



Tara Community Development District

May 19, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 294 905 856 094 956
Call In Number: 646-838-1601

Passcode: vq3nV9bS
Conference ID: 67509307

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 Chairperson
Terry Connor, Assistant Secretary
Wendy Pittman, Assistant Secretary
Eugene Rado, Assistant Secretary

District Staff

Alize Aninipot, District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
David Marik, Field Service Manager
Sandra MacGregor, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, May 19, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, May 19, 2026, at 10:30 a.m. at Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34230. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join:

<https://teams.microsoft.com/meet/294905856094956?p=Y9r5nzp9xauOTa9jMs>

Meeting ID: 294 905 856 094 956 **Passcode:** vq3nV9bS

Dial-in by Phone: +16468381601 **Pin:** 67509307#

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE/ CODE OF CONDUCT
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. STAFF REPORTS

- A. District Accountant
 - i. Review of Financial Snapshot.....P. 4
- B. Aquatics Report.....P. 5
- C. Landscape Update
 - i. Consideration of Pine Lake Services Summer Annuals Enhancement ProposalP. 6
 - ii. Consideration of Pine Lake Services Dead and Fallen Tree Removal ProposalP. 12
- D. Field Manger ReportP. 18
- E. Tara Master Association
- F. District Counsel
- G. District Engineer
 - i. Review of Wetland/Preserve Encroachment ReportP. 20

H. District Manager

- i.** Announcing the Number of Qualified Registered Voters in the District (1,295)P. 28
- ii.** Discussion of Fence Repair on Owls Nest to the Tara CDD
- iii.** Consideration of Resolution 2026-03, Approving the Fiscal Year 2027
Proposed Budget and Setting a Public Hearing.....P. 29
- iv.** Consideration of Resolution 2026-04, General Election.....P. 54
- v.** Consideration of A/C Warehouse & Plumbing Commercial Maintenance
Agreement ProposalP. 57
- vi.** Consideration of Clever Air LLC HVAC Maintenance Plan Proposal.....P. 59

6. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes from the Meeting held April 21, 2026.....P. 61

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

TARA COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 30, 2026

- **Current Cash Balances:**

- Bank United Operating: \$245,224.
- Bank United Money Market \$872,989

- **Assessment collections:**

- Tara is 90% collected on the tax roll as of 04/30/2026. I would expect a deposit towards the end of May usually around the 27th of the month. So this percentage will increase, hopefully to 100% collected.

- **Expenses:**

- Current expenses make up 51.78% of the annual budget through April 30, 2026.
Total expenses for the first 7 months are approximately \$434,798. With 5 months left of the fiscal year, I do not see Tara going over budget unless something comes up.



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

05/11/26

**Preserve @ Tara CDD
Monthly Admiral Aquatic Management Report**

Completed Monthly Service Event:

Date: 04/15/26
Technicians: Chuck, Cesar, Wyatt, & Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae as well as floating and submersed vegetation.

Next Scheduled Monthly Service Events:

Date: 05/13/26
Technicians: Chuck, Cesar, Larry & Wyatt
Ponds: 1 - 51
Scope of Work: We will inspect all 51 ponds and service as needed.

Notes: May through October Admiral Environmental is scheduled to service the ponds twice a month.



Proposal #8623

Tara Summer Annuals Enhancement Proposal 6/2026

Date 5/11/2026
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.

Install 1100 Annuals through the community

Summer Annuals

Summer Annuals

Items	Quantity	Unit
Annual Install	1,100.00	EA
Summer Annuals :		\$4,364.71
PROJECT TOTAL:		\$4,364.71

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 it's 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



Proposal #8543

Tara Dead Tres Removal Enhancement Proposal 5/2026

Date 5/1/2026
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.

- Remove Dead Trees through out the property**
- 1 Dead maple east side of Tara Blvd & Linger lodge.
 - 1 Red maple behind 6509 tailfeather way
 - 1 Red maple across from 6731 Tailfeather way.
 - 1 dead pine tree south of 6647 Tailfeather way
 - 1 fallen Branch on Tailfeather way & cormorant.
 - 1 dead pine tree across from 6309 wingspan way.
 - 1 fallen tree east side of Tara Blvd & Tara preserves
- NOTE: this is only flush cut.**

Remove dead & Fallen Trees

Remove dead & Fallen trees

Items	Quantity	Unit
Dumping Charge	1.00	EA
Crew Truck + Install Trailer	1.00	Day
Remove dead & Fallen trees :		\$3,660.58
PROJECT TOTAL:		\$3,660.58

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void all warranties provided by the Contractor

By *Em*
 Epifanio Carvajal Ulloa
Date 5/1/2026
 Pine Lake Services, LLC

By _____
 Kristee Cole
Date _____
 Inframark

Inframark Monthly Manager's Report

Amenities & Entertainment
Tara CDD

c7340 Tara Preserve Ln.
Bradenton, FL 33024

Operations/Maintenance Updates: May 2026

Everyday Tasks

- Continued oversight of daily clubhouse and amenity operations to ensure efficient facility management and positive resident experiences.
- Responded to resident emails, phone calls, and general community inquiries.
- Processed clubhouse reservations and issued resident key fobs/access credentials.
- Addressed and documented multiple resident violations and amenity-related concerns.
- Cleared a virus-related email issue and successfully reinstated normal email operations.
- Coordinated ongoing resident communication regarding amenity usage and compliance matters.

