IRR
BRADENTON, FL 34203**TARA COMMUNITY DEVELOPMENT DISTRICT #1,**
Here's what you owe for this billing period.**CURRENT BILL****\$28.87**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

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FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	28.61
Payments received	-28.61
Balance before new charges	0.00

Total new charges	28.87
Total amount you owe	\$28.87

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.Customer Service: 1-800-375-2434
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Hearing/Speech Impaired: 711 (Relay Service)

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TARA COMMUNITY DEVELOPMENT
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21606-40237

ACCOUNT NUMBER

\$28.87

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 21606-40237

FPL.com Page 2

0002 0008 042770

E001

BILL DETAILS

Amount of your last bill	28.61
Payment received - Thank you	-28.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$7.62
Non-fuel: (\$0.096100 per kWh)	\$5.95
Fuel: (\$0.027180 per kWh)	\$1.69

Electric service amount 28.13

Gross receipts tax (State tax) 0.72

Taxes and charges 0.72

Regulatory fee (State fee) 0.02

Total new charges \$28.87

Total amount you owe \$28.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12860. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10274		10212		62

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	62	57	52
Service days	29	29	30
kWh/day	2	2	2
Amount	\$28.87	\$28.61	\$27.77

KEEP IN MIND

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Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 21606-40237

FPL.com Page 2

0002 0008 042770

E001

BILL DETAILS

Amount of your last bill	28.61
Payment received - Thank you	-28.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$7.62
Non-fuel: (\$0.096100 per kWh)	\$5.95
Fuel: (\$0.027180 per kWh)	\$1.69

Electric service amount 28.13

Gross receipts tax (State tax) 0.72

Taxes and charges 0.72

Regulatory fee (State fee) 0.02

Total new charges \$28.87

Total amount you owe \$28.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12860. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10274		10212		62

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	62	57	52
Service days	29	29	30
kWh/day	2	2	2
Amount	\$28.87	\$28.61	\$27.77

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**Electric Bill Statement**

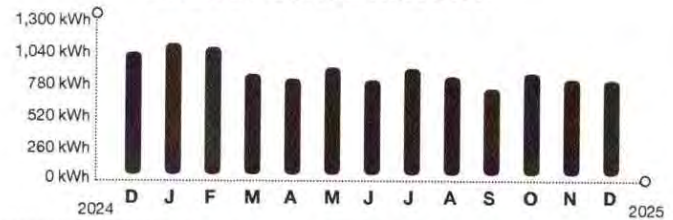
For: Nov 12, 2025 to Dec 11, 2025 (29 days)

Statement Date: Dec 11, 2025**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****\$119.63**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

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FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	120.66
Payments received	-120.66
Balance before new charges	0.00

Total new charges	119.63
-------------------	--------

Total amount you owe	\$119.63
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 04, 2026 is considered LATE; a late payment charge of 1% will apply.
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Hearing/Speech Impaired: 711 (Relay Service)

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TARA COMMUNITY DEVELOPMENT
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77477-96121

ACCOUNT NUMBER

\$119.63

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 77477-96121

FPL.com Page 2

0004 0008 042770 E001

BILL DETAILS

Amount of your last bill	120.66
Payment received - Thank you	-120.66
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$80.81

Fuel: (\$0.027180 per kWh) \$22.86

Electric service amount 116.54

Gross receipts tax (State tax) 2.99

Taxes and charges 2.99

Regulatory fee (State fee) 0.10

Total new charges \$119.63

Total amount you owe \$119.63

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0485. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	61726		60885		841

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	841	849	1084
Service days	29	29	30
kWh/day	29	29	36
Amount	\$119.63	\$120.66	\$137.66

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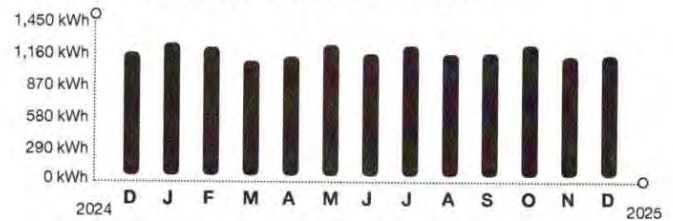
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**Electric Bill Statement****For:** Nov 12, 2025 to Dec 11, 2025 (29 days)**Statement Date:** Dec 11, 2025**Account Number:** 92421-21235**Service Address:**6795 TARA BLVD # IRR
BRADENTON, FL 34203**TARA COMMUNITY DEVELOPMENT DISTRICT #1,**
Here's what you owe for this billing period.**CURRENT BILL****\$164.92**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

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Amount of your last bill	163.44
Payments received	-163.44
Balance before new charges	0.00

Total new charges	164.92
-------------------	--------

Total amount you owe	\$164.92
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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TARA COMMUNITY DEVELOPMENT
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92421-21235

ACCOUNT NUMBER

\$164.92

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 92421-21235

FPL.com Page 2

0006 0008 042770 E001

BILL DETAILS

Amount of your last bill	163.44
Payment received - Thank you	-163.44
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$115.20

Fuel: (\$0.027180 per kWh) \$32.59

Electric service amount 160.66

Gross receipts tax (State tax) 4.12

Taxes and charges 4.12

Regulatory fee (State fee) 0.14

Total new charges \$164.92

Total amount you owe \$164.92

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12870. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	47200		46001		1199

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	1199	1187	1219
Service days	29	29	30
kWh/day	41	41	41
Amount	\$164.92	\$163.44	\$153.15

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**Electric Bill Statement**

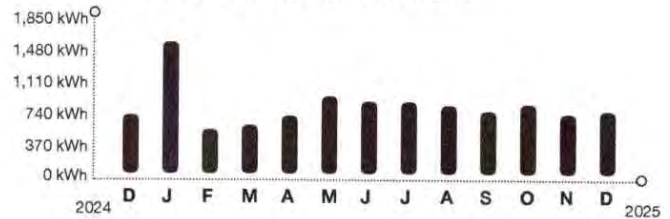
For: Nov 12, 2025 to Dec 11, 2025 (29 days)

Statement Date: Dec 11, 2025**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****\$113.70**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

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Amount of your last bill	108.75
Payments received	-108.75
Balance before new charges	0.00

Total new charges	113.70
-------------------	--------

Total amount you owe	\$113.70
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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Hearing/Speech Impaired: 711 (Relay Service)

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99787-71237

ACCOUNT NUMBER

\$113.70

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 99787-71237

FPL.com Page 2

0008 0008 042770 E001

BILL DETAILS

Amount of your last bill	108.75
Payment received - Thank you	-108.75
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$76.31

Fuel: (\$0.027180 per kWh) \$21.58

Electric service amount 110.76

Gross receipts tax (State tax) 2.84

Taxes and charges 2.84

Regulatory fee (State fee) 0.10

Total new charges \$113.70

Total amount you owe \$113.70

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC05108. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	70127		69333		794