Projects

Operations/Maintenance Updates

Operation Report

- Continued monitoring community amenities, resident compliance matters, and vendor coordination throughout the reporting period.
- Received a fence replacement estimate totaling approximately \$4,500 for Fred Demarco's property fence repair.
- Recommended implementation of an amenity rules packet to be distributed to all residents receiving key fobs to improve amenity compliance and awareness of community policies.

Resident & Amenity Concerns

- Continued addressing the ongoing matter involving the Chen family related to amenity access policy violations stemming from the use of Maria Buckmaster's key fob by Jennifer Chen while the registered fob holder was not present.

- Investigated recurring reports of unidentified individuals utilizing the tennis courts for soccer activities. Management continues efforts to identify those involved due to ongoing difficulties verifying responsible parties.

Fire Safety & Compliance

- No fire safety, inspection, or compliance-related updates were reported during this reporting period.

1. Facility Maintenance & Security:

- Continued routine monitoring of clubhouse facilities and community amenities.
- Ongoing observation of amenity access activity and resident compliance concerns.

2. Pool Operations:

- No significant pool operation updates were reported during this reporting period.

3. Upcoming Events

Graduation Party

May 17, 2026

2:00 PM – 6:00 PM

Graduation Party

May 30, 2026

1:00 PM – 5:00 PM

4. Landscaping:

- No significant landscaping updates were reported during this reporting period.

April 30, 2026

Subject: 5939 Wingspan Way
Wetland/Preserve Encroachment

A site review was made today to check on the reported encroachment into the Wetland/Preserve area behind the subject property.

Prior to the site review we reviewed the files for Plans and Record Drawings for this area. We used the CAD file to determine the distances to the edge of the buffer lines of the Wetland/Preserve area and to the rear lot lines of the subject property.

The property line stops just east of the rear yard swale. This swale runs north and south and captures runoff from the lots and directs the flow into the storm inlet located south of the subject property. There is Upland located behind this and other residents lots before the Wetland/Preserve. All property behind the subject lot is owned by the Golf Course. We were made aware that the residents have an agreement with the golf course to allow them to maintain the Upland areas.

The report indicated that the resident had cleared vegetation within the Wetland/Preserve area to gain a view of the golf course. During the site review we measured off the approximate rear lot line and the Wetland/Preserve buffer line and took photos.