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	794	755	740
Service days	29	29	30
kWh/day	27	26	25
Amount	\$113.70	\$108.75	\$98.12

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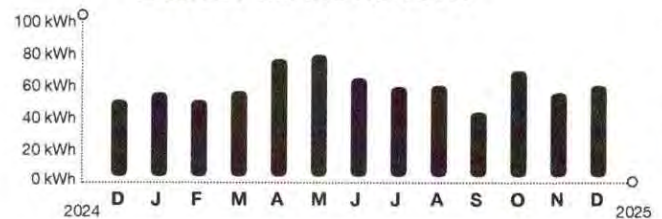
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**Electric Bill Statement****For:** Nov 12, 2025 to Dec 11, 2025 (29 days)**Statement Date:** Dec 11, 2025**Account Number:** 21606-40237**Service Address:**6602 TAILFEATHER WAY # IRR
BRADENTON, FL 34203**TARA COMMUNITY DEVELOPMENT DISTRICT #1,**
Here's what you owe for this billing period.**CURRENT BILL****\$28.87**

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

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FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	28.61
Payments received	-28.61
Balance before new charges	0.00

Total new charges	28.87
Total amount you owe	\$28.87

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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TARA COMMUNITY DEVELOPMENT
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21606-40237

ACCOUNT NUMBER

\$28.87

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 21606-40237

FPL.com Page 2

0002 0008 042770

E001

BILL DETAILS

Amount of your last bill	28.61
Payment received - Thank you	-28.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$7.62
Non-fuel: (\$0.096100 per kWh)	\$5.95
Fuel: (\$0.027180 per kWh)	\$1.69

Electric service amount 28.13

Gross receipts tax (State tax) 0.72

Taxes and charges 0.72

Regulatory fee (State fee) 0.02

Total new charges \$28.87

Total amount you owe \$28.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12860. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10274		10212		62

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	62	57	52
Service days	29	29	30
kWh/day	2	2	2
Amount	\$28.87	\$28.61	\$27.77

KEEP IN MIND

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Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 21606-40237

FPL.com Page 2

0002 0008 042770

E001

BILL DETAILS

Amount of your last bill	28.61
Payment received - Thank you	-28.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.87
Minimum base bill charge:	\$7.62
Non-fuel: (\$0.096100 per kWh)	\$5.95
Fuel: (\$0.027180 per kWh)	\$1.69

Electric service amount 28.13

Gross receipts tax (State tax) 0.72

Taxes and charges 0.72

Regulatory fee (State fee) 0.02

Total new charges \$28.87

Total amount you owe \$28.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12860. Next meter reading Jan 12, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10274		10212		62

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 11, 2025	Nov 12, 2025	Dec 12, 2024
kWh Used	62	57	52
Service days	29	29	30
kWh/day	2	2	2
Amount	\$28.87	\$28.61	\$27.77

KEEP IN MIND

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**Electric Bill Statement**

For: Nov 10, 2025 to Dec 9, 2025 (29 days)

Statement Date: Dec 9, 2025

Account Number: 01677-60412

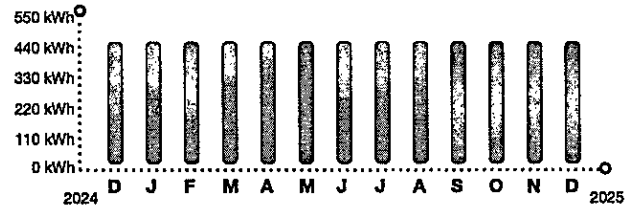
Service Address:

STREET LIGHTS # TARA CD DIST
BRADENTON, FL 34203**TARA COMMUNITY DEVELOPMENT DISTRICT #1,**
Here's what you owe for this billing period.**CURRENT BILL****\$963.18**

TOTAL AMOUNT YOU OWE

Dec 30, 2025

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	963.18
Payments received	-963.18
Balance before new charges	0.00
Total new charges	963.18
Total amount you owe	\$963.18

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 03, 2026 is considered LATE; a late payment charge of 0.720833% will apply.
- The amount due on your account will be drafted automatically on or after December 20, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TARA COMMUNITY DEVELOPMENT
DISTRICT #1
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

01677-60412

ACCOUNT NUMBER

\$963.18

TOTAL AMOUNT YOU OWE

Dec 30, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number:
01677-60412

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 963.18
Payment received - Thank you -963.18
Balance before new charges \$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount ** 961.34
Gross receipts tax (State tax) 1.02
Taxes and charges 1.02
Regulatory fee (State fee) 0.82
Total new charges \$963.18
Total amount you owe \$963.18

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge: \$0.059770 per kWh
Fuel charge: \$0.026470 per kWh

METER SUMMARY

Next bill date Jan 9, 2026.

Usage Type Usage
Total kWh used 481

ENERGY USAGE COMPARISON

	This Month Dec 9, 2025	Last Month Nov 10, 2025	Last Year Dec 10, 2024
Service to			
kWh Used	481	481	481
Service days	29	31	32
kWh/day	17	16	15
Amount	\$963.18	\$963.18	\$948.76

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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FPL.com/MobileApp

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.



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number:
01677-60412

FPL.com Page 1

ESLA

For: 11-10-2025 to 12-09-2025 (29 days)
kWh/Day: 17
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					9.610000		355.57
Maintenance					1.470000		54.39
PMF0001				37			
Non-energy							
Fixtures					9.740000		360.38
UCNP				3,067			
Non-energy							
Maintenance					0.049350		151.36

* 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 INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number:
01677-60412

FPL.com Page 2

ESLA

For: 11-10-2025 to 12-09-2025 (29 days)
kWh/Day: 17
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							921.70
Sub total							481 936.50
Energy conservation cost recovery							0.19
Capacity payment recovery charge							0.03
Environmental cost recovery charge							0.24
Storm restoration recovery charge							9.97
Transition rider credit							-1.00
Storm protection recovery charge							2.68
Fuel charge							12.73
Electric service amount							961.34
Gross receipts tax (State tax)							1.02
Regulatory fee (State fee)							0.82
Total							481 963.18

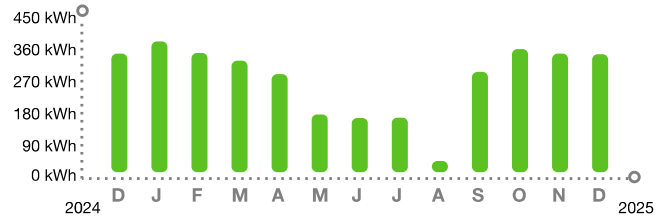
* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Nov 6, 2025 to Dec 5, 2025 (29 days)**Statement Date:** Dec 5, 2025**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****\$58.90**

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.[FPL.com/eBill](https://www.fpl.com/eBill)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	59.15
Payments received	-59.15
Balance before new charges	0.00
Total new charges	58.90
Total amount you owe	\$58.90

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 16, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TARA COMMUNITY DEVELOPMENT
DISTRICT #1
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

82905-81324

ACCOUNT NUMBER

\$58.90

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: TARA COMMUNITY
DEVELOPMENT DISTRICT
#1

Account Number: 82905-81324

BILL DETAILS

Amount of your last bill	59.15
Payment received - Thank you	-59.15
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$34.70

Fuel: (\$0.027180 per kWh) \$9.81

Electric service amount 57.38

Gross receipts tax (State tax) 1.47

Taxes and charges 1.47

Regulatory fee (State fee) 0.05

Total new charges \$58.90

Total amount you owe \$58.90

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2296. Next meter reading Jan 7, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	23356		22995		361

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2025	Nov 6, 2025	Dec 6, 2024
kWh Used	361	363	363
Service days	29	29	30
kWh/day	12	13	12
Amount	\$58.90	\$59.15	\$54.82

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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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.