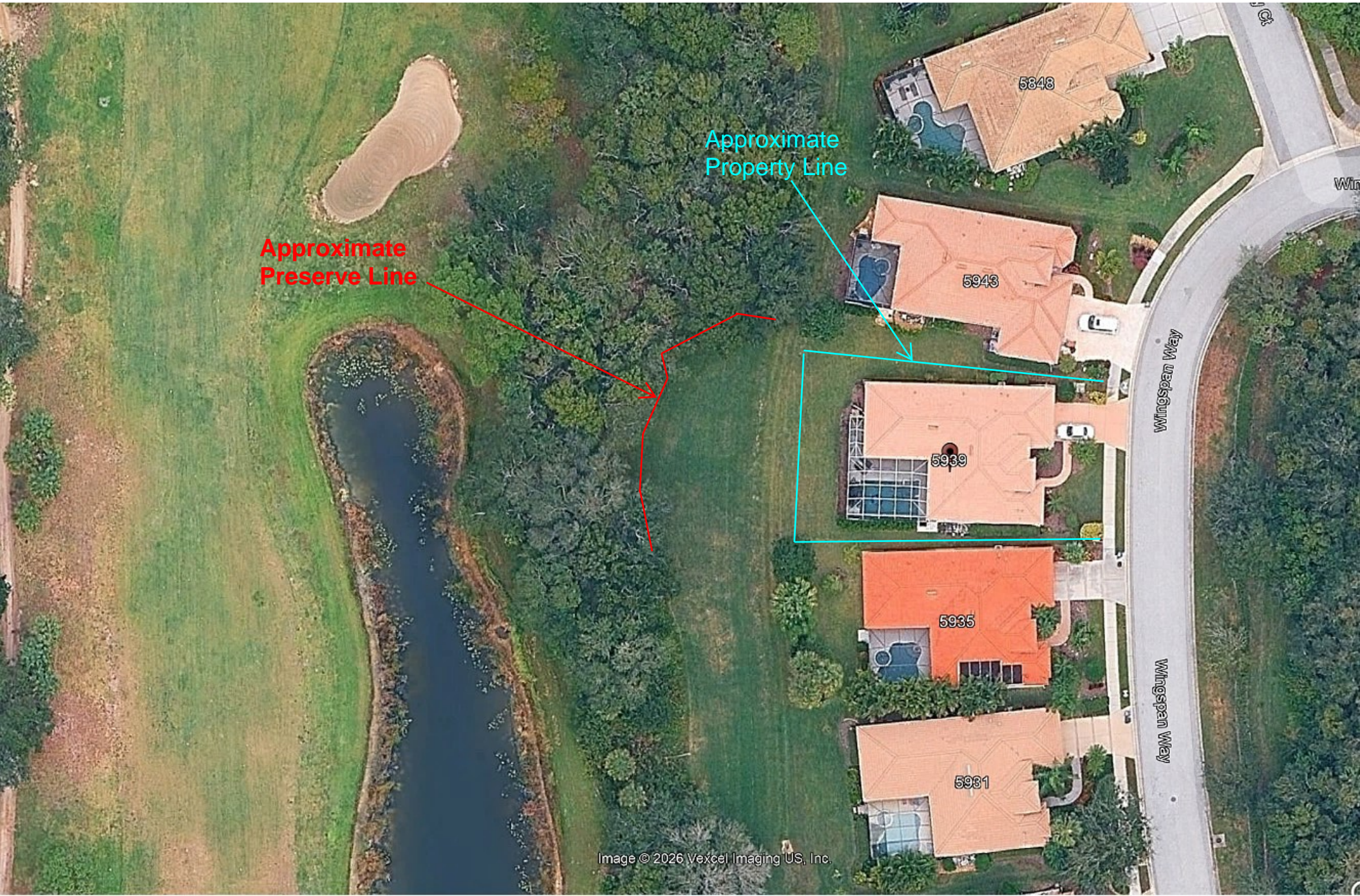
The Wetland/Preserve area had limited vegetation and provided views of the golf course. We did not see any recently cut vegetation, but it appears that clearing has been done, since most natural areas are overgrown with vegetation both north and south of the subject property. We also saw light fixtures within the Wetland/Preserve area that appear to be providing uplighting to some of the trees within the Wetland/Preserve area.

The buffer line is somewhat jagged, so there was no clear distinct line. We overlaid the approximate buffer line on an aerial image and it does appear that routine maintenance is being done within both the buffer and the Wetland/Preserve area.

Attached is a photo summary, an excerpt from the Record Drawings showing the limits of the Wetland/Preserve area and buffer and an aerial image with the approximate lot and Wetland/Preserve lines.

Report Prepared By:

Rick Schappacher, P.E.
District Engineer



Approximate
Preserve Line

Approximate
Property Line

99

PG = 1+30

1+00

INV. = 14.40

100

STA. 0+00.00 COVEY COURT
STA: 49+86.13 WINGSPAN WAY

50+00

101

PG = 1+50.25

PCC = 51+02.19

51+00

102

103

CURB INLET #5
STA: (52+85.68, R)
RIM = 16.80 (16.99)
INV. = 13.33 (W) (13.33)
INV. = 12.00 (E) (12.88)

MES. #2
INV. = 16.40 (16.27)

(24' 15") RCP @ 6.88% (6.29%)

(145' 15") RCP @ 0.88% (0.94%)