Electric Bill Statement

For: Nov 6, 2025 to Dec 5, 2025 (29 days)

Statement Date: Dec 5, 2025

Account Number: 17660-99061

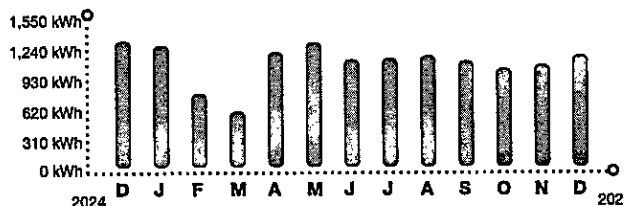
Service Address:

7141 TARA PRESERVE LN # IRRIG
BRADENTON, FL 34203**TARA COMMUNITY DEVELOPMENT DISTRICT #1,**
Here's what you owe for this billing period.**CURRENT BILL****\$169.75**

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

Switch to FPL eBill®
today and get your bill
wherever you are.
FPL.com/eBill**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	156.47
Payments received	-156.47
Balance before new charges	0.00
Total new charges	169.75
Total amount you owe	\$169.75

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 25, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 16, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

TARA COMMUNITY DEVELOPMENT
DISTRICT #1
C/O INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361The amount enclosed includes
the following donation:
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In U.S. funds and mail along with
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

17660-99061

ACCOUNT NUMBER

\$169.75

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	156.47
Payment received - Thank you	-156.47
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$118.88

Fuel: (\$0.027180 per kWh) \$33.62

Electric service amount 165.37

Gross receipts tax (State tax) 4.24

Taxes and charges 4.24

Regulatory fee (State fee) 0.14

Total new charges \$169.75

Total amount you owe \$169.75

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC06193. Next meter reading Jan 7, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	58758		57521		1237

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2025	Nov 6, 2025	Dec 6, 2024
kWh Used	1237	1132	1401
Service days	29	29	30
kWh/day	43	39	47
Amount	\$169.75	\$156.47	\$174.06

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

Statement Date: November 13, 2025

Amount Due: \$515.51

Due Date: December 04, 2025

Account #: 211014511060

DO NOT PAY. Your account will be drafted on December 04, 2025

Account Summary

Current Service Period: October 11, 2025 - November 07, 2025

Previous Amount Due \$121.89

Payment(s) Received Since Last Statement -\$121.89

Current Month's Charges \$515.51

Amount Due by December 04, 2025 \$515.51

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



Your average daily THMS used was **124.62% higher** than the same period last year.

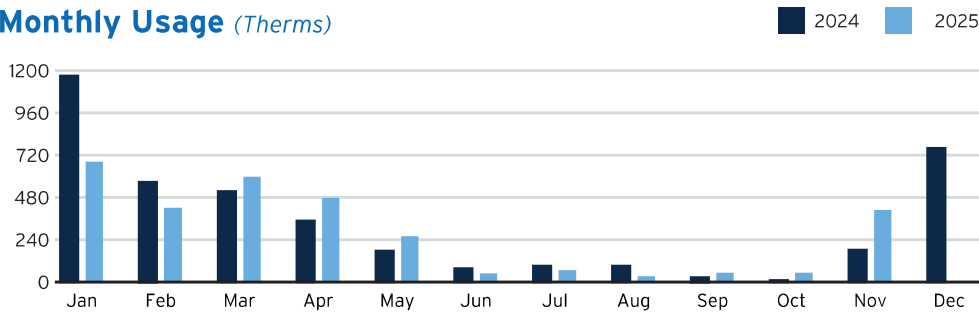


Your average daily THMS used was **758.82% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



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

Sometimes being safe stinks

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



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

Account #: 211014511060

Due Date: December 04, 2025



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$515.51

Payment Amount: \$ _____

661260899724

Your account will be drafted on December 04, 2025

TARA PRESERVE COUNTRY CLUB *POOL*
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014511060
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Service Period: Oct 11, 2025 - Nov 07, 2025

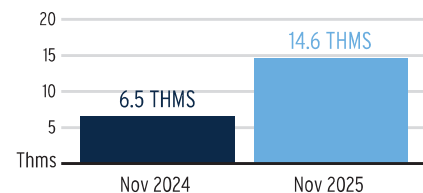
Rate Schedule: General Service 1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX11471	11/07/2025	5,774	5,422	352 CCF	1.040	1.1168	408.8 Therms	28 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	408.8 THMS @ \$0.53660	\$219.36
PGA	408.8 THMS @ \$0.50000	\$204.40
Florida Gross Receipts Tax		\$25.70
Natural Gas Service Cost		\$515.51

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges

\$515.51

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

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 at 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.

CHECK REQUEST FORM

District Name: TARA CDD

Date: 2-Dec-25

Invoice: Dec 02-#8004

Please issue a check to:

Vendor Name: TARA CDD C/O US Bank

Vendor No.: V00051

Check amount: \$5,353.86

Please cut check from Acct. #:
Please code to: 201.131000.1000

Check Description/Reason: Please transfer FY26 Assessments to 2012 Debt Series Revenue Account #165178004

Mailing instructions: Please FedEx with letter to Trustee at US Bank

Due Date for Check: Please process as soon as possible. Thank you!

Requestor: Sandra MacGregor

Manager's Approval:	
Date:	

TARA
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 753-5841 / fax (954) 345-1292

December 2, 2025

US Bank N.A.-CDD
C/O TARA CDD - Series 2012
Lockbox Services SDS 12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Fiscal Year 2026 Assessment Collections

Dear Sir or Madam:

Enclosed please find the following check(s) representing assessments collected for TARA CDD.

Series 2012		
CK #	\$	5,353.86

Please deposit these funds into **Series 2012 Revenue Account #165178004**

Should you have any questions, please do not hesitate to contact Sandra MacGregor, District Accountant, directly at (954)753-4452.

Sincerely,

TARA COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor
Accountant

CHECK REQUEST FORM

District Name: TARA CDD

Date: 10-Dec-25

Invoice: Dec 10-#8004

Please issue a check to:

Vendor Name: TARA CDD C/O US Bank

Vendor No.: V00051

Check amount: \$29,118.75

Please cut check from Acct. #: Bank United 9855984627

Please code to: 201.131000.1000

Check Description/Reason: Please transfer FY26 Assessments to 2012 Debt Series Revenue Account #165178004

Mailing instructions: Please FedEx with letter to Trustee at US Bank

Due Date for Check: Please process as soon as possible. Thank you!

Requestor: Sandra MacGregor

Manager's Approval:

Date:

TARA
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 753-5841 / fax (954) 345-1292

December 10, 2025

US Bank N.A.-CDD
C/O TARA CDD - Series 2012
Lockbox Services SDS 12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Fiscal Year 2026 Assessment Collections

Dear Sir or Madam:

Enclosed please find the following check(s) representing assessments collected for TARA CDD.

Series 2012	
CK #	\$ 29,118.75

Please deposit these funds into **Series 2012 Revenue Account #165178004**

Should you have any questions, please do not hesitate to contact Sandra MacGregor, District Accountant, directly at (954)753-4452.

Sincerely,

TARA COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor
Accountant

CHECK REQUEST FORM

District Name: TARA CDD

Date: 19-Dec-25

Invoice: Dec 19-#8004

Please issue a check to:

Vendor Name: TARA CDD C/O US Bank

Vendor No.: V00051

Check amount: \$37,457.45

Please cut check from Acct. #: Bank United 9855984627

Please code to: 201.131000.1000

Check Description/Reason: Please transfer FY26 Assessments to 2012 Debt Series Revenue Account #165178004

Mailing instructions: Please FedEx with letter to Trustee at US Bank

Due Date for Check: Please process as soon as possible. Thank you!

Requestor: Sandra MacGregor

Manager's Approval:

Date:

TARA
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 753-5841 / fax (954) 345-1292

December 19, 2025

US Bank N.A.-CDD
C/O TARA CDD - Series 2012
Lockbox Services SDS 12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Fiscal Year 2026 Assessment Collections

Dear Sir or Madam:

Enclosed please find the following check(s) representing assessments collected for TARA CDD.

Series 2012	
CK #	\$ 37,457.45

Please deposit these funds into **Series 2012 Revenue Account #165178004**

Should you have any questions, please do not hesitate to contact Sandra MacGregor, District Accountant, directly at (954)753-4452.

Sincerely,

TARA COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor
Accountant



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

02/10/26

Preserve @ Tara CDD
Monthly Admiral Aquatic Management Report

Completed Monthly Service Event:

Date: 01/21/26
Technicians: Chuck, & Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae and undesirable floating vegetation.

Completed Monthly Service Event:

Date: 02/05/26
Technicians: Chuck, Cesar, Wyatt, & Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae and undesirable shoreline weeds.

Next Scheduled Monthly Service Events:

Date: 03/04/26
Technicians: Chuck, Cesar, Larry & Wyatt
Ponds: 1 - 51
Scope of Work: We will inspect all 51 ponds and service as needed.

Notes:



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

Special Service Agreement

Date: 11/24/2025

Customer: The Preserve @ Tara CDD
c/o Inframark
2654 Cypress Ridge Blvd, Ste 101
Wesley Chapel, FL 33544

Terms:

- Balance Due Upon Completion of Work.
- This quote is valid for 30 days from creation.

We are pleased to quote the special pricing as follows:

Pond 26 – South Fountain.

Supply and Installation of 4 color changing LED AirMax fountain lights.

QTY	Description	Tax	Unit Price	Total Price
1	(KIT) Airmax RGBW LED 4 Light Set: No Cord	N	\$1,400.00	\$1,400.00
1	Labor to install Lights	N	\$125.00	\$125.00
			Subtotal	\$1,525.00
			Tax	\$0.00
			Shipping	\$25.00
			Grand Total	\$1,550.00

This Special Service identified above is approved by the following authorized representative.

Organization: The Preserve @ Tara CDD

Signature: _____

Print Name & Title: _____

Date: _____



Tara Mulch 2026 Enhancement Proposal

Date 2/9/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Apply 263 yards of brown cypress Mulch around club house and along the BLVD hedges and tree rings only

Demo and Prep

Mulch Application

Items	Quantity	Unit
Mulch Application	1.00	EA
Mulch Application :		\$16,924.05
PROJECT TOTAL:		\$16,924.05

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 2/9/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Enhancement Proposal

Date 2/9/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

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**Remove 1 Dead Pine Tree Behind 6112 Aviary Court on CDD property.
Flush Cut.**

Demo and Prep

Pine Tree Removal

Items	Quantity	Unit
Pine Tree removal	1.00	EA
Pine Tree Removal:		\$1,644.50
PROJECT TOTAL:		\$1,644.50

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Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Epifanio Carvajal Ulloa

Date 2/9/2026

Pine Lake Services, LLC

By _____

Kristee Cole

Date _____

Inframark

Tara Community Center Policy and Procedures

Revised __.__.26

DEFINITIONS

“Amenities” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Community Center, Swimming Pool & Spa, and the Tennis/Pickle Ball Courts, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” – shall mean these Tara Community Center Policy and Procedures, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies and will notify the public of any changes by posting the revised Policies on the District’s website. The Board of Supervisors and its designees shall have full authority to enforce the Amenity Policies.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident or Renter and wishes to become a Patron. The amount of the Annual User Fee is set forth in Exhibit “A” attached hereto. The Annual User Fee shall not be prorated for any time period other than six (6) months or one (1) year.

“Board of Supervisors” or “Board” – shall mean the Tara Community Development District 1’s Board of Supervisors.

“Community Center” – shall mean the amenity building located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

“District” – shall mean the Tara Community Development District 1.

“District Field Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facilities.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities or invited for a specific visit by a Patron over the age of eighteen (18) years to use the Amenities.

“Household” – shall mean those individuals residing within the immediate household of a Patron. This can consist of individuals who have not yet attained the age of eighteen (18) or individuals over the age of eighteen (18) actually residing in the household. This does not include visiting relatives or extended family not residing in the home. Proof of residency for individuals over the age of eighteen (18) years is required by driver’s license or state or federal issued form of identification. A signed affidavit of residency shall be required for individuals under the age of eighteen (18) years.

“Key Fob” or “Fob” – shall mean an electronic device issued to a Patron to provide access to the Amenity Facilities.

“Non-Resident Patron” – shall mean any person not owning or renting property within the District who is paying the Annual User Fee to the District for use of the Amenity Facilities.

“Patron” – shall mean any Resident, Renter, or Non-Resident Patron, as defined herein.

“Renter” – shall mean an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental, lease agreement, and photo identification shall be required to acquire a Key Fob.

“Resident” – shall mean any person or entity owning property within the District.

Tara Community Development District 1

Amenities Access and Usage

Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public, where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to the Amenity Policies. All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable for any accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions, or negligence of other persons using the Amenities.