104

20' DRAINAGE EASEMENT

(50') UNDERDRAIN

WINGSPAN WAY

52+00

53+00

(32' 19"x30") RCP @ 0.36%

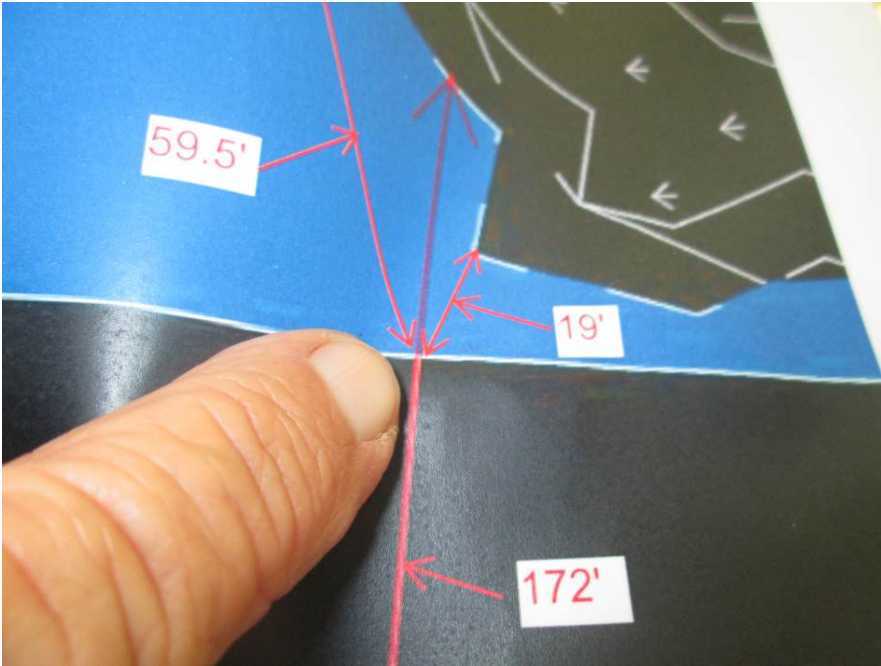
(136' 2)

**(EXISTING)
LAKE L-2101**

100

CURB
STA
RIM
INV.
INV.

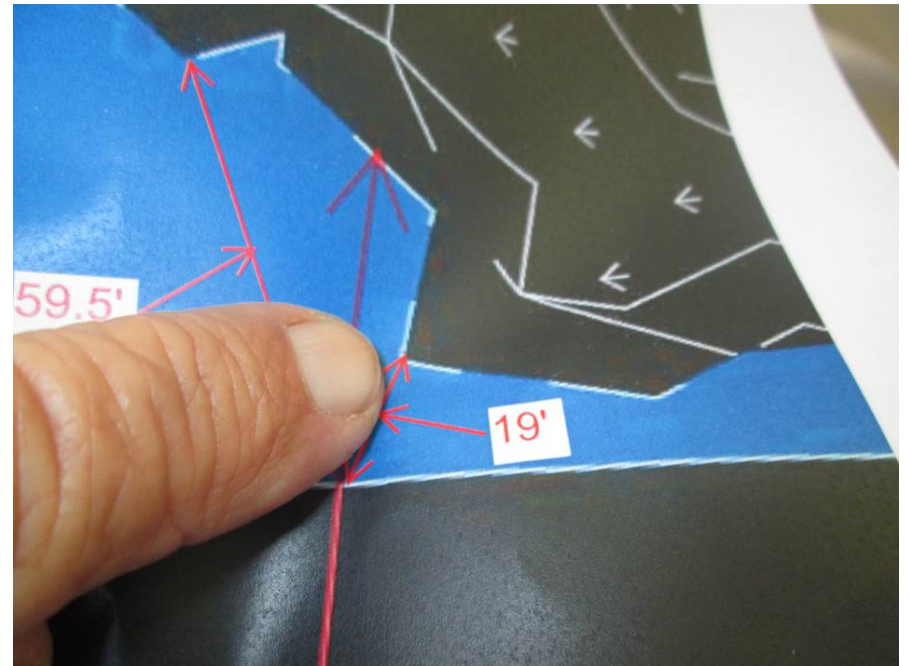
17



Northwest property corner viewing east



Northwest property corner viewing west





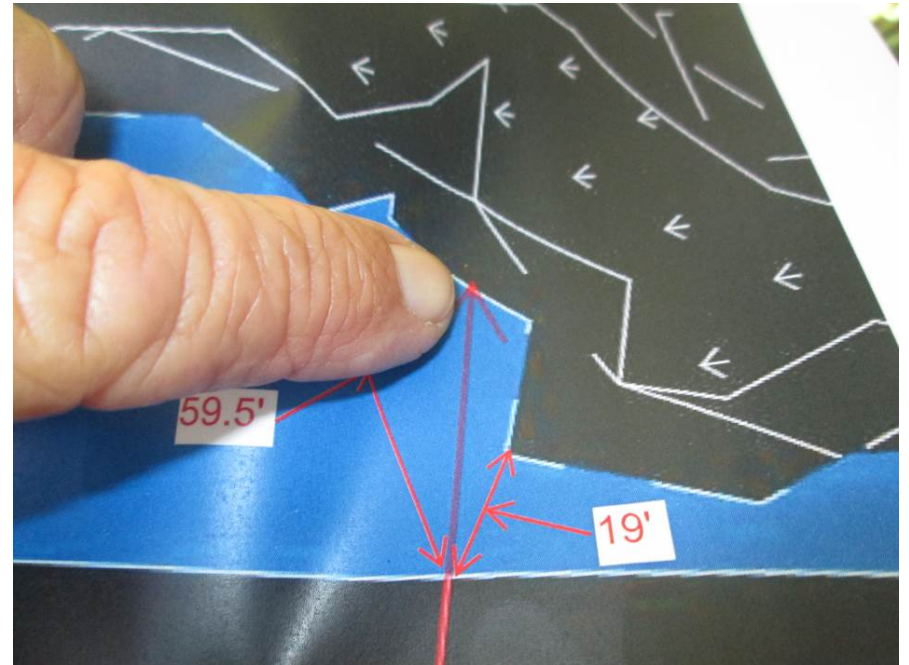
Edge of northwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing south