At any time, the use of the Amenity Facilities may be restricted, prohibited, or modified by the Chair or the Vice-Chair of the Board of Supervisors, the District Manager, the District Field Manager, or emergency management personnel as needed. This includes, but is not limited to, use of the Community Center during a declared emergency.

Resident Access and Usage. Residents must pay Operations & Maintenance Assessments applicable to property owners within the District in accordance with the District's annual assessment resolution. Payment of Operations & Maintenance Assessments covers the Annual User Fee for such Resident and entitles the Resident to use of the Amenities for the corresponding fiscal year of the District, which year begins October 1 and ends September 30. Residents must complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the deed) and photo identification, and pay any applicable fee before he or she receives a Key Fob.

Non-Resident Access and Usage. A Non-Resident Patron must pay the Annual User Fee in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. The Annual User Fee must be paid in full before the Non-Resident Patron may use the Amenities. Each subsequent Annual User Fee shall be paid in full on or before the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one (1) calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenities Access Registration Form prior to access to or use of the Amenities.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities upon submission of proper written documentation as specified herein. Residents may retain their Amenities rights in lieu of granting them to their Renters. A Resident may not retain their rights to use the Amenities and grant them to a Renter at the same time for the same residential property.

1. A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities may be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the lease agreement) and photo identification, and pay any applicable fee before he or she receives a Key Fob. Such Renter shall receive a Key Fob which shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to the Amenity Policies.

Guest Access and Usage. Each Patron (limited to one Patron per Household at any one time) is entitled to bring up to four (4) persons as Guests to the Amenities at one time (unless the Patron has reserved the Community Center). A Patron over the age of eighteen (18) years must accompany Guests at all times during Guests' use of the Amenities and are responsible for any and all actions taken by such Guests. Violation of the Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenities access and usage privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron's Household's Amenities access and usage privileges.

Key Fobs. A Patron may be issued a Key Fob by the District upon completion of the Amenities Access Registration Form and approval by the District. Key Fobs will allow Patrons entry to the Amenities during regular operating hours of the Amenities.

Patron Household members that are sixteen (16) years or older may receive a Key Fob allowing access to the Amenities. All minors under sixteen (16) years of age must be accompanied by an adult eighteen (18) years or older at all times while using the Amenity Facilities. Each Patron Household will be authorized initial Key Fobs for up to four (4) Household members, two (2) of which are free of charge. A fee shall be charged for each additional Key Fob in accordance with the Amenity Rates then in effect.

Under no circumstances, shall a Patron provide their Key Fob to another person, whether Patron or non-Patron, to allow access to the Amenities.

Key Fobs are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Key Fobs must be reported immediately to the District. Applicable fees shall apply to replace any lost or stolen Key Fobs.

Tara Community Development District 1 Swimming Pool and Spa Policies & Procedures

1. The community center swimming pool and spa facilities, which includes the pool deck area, are for use by Patrons.
2. The swimming pool and spa facilities are open daily from dawn to dusk.
3. All persons using the swimming pool and spa facilities do so at their own risk.
4. Each Household may bring up to four (4) Guests for use of the swimming pool and spa facilities.
5. Guests using the swimming pool and spa facilities must be accompanied by a Patron at all times.
6. Lifeguards will not be present at the swimming pool and spa facilities. 911 should be called in the event of an emergency.
7. An adult over the age of eighteen (18) must be present at all times to supervise any children under the age of fourteen (14) using the swimming pool or spa facilities.
8. Parents are responsible for ensuring that their children do not urinate or defecate in the pool or spa. Infants, toddlers and incontinent individuals using the swimming pool or spa facilities must wear swim diapers or swim pants that are form-fitting. (Rubber briefs must be placed over diapers).
9. The maximum bathing load in the pool is thirty (30) persons.
10. Proper swimming attire must be worn while using the swimming pool or spa facilities. (Bathing suits

only). No street clothes can be worn in the water.

11. Showering is mandatory before use of the swimming pool or spa facilities.
12. No running is allowed on the pool deck area.
13. No diving is allowed in the swimming pool.
14. No kickboards or buoys are allowed in the swimming pool or spa except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or swimming fins used by small children, unless deemed unsafe by the District Field Manager.
15. No rough housing, "chicken" fighting, horseplay or ball playing is allowed in the swimming pool or spa facilities.
16. Spitting or spouting of water is not allowed in the swimming pool or spa facilities.
17. Except for service animals, no animals are allowed in the in the pool deck area. No animals are permitted to be in the pool or spa.
18. Plastic bottled water and packaged snacks are permitted under the pergola only. There is no smoking or vaping permitted within the swimming pool or spa facilities.
19. No alcoholic beverages are allowed in the swimming pool or spa facilities.
20. No glass containers are allowed in the swimming pool or spa facilities.
21. No parties are allowed in the swimming pool or spa facilities.
22. Electronic devices brought to the swimming pool or spa facilities shall be kept at reasonable volumes in consideration of others.
23. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool or spa.
24. No rollerblades/in-line skates, skateboards or the like are permitted in the swimming pool or spa facilities.
25. No use of profanity will be tolerated in the swimming pool or spa facilities.
26. All occupants of the swimming pool and spa facilities must vacate and leave the area if lightning is observed or thunder is heard in the area.
27. The pool gate must be kept shut at all times.
28. Patrons or their Guests without a FOB for access to the pool and spa facilities will not be allowed in the pool and spa facilities.
29. Persons within the confines of the pool and spa facilities must not allow anyone in the pool and spa facilities who does not have a FOB to enter.

30. Any persons using the pool or spa facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.
31. No illegal or unlawful activities may occur at the swimming pool and spa facilities.
32. No foreign substances are to be put into the pool or spa. For example: bubble bath, oils, shampoos etc.
33. The temperature setting for the pool heater shall be established by the Board. Adjustments to the temperature setting for the pool heater by anyone not authorized by the Board or its designee is strictly prohibited.
34. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, in the vicinity of the pool and spa facilities is strictly prohibited.
35. Any person found in violation of any of the Amenity Policies may be asked to leave the pool and spa facilities immediately.

ADDITIONAL RULES FOR THE SPA

36. All rules shown above also apply to the use of the spa.
37. No one under the age of fourteen (14) is allowed in the spa.
38. The maximum bathing load in the spa is five (5) persons.
39. Maximum use of the spa is fifteen (15) minutes.
40. Pregnant persons should consider potential health issues before using the spa.
41. The temperature setting for the spa heater shall be established by the Board. Adjustments to the temperature setting for the spa heater by anyone not authorized by the Board or its designee is strictly prohibited.

POOL FLOATS

The only flotation devices permitted in the swimming pool or elsewhere in the pool deck area are pool

flotation noodles, and, for children, other flotation devices that are securely fastened to their body or worn as a life preserving device. All such flotation devices must be approved by the U.S. Coast Guard and carry a tag or seal stating such. No other flotation devices including, but not limited to kickboards, buoys, or balls of any kind are permitted in the swimming pool or elsewhere in the pool deck area. Any otherwise approved device, if determined by the District Field Manager to be unsafe or in poor condition, will not be allowed for use in the swimming pool.