Edge of northwest Wetland/Preserve Buffer line viewing southwest





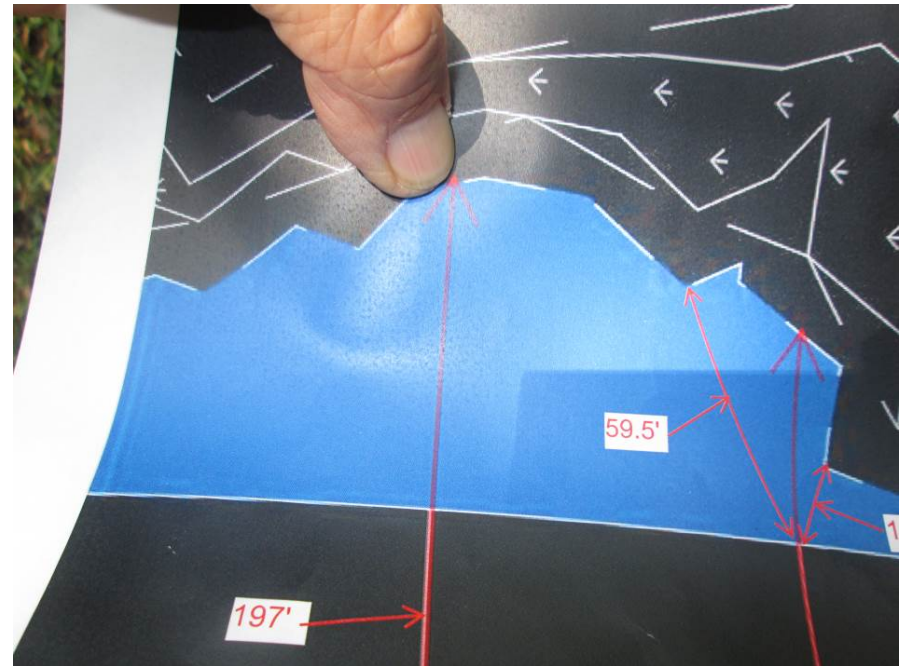
Edge of northwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing east



Edge of northwest Wetland/Preserve Buffer line viewing south



Tara CDD – 5939 Wingspan Way Photo Summary 4.30.26 – Page 3



Edge of southwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing south



Edge of southwest Wetland./Preserve Buffer line viewing northwest



Edge of southwest Wetland/Preserve Buffer line viewing north

Tara CDD – 5939 Wingspan Way Photo Summary 4.30.26 – Page 4



Wetland/Preserve area viewing northwest near south property line



Wetland/Preserve area viewing southwest near middle of lot



Wetland/Preserve area viewing northwest near middle of lot

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 17, 2026

Tara Community Development District
Attn: Melissa Williams
2005 Pan Am Cir., Ste 300
Tampa, FL. 33607

Dear Ms. Yem:

Per your request for the number of registered voters in the Tara Community Development District as of April 15, 2026. According to our records, there were 1295 persons registered in the Tara Community Development District 1 as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular box.

Scott Farrington
Supervisor of Elections

SF/sas

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “**Board**”) of the Tara Community Development District 1 (the “**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____, 2026

HOUR: 10:30 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 of this Resolution and shall remain on the District’s website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed pursuant to Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MAY, 2026.

ATTEST:

**TARA COMMUNITY
DEVELOPMENT DISTRICT 1**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budget for Fiscal Year 2026/2027

Exhibit A:

Approved Proposed Budget for Fiscal Year 2026/2027



Tara
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 12, 2026

CLEAR PARTNERSHIPS



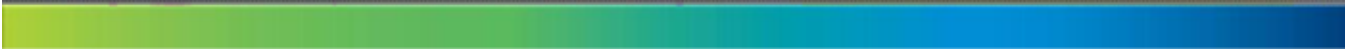
Tara
Community Development District



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Tara
Community Development District