**Tara Community Development District 1 Community Center
Policies**

- I. The Community Center is for use by Patrons and their Guests.
2. The Community Center shall be open from 12:00 p.m. to 5:00 p.m. Monday through Friday. It shall be closed outside of these times unless it is occupied by an authorized individual or group. Access to the Community Center for authorized meetings will be organized by activating the Fob of the meeting leader. Changes to the leadership must be communicated to the District Field Manager in advance of the scheduled meeting. The District Management company should be contacted for after hours emergencies requiring immediate attention,
3. The Community Center may not be used under any circumstances without the prior scheduling of the event with the District Field Manager, and the posting of that the activity or rental on the official calendar.
4. Parties wishing to make reservations for private and exclusive use of the Community Center, not-to-exceed four (4) hours, shall contact the District Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. Any illegal activities as defined by Florida Statutes or Manatee County ordinances will not be permitted within any community facilities. The facility renter must be present during the entire time that they have rented the Community Center. The facility renter will receive an after hours access fob activated to enable access for the event.
5. Tara Preserve Clubs may use the Community Center at no charge, but must return the Community Center to its original state of cleanliness and setup as they found it or pay a two hundred dollar (\$200.00) clean-up fee. Club members are responsible for the setup and break down of any additional tables. There shall be nothing left on premises by the Club using the Community Center. Additionally, Clubs must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity. Information regarding scheduling, minimum number of users in a group to use the community center and the other facilities is set forth herein. The executive long, wooden tables and chairs are to be used for business meetings only.

Weekly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule weekly time slots must sustain at least eight (8) District (Preserve) residents, plus their guests for each reserved time slot. Groups that fall below that number for three (3) consecutive weeks will result in loss of the weekly reservation, freeing that slot for general community resident use for that calendar year. If a group can sustain six (6) members, the group may continue with a bi-monthly or monthly reservation for the remainder of the year. No group designated by the Board of Supervisors of the District as having special permission to obtain more than one (1) time slot during prime time may request more than two (2), two (2)-hour time slots in a given week.

Bi-monthly or Monthly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule bi-monthly or monthly time slots must have at least eight (8) District (Preserve) residents present at all sessions. Groups that fall below that number for three (3) consecutive weeks will release the reserved time slot for general community use for the

remainder of the season.

Meetings of the community associations within the District (Preserve) which include the Tara Community Development District 1, the Tara Master Association and its committees, the six (6) condominium associations and the Golf Villa Landscape Association (collectively, the "Associations"), that meet the statutory posting and public session requirements are exempt from these requirements. Any of the Associations using the Community Center for its meetings or other purposes shall at all times have a copy of its current certificate of insurance on file with the District, which shall further name the District as an additional insured.

If any group believes it can sustain the eight (8) or six (6) District (Preserve) resident requirement for a reserved time slot, it is encouraged to apply for a standing reservation complete with roster of District (Preserve) names anticipated. Groups who have lost weekly, bi-monthly or monthly slots may reapply in October for the new calendar year if they believe they can again meet the standard continuing basis at some point in time. The District Field Manager will schedule on a first-come, first-serve basis with no "holding" of specific times that may have been previously assigned.

Small Groups: District (Preserve) residents that are involved with groups with fewer than required attending District (Preserve) residents for a standing reservation or meeting may utilize the "no charge" rental options available to all District (Preserve) residents if open time slots are available. The District Field Manager may schedule up to two (2) small group meetings for the community center at his or her discretion.

Conduct: It is the District's intent to ensure orderly conduct during any and all meetings of the Associations, Clubs or other groups held at the Community Center. All attendees are expected to conduct themselves respectfully at all times. Any behavior deemed to be disruptive or belligerent including, but not necessarily limited to, shouting, constant interruptions, aggressive conduct, physical or verbal abuse is strictly prohibited. In the event of any such behavior, the responsible Association, Club, or group may, at the sole discretion of the Board of Supervisors, have its privileges to use the Community Center for its meetings revoked or suspended. Any such suspension may result in the Board of Supervisors requiring the subject Association, Club, or group to have a Manatee County Sheriff on site for subsequent meetings of said organization, the cost of which shall be the responsibility of the subject Association, Club, or group.

6. All persons using the Community Center or tennis/pickle ball courts do so at their own risk.
7. No group can expect use of the entire Community Center, with the exception for the District, Manatee County and the State of Florida.
8. The Community Center may not be used for commercial purposes.
9. Residents may not reserve the Community Center and sublet the facility to any other person or organization.
10. Children under the age of fourteen (14) must be accompanied by an adult (18 years of age or older) at all times while in the Community Center.
11. Skateboards, in-line skates and similar equipment are not allowed in the Community Center at any time.

12. Exercise classes are limited to a maximum of twenty (20) participants per class which includes the instructor.
13. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, within or in the vicinity of the Community Center is strictly prohibited.

Tara Community Development District 1 Community Center Rental Fees and Waiver

Rental Fees: Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the Community Center, which includes the clubhouse and the outdoor pavilion, for private functions. (The District swimming pool and spa facilities, tennis/pickle ball facilities, or any other area located outside of the Community Center may not be rented for private functions). The clubhouse and outdoor pavilion shall be rented out as follows:

- Event open to the Community - no charge – Residents only
- Private Event – Resident/Member - \$125.00 rental fee (includes both clubhouse and outdoor pavilion)
- Private Event – Resident/Member - outdoor pavilion only – \$25.00 rental fee
- Private Event - Non-Resident/Member - \$300.00 rental fee (includes both clubhouse and outdoor pavilion)

All rental fees include applicable taxes.

- All Users - \$200.00 Refundable Cleaning fee
- All Users - \$200.00 Refundable Security Deposit

Security Deposit: A refundable security deposit of \$200.00 shall be charged for all rentals. Upon inspection by the District Field Manager and the determination that there are no damages, the deposit will be fully refunded. The deposit will be fully refunded if the function is cancelled due to inclement weather or emergency. However, deposits are non-refundable in the event that a function is cancelled with less than forty-eight (48) hours' notice.

Cleaning Fee: A refundable fee of \$200.00 shall be charged to cover the cost of cleaning the facility for functions if necessary. Upon inspection by the District Field Manager and the determination that the facility is clean, the deposit will be fully refunded.

Waiver: All adult users of the Community Center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to execute an Adult Participant Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form prior to their use of the District's facilities. All non-adult users of the District community center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to have a parent/guardian execute a Participant Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form on their behalf prior to their use of the District's facilities.