Operating Budget
FY 2027



Tara
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$7,948.00	\$0.00	\$7,948.00	0%	\$1,290.00
Special Assmnts- Tax Collector	\$874,638.00	\$756,007.00	\$118,631.00	\$874,638.00	0%	\$873,209.83
Special Assmnts- Discounts	-\$34,986.00	-\$28,715.00	\$0.00	-\$28,715.00	-18%	-\$34,928.39
FEMA Revenue	\$0.00	\$80,000.00	\$0.00	\$80,000.00	0%	\$0.00
Interest- Tax Collector	\$0.00	\$2,215.00	\$0.00	\$2,215.00	0%	\$0.00
TOTAL REVENUES	\$839,652.00	\$817,455.00	\$118,631.00	\$936,086.00	11%	\$839,571.44
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$3,800.00	\$8,200.00	\$12,000.00	0%	\$12,000.00
ProfServ-Engineering	\$9,450.00	\$1,924.00	\$2,757.73	\$4,681.73	-50%	\$9,450.00
ProfServ-Legal Services	\$15,345.00	\$4,755.00	\$6,815.50	\$11,570.50	-25%	\$15,651.90
ProfServ-Mgmt Consulting	\$63,163.00	\$26,318.00	\$36,845.00	\$63,163.00	0%	\$65,057.89
ProfServ-Trustee Fees	\$4,200.00	\$4,348.00	\$0.00	\$4,348.00	4%	\$4,300.00
Auditing Services	\$3,510.00	\$0.00	\$3,510.00	\$3,510.00	0%	\$3,510.00
Website Compliance	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$19,000.00	\$21,819.00	\$0.00	\$21,819.00	15%	\$17,464.20
Miscellaneous Mailings	\$2,600.00	\$21.00	\$2,579.00	\$2,600.00	0%	\$2,600.00
Insurance - Risk Management	\$3,556.00	\$3,351.00	\$205.00	\$3,556.00	0%	\$3,686.00
Legal Advertising	\$1,500.00	\$142.00	\$1,358.00	\$1,500.00	0%	\$1,500.00
Misc-Bank Charges	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Dues, Licenses, Subscriptions	\$650.00	\$649.00	\$1.00	\$650.00	0%	\$800.00
Total Administrative	\$137,474.00	\$67,127.00	\$64,771.23	\$131,898.23	-4%	\$138,519.99
<i>Electric Utility Services</i>						
Utility - General	\$43,000.00	\$18,423.00	\$26,406.30	\$44,829.30	4%	\$47,070.77
Utility - Gas	\$14,000.00	\$3,418.00	\$4,899.13	\$8,317.13	-41%	\$11,000.00
Recreation Facilities	\$7,000.00	\$2,649.00	\$3,796.90	\$6,445.90	-8%	\$7,500.00
Total Electric Utility Services	\$64,000.00	\$24,490.00	\$35,102.33	\$59,592.33	-7%	\$65,570.77
<i>Water-Sewer Comb Services</i>						
Utility - Water & Sewer	\$4,750.00	\$1,952.00	\$2,797.87	\$4,749.87	0%	\$5,000.00
Total Water-Sewer Comb Services	\$4,750.00	\$1,952.00	\$2,797.87	\$4,749.87	0%	\$5,000.00
<i>Stormwater Control</i>						
R&M-Stormwater System	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
R&M Lake & Pond Bank	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Fountain Maintenance	\$2,500.00	\$0.00	\$0.00	\$0.00	-100%	\$2,600.00
Aquatic Maintenance	\$36,036.00	\$14,440.00	\$20,697.33	\$35,137.33	-2%	\$37,117.08
Aquatic Plant Replacement	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Total Stormwater Control	\$58,036.00	\$14,440.00	\$40,197.33	\$54,637.33	-6%	\$59,217.08