**Tara Community Development District 1 Tennis/Pickle Ball Court
Policies**

1. Tennis/Pickle ball courts are for use by Patrons in possession of a Key Fob. Guests are permitted only when accompanied by a Patron on the court that they are using at that time. Guests are limited to two (2) Guests per Patron, with a Key Fob, playing on one (1) court.
2. No user activity except tennis/pickle ball is permitted on the courts. No furniture is allowed in the courts. Anyone found violating these rules is subject to a fine and/or deactivation of the resident's/member's Key Fob. There will be a \$25.00 re-activation fee pending approval.
No pets are permitted on the tennis/pickle ball courts at any time.
3. No food or alcoholic beverages are permitted on the tennis/pickle ball courts.
4. Children under the age of fourteen (14) must be accompanied by an adult eighteen (18) years of age or older at all times when on the tennis/pickle ball courts.
5. Tennis/Pickle ball shoes must be worn on the tennis/pickle ball courts. Shirts must be worn at all times on the tennis/pickle ball courts.
6. Tennis/Pickle ball courts are available on a first-come, first-served basis. There are no advanced reservations. The "holding" or "saving" of courts is expressly prohibited when players are waiting.
7. Tennis/Pickle ball may commence daily at dawn and users may continue using the courts and lights until 10:00 p.m.
8. Players are required to observe court etiquette, as well as rules of good conduct on and around the tennis/pickle ball courts.
9. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, in the vicinity of the Tennis/Pickle ball courts is strictly prohibited.

Tara Community Development District 1

Violation of Policies

It is the goal and responsibility of the Tara Community Development District 1 to provide a safe and enjoyable environment for all residents of this community and their guests. These policies and procedures have been established by the Board of Supervisors to accomplish this goal.

Any Patron found violating any Tara Community Development District Community Center Policy and Procedures may be subject to immediate deactivation of their Key Fob as provided for herein. There will be a \$25.00 re-activation fee pending approval by the District Field Manager, District Manager, or the District Board of Supervisors.

Suspension and Termination of Amenity Privileges and Appeal Provisions

The District must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior will not be accepted. All Patrons and Guests are responsible for compliance with these Amenity Policies, which are established for the safe operations of the Amenity Facilities. The following policies address disciplinary and enforcement matters relating to the use of the District's Amenity Facilities

1. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Amenity Policies.

2. **Key Fob.** Key Fobs are the property of the District. The District may request surrender of, or may deactivate, a Patron's Key Fob for any violation of the Amenity Policies.

3. **Suspension and Termination of Rights.** The District, through its Board, District Manager, or District Field Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenity Facilities;
- b. Failing to abide by the terms of a Community Center Rental Agreement;
- c. Permitting the unauthorized use of a Key Fob or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by the Amenity Policies;
- g. Treating the District staff, Board, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests are likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by District staff (which verbal warning is not required); or
- m. Such Patron's Guest or a member of their household committing any of the above

Violations.

Termination of access to the Amenity Facilities may be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

4. **Authority of District Manager and District Field Manager.** The District Manager or the District Field Manager, or their respective designee, has the ability to remove any person from one or all Amenity Facilities if a Violation occurs or, if in his/her reasonable discretion, it is the District's best interests to do so. The District Manager or the District Field Manager, or their respective designee, may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenity Facilities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified or other mail service, or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager, or his or her designee, shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's Amenity Policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

5. **Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. If a Patron's Amenity Facilities privileges are suspended, as referenced in Section 4 herein, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified or other mail service, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of the District Manager, District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

b. The person subject to the suspension may request an extension of the hearing date

to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.

c. After the presentations by the District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

8. **Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a Patron's access for committing any of the Violations outlined in Section 3 herein. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 4, and the hearing shall be conducted in accordance with Section 7 herein.

9. **Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

10. **Appeal of Board Suspension.** After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 7(f), herein. Filing of an Appeal Request will be perfected and deemed to have occurred upon receipt by the District. Failure to timely file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

11. **Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a

person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

Tara Community Development District 1 Community Center Rental Agreement

This Tara Community Development District 1 Community Center Rental Agreement (the “**Agreement**”) is made as of the _____ day of _____, 20____ between the Tara Community Development District 1 (the “**CDD**”) and _____ (the “**Renter**”). As set forth herein, this Agreement is for the Renter’s use of the Tara Community Development District 1 Community Center and/or Outdoor Pavilion located at 7340 Tara Preserve Lane (which does not include the CDD pool, CDD tennis courts, or any other CDD property).

1. **Services.** The CDD shall rent (select one):
 - the Community Center and Outdoor Pavilion
 - the Outdoor Pavilion only

(hereinafter referred to as the "CDD Property") to the Renter for exclusive use of the CDD Property on _____ beginning at _____ a.m./p.m. and ending at _____ a.m./p.m. (four hours maximum).

2. **Payment and Terms.** Renter acknowledges that the rental fee is (select one):
- Event Open to the Community \$0.00
(Community Center and Outdoor Pavilion)
 - Private Event – Resident/Member \$125.00
(Community Center and Outdoor Pavilion)
 - Private Event - Resident/Member \$25.00
(Outdoor Pavilion only)
 - Private Event – Non-Resident/Member \$300.00
(Community Center and Outdoor Pavilion)

Rental fee must be paid in advance. Renter acknowledges that the rental fee is for the use of the CDD Property for the date and time as specified above. Renter acknowledges that a \$200.00 refundable cleaning deposit must be paid in advance to cover the cost of cleaning the CDD Property after the rental and a \$200 refundable security deposit must be paid in advance. Separate payments must be made for the rental fee, the cleaning deposit and the security deposit.

3. **Damage or Loss to Facility, Furniture and Accessories.** The cleaning and security deposit shall be charged for all private events. Upon inspection by the CDD staff and the determination that the CDD Property has been sufficiently cleaned and that there is no damage to the CDD Property, the respective deposit shall be fully refunded to the Renter. The deposits shall be fully refunded if the Renter's private function is cancelled due to

inclement weather. However, deposits are non-refundable in the event that a private function is cancelled by the Renter with less than forty-eight (48) hours notice. In addition, the Renter shall reimburse the CDD for the cost of damages caused by the Renter or their guests at the event, which are in excess of the deposit amount.

4. **Termination.** This Agreement may be terminated by either party upon fourteen (14) days written notice to the other party. Notwithstanding the foregoing, in the event of an emergency, the CDD may terminate this Agreement immediately. If there is an emergency which requires the termination of this Agreement by the CDD, the CDD shall return all deposits and non-refundable fees to the Renter.