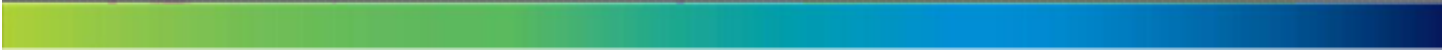
Tara
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
Other Physical Environment						
Pest Control	\$2,237.00	\$718.00	\$1,029.13	\$1,747.13	-22%	\$2,300.00
Contracts-Landscape	\$238,890.00	\$99,538.00	\$139,352.00	\$238,890.00	0%	\$246,056.70
Insurance - General Liability	\$4,163.00	\$3,922.00	\$241.00	\$4,163.00	0%	\$4,314.00
Insurance - Risk Management	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$550.00
Property Insurance	\$12,262.00	\$11,623.00	\$639.00	\$12,262.00	0%	\$11,042.00
R&M-Tree Trimming Services	\$20,000.00	\$19,507.00	\$27,960.03	\$47,467.03	137%	\$21,000.00
R&M-Well Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Landscape - Annuals	\$16,000.00	\$7,380.00	\$10,578.00	\$17,958.00	12%	\$16,000.00
Landscape - Mulch	\$23,200.00	\$0.00	\$23,200.00	\$23,200.00	0%	\$23,200.00
Landscape Replacement	\$20,000.00	\$1,885.00	\$18,115.00	\$20,000.00	0%	\$20,000.00
Entry & Walls Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Holiday Decoration	\$4,545.00	\$4,545.00	\$0.00	\$4,545.00	0%	\$4,545.00
Hurricane Damage	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	0%	\$75,000.00
Total Other Physical Environment	\$426,797.00	\$149,618.00	\$306,114.17	\$455,732.17	7%	\$434,007.70
Security Operations						
Security System Monitoring & Maint.	\$4,500.00	\$1,114.00	\$1,596.73	\$2,710.73	-40%	\$3,500.00
Total Security Operations	\$4,500.00	\$1,114.00	\$1,596.73	\$2,710.73	-40%	\$3,500.00
Parks & Recreation						
Clubhouse - Facility Janitorial Service	\$7,800.00	\$3,917.00	\$3,883.00	\$7,800.00	0%	\$7,800.00
Lighting Replacement	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Management Contract	\$43,008.00	\$17,920.00	\$25,088.00	\$43,008.00	0%	\$43,008.00
Contracts-Pools	\$9,888.00	\$4,800.00	\$6,880.00	\$11,680.00	18%	\$12,050.00
Telephone, Cable & Internet Service	\$4,800.00	\$2,433.00	\$3,487.30	\$5,920.30	23%	\$6,097.91
R&M-Pools	\$5,000.00	\$6,760.00	\$0.00	\$6,760.00	35%	\$25,000.00
R&M-Vehicles	\$2,000.00	\$258.00	\$1,742.00	\$2,000.00	0%	\$2,000.00
Athletic/Park Court/Field Repairs	\$15,000.00	\$7,750.00	\$7,250.00	\$15,000.00	0%	\$16,000.00
Facility A/C & Heating Maintenance & Re	\$2,800.00	\$0.00	\$2,800.00	\$2,800.00	0%	\$3,000.00
Furniture Repair/Replacement	\$3,300.00	\$0.00	\$3,300.00	\$3,300.00	0%	\$3,300.00
Access Control Maintenance & Repair	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Misc-Clubhouse Activities	\$6,000.00	\$1,357.00	\$4,643.00	\$6,000.00	0%	\$6,500.00
Computer Support	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Office Supplies	\$1,000.00	\$399.00	\$601.00	\$1,000.00	0%	\$1,500.00
Total Parks & Recreation	\$106,096.00	\$45,594.00	\$65,174.30	\$110,768.30	4%	\$131,755.91
Reserves						
Misc-Special Projects	\$18,000.00	\$0.00	\$18,000.00	\$18,000.00	0%	\$20,000.00
Misc-Contingency	\$20,000.00	\$2,247.00	\$17,753.00	\$20,000.00	0%	\$25,000.00
Total Reserves	\$38,000.00	\$2,247.00	\$35,753.00	\$38,000.00	0%	\$45,000.00
TOTAL EXPENDITURES	\$839,653.00	\$306,582.00	\$551,506.97	\$858,088.97	2%	\$882,571.44

Tara
Community Development District

General Fund



ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures						
Net change in fund balance						
FUND BALANCE, BEGINNING	\$618,927.00	\$618,927.00	\$0.00	\$618,927.00	0%	\$696,924.03
FUND BALANCE, ENDING	\$618,927.00	\$1,129,800.00	-\$432,875.97	\$696,924.03	13%	\$696,924.03



Tara
Community Development District

Reserve Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Reserve Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$45,000.00	\$38,896.00	\$6,104.00	\$45,000.00	0%	\$46,428.57
Special Assmnts- Discounts	-\$1,383.00	-\$1,477.00	\$94.00	-\$1,383.00	0%	-\$1,857.14
TOTAL REVENUES	\$43,617.00	\$37,419.00	\$6,198.00	\$43,617.00	0%	\$44,571.43
EXPENDITURES						
<i>Administration</i>						
Misc- Assessment Collection Cost	\$0.00	\$1,123.00	\$0.00	\$1,123.00	0%	\$928.57
Total Administration	\$0.00	\$1,123.00	\$0.00	\$1,123.00	0%	\$928.57
<i>Reserves</i>						
Capital Reserve	\$45,500.00	\$0.00	\$45,500.00	\$45,500.00	0%	\$45,500.00
Total Reserves	\$45,500.00	\$0.00	\$45,500.00	\$45,500.00	0%	\$45,500.00
TOTAL EXPENDITURES	\$45,500.00	\$1,123.00	\$45,500.00	\$46,623.00	2%	\$46,428.57
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1,883.00	\$36,296.00	-\$39,302.00	-\$3,006.00	60%	-\$1,857.14
Net change in fund balance		\$36,296.00	-\$39,302.00	-\$3,006.00	0%	-\$1,857.14
FUND BALANCE, BEGINNING	\$22,986.00	\$22,986.00	\$0.00	\$22,986.00	0%	\$19,980.00
FUND BALANCE, ENDING	\$22,986.00	\$59,282.00	-\$39,302.00	\$19,980.00	-13%	\$18,122.86