5. **CDD Property Use.** Renter hereby agrees that the number of persons attending the event to be held at the Community Center shall not exceed 93 occupants as permitted by all governmental authorities with jurisdiction over the Community Center. If the number of persons attending the event exceeds this amount or the Renter is not physically present at the event at all times, the CDD may terminate the event immediately. Renter hereby agrees that they shall be present for the entire time that they have rented the CDD Property. Renter acknowledges that the CDD pool, CDD tennis courts or any other area located outside of the CDD Property, as defined herein, is not part of the area they are renting under this Agreement. Renter and their guests shall not alter, damage, or modify the CDD Property; decorations shall not be pasted, tacked or nailed to the Community Center walls. The CDD Property must be restored to its original condition including the placement of tables and chairs at the conclusion of the event. All garbage must be placed in plastic trash bags, tightly closed to avoid spillage or odor and deposited into the garbage receptacles located in the outside fenced garbage area with the receptacle lids properly closed. Renter and their guests shall not use the CDD Property for any unlawful or commercial purpose. The Renter and their guests shall abide by the CDD's Community Center Policy and Procedures governing the CDD Property. Renter acknowledges that alcoholic beverages may not be sold on CDD Property. Renter must purchase any alcoholic beverages prior to the event, and Renter (including their guests or their caterer) may not sell the alcoholic beverages on CDD Property. Renter further acknowledges that any modification to the CDD's security systems including, but not limited to, the covering of a security camera, within or in the vicinity of the Community Center or anywhere on CDD Property is strictly prohibited.

6. **Release and Indemnification of the CDD.** Renter, to the fullest extent permitted by the law, hereby waives, releases, and discharges the CDD its employees, agents, and supervisors from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on CDD property in connection with the rental of the CDD Property and further agrees to hold the CDD harmless from, and will indemnify and defend the CDD against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly, from the event held on CDD Property or which may be caused by any person attending the event to be held on CDD Property.

7. **Modification of Agreement.** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. This Agreement may only be modified in writing executed by both parties.

8. **Assignment and Sublease.** Renter agrees not to assign this Agreement or sublet all or part of the CDD Property without prior written consent of the CDD.

9. **Governing Laws.** This Agreement shall be governed by the laws of the State of Florida with venue in Manatee County, Florida.

10. **Attorney's Fees.** In the event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and legal assistants' fees and costs incurred by reason of such action, including appellate proceedings.

Renter

**Tara Community
Development District 1**

Signature:_____

Signature:_____

Print Name:_____

Print Name:_____

Date:_____

Date:_____

**Tara Community Development District 1
Community Center Rental Application**

Date and Time Requested for the Rental: _____

Name of Renter: _____

Address of Renter: _____
(Street Address)

(City, State and Zip Code)

Phone Number: _____

E-mail Address: _____

Resident: Y / N Non-Resident: Y / N Part Time Resident: Y / N

Type of Function to be Held: _____

Security Deposit: \$ 200.00 _____ Check No. _____

Cleaning: \$ 200.00 _____ Check No. _____

Rental Fee: _____
Check No. _____

Notes:

1. Please make all checks payable to Tara Community Development District 1. All deposit checks will be held until certification by a representative of the Tara Community Development District 1 that the CDD Property is free of damages and that the CDD Property has been left clean. The state of cleanliness shall be determined by sole discretion of the CDD representative.
2. Please note that the rental of the CDD Property is subject to limited availability, and the submittal of an application does not guarantee that the CDD Property will be available at the date and time requested.

**MINUTES OF MEETING
TARA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tara Community Development District was held on Tuesday, January 20, 2026, and called to order at 10:34 a.m., at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum were:

Joe DiBartolomeo	Board Supervisor, Chair
Peyton Phillips	Board Supervisor, Vice Chair
Terry Connor	Board Supervisor, Asst. Secretary
Wendy Pittman	Board Supervisor, Asst. Secretary
Eugene Rado	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	Senior District Manager, Inframark (via teleconference)
Alize Aninipot	District Manager, Inframark
Sandra MacGregor	District Accountant, Inframark (via teleconference)
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineer
Epi Carvajal	Representative, PineLake Landscape
Paul Kelley	Field Manager, Inframark
Mike Kaighin	Representative, Admiral Environmental

Audience Members

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Roll call was called, and a quorum was confirmed.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Everyone participated in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Tara CDD January 20, 2026, Final Agenda was adopted.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda Items

The resident expressed concerns regarding the pickleball court striping and the use of portable nets on the tennis court. The resident also inquired about the possibility of establishing a dog park. The Board tabled this matter for consideration at a future meeting. Additionally, the resident presented a suggestion regarding the restriping of the pickleball/tennis court.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

1. Review of the November 2025 Check Register

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Tara CDD approved the November 2025 Check Register.

B. Aquatics Report

Mr. Kaighin presented his report to the Board

1. Consideration of Replacement of the Lights on the South Fountain

Tabled.

C. Landscape Update

Mr. Carvajal presented his report to the Board.

1. Ratification of Zone Split Irrigation Proposal

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Tara CDD ratified the Zone Split Irrigation Proposal for \$1,416.88

D. Field Manager Report

1. Onsite Manager Report

Mr. Kelley presented his report to the Board and discussed the generator and pool heater issue that occurred. The Board requested that the Field Manager coordinate with the Board's electrician to identify the project manager and the point of contact for TECO. Additionally, Mr. Kelley provided an update regarding the grinding of stumps located around the tennis and pickleball courts.

E. District Counsel

Mr. Jackson advised the Board that he is monitoring legislative activity for any potential changes that could impact the District. He also noted that Ethics Training will be conducted again toward the end of the year.

F. District Engineer

Mr. Schappacher advised the Board that the Southwest Florida Water Management District (SWFWMD) permits were previously held under the former District Manager's company and that he has since recertified the permits to Inframark. He further stated that the FPL area is primarily owned by the Golf Course and that the Northside is owned by the Tara Master Association.

G. District Manager

Ms. Aninipot advised the Board that the next regularly scheduled CDD Board meeting is set for February 17 at 10:30 a.m., and the Board reported no conflicts with the meeting date.

Ms. Aninipot also provided an update on the hiring process for Paul's replacement. She noted that the individual was scheduled to begin employment today; however, due to the holiday, the District has not yet received the results of the background check and drug screening. She stated that approval from Human Resources is anticipated by the end of the week.

1. Ratification of a \$200 Amazon Gift Card for the Field Manager

On MOTION by Mr. DiBartolomeo, seconded by Ms. Connor, with all in favor, the Tara CDD ratified the \$200 Amazon Gift Card for the Field Manager.

SIXTH ORDER OF BUSINESS Business Items
A. Consideration of Restriping Pickleball Court Proposal
Discussion ensued.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Tara CDD accepted the proposal for \$1,550, with a start date of April 1, 2026, and an anticipated completion timeline of ten (10) days. The approved terms include a 50% deposit due upon execution of the agreement, with the remaining balance due on the date the project is completed.

SEVENTH ORDER OF BUSINESS Business Administration
A. Consideration of Regular Meeting Minutes from December 9, 2025

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Regular Meeting Minutes from December 9, 2025, were approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. DiBartolomeo requested a modification to the rental agreement to provide that any individual who circumvents or disables security camera systems at District facilities will forfeit the security deposit and be prohibited from using the amenities for a period of two years. Mr. Jackson stated that he would review the authority related to restricting residents' use of the amenity center and noted that he did not foresee any issues with forfeiture of the security deposit. The Board requested that this matter be brought back for ratification at the next meeting.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the meeting was adjourned at 11:44 a.m.