Tara
Community Development District

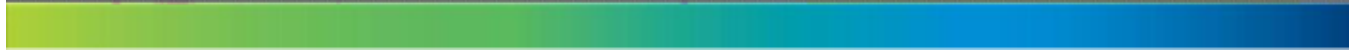


Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$618,927.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$77,997.03
Estimated Funds Available - 9/30/2026	\$696,924.03

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$696,924.03
Less: First Quarter Operating Reserve	\$220,642.86
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$917,566.89

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

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

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Amenity

Budget Narrative
Fiscal Year 2027

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Amenity (Continued)

Budget Narrative
Fiscal Year 2027

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Landscape and Pond Maintenance (Continued)

Aquatics – Contract

Budget Narrative
Fiscal Year 2027

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

Contingency/Reserves**Contingency**

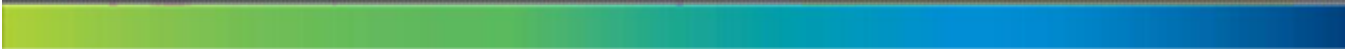
Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.



Tara
Community Development District

Debt Service Budget
FY 2027



Tara
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2012 A-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,533.00	\$0.00	\$2,533.00	0%	\$0.00
Special Assmnts- Tax Collector	\$222,787.00	\$192,569.00	\$30,218.00	\$222,787.00	0%	\$167,370.39
Special Assmnts- Discounts	-\$8,911.00	-\$7,314.00	\$0.00	-\$7,314.00	-18%	-\$6,694.82
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$213,876.00	\$187,788.00	\$30,218.00	\$218,006.00	2%	\$160,675.57
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$4,456.00	\$5,558.00	\$0.00	\$5,558.00	25%	\$3,347.41
Total Administrative	\$4,456.00	\$5,558.00	\$0.00	\$5,558.00	25%	\$3,347.41
<i>Debt Service</i>						
Principal Debt Retirement	\$145,000.00	\$0.00	\$145,000.00	\$145,000.00	0%	\$120,000.00
Interest Expense	\$52,541.00	\$21,284.00	\$31,257.00	\$52,541.00	0%	\$27,475.00
Total Debt Service	\$197,541.00	\$21,284.00	\$176,257.00	\$197,541.00	0%	\$147,475.00
TOTAL EXPENDITURES	\$201,997.00	\$26,842.00	\$176,257.00	\$203,099.00		\$150,822.41
Excess (deficiency) of revenues Over (under) expenditures	\$11,879.00	\$160,946.00	-\$146,039.00	\$14,907.00	25%	\$9,853.17
Net change in fund balance		\$160,946.00	-\$146,039.00	\$14,907.00	0%	\$9,853.17
FUND BALANCE, BEGINNING	\$154,288.00	\$154,288.00	\$0.00	\$154,288.00	0%	\$169,195.00
FUND BALANCE, ENDING	\$154,288.00	\$315,234.00	-\$146,039.00	\$169,195.00	10%	\$179,048.17
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2012 A-1 Bonds	\$875,000.00	\$765,000.00	\$650,000.00			\$530,000.00

TARA

Community Development District

Debt Service Fund

**Debt Service Amortization Schedule
Series 2012A-1 Capital Improvement Revenue Refunding Bonds**

Date	Outstanding Principal Balance	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2024	\$875,000.00			\$18,364.38	\$18,364.38	\$148,928.76
5/1/2025	\$875,000.00	\$110,000.00	4.100%	\$18,364.38	\$128,364.38	
11/1/2025	\$765,000.00			\$16,109.38	\$16,109.38	\$144,473.76
5/1/2026	\$765,000.00	\$115,000.00	4.125%	\$16,109.38	\$131,109.38	
11/1/2026	\$650,000.00			\$13,737.50	\$13,737.50	\$144,846.88
5/1/2027	\$650,000.00	\$120,000.00	4.125%	\$13,737.50	\$133,737.50	
11/1/2027	\$530,000.00			\$11,262.50	\$11,262.50	\$145,000.00
5/1/2028	\$530,000.00	\$125,000.00	4.250%	\$11,262.50	\$136,262.50	
11/1/2028	\$405,000.00			\$8,606.25	\$8,606.25	\$144,868.75
5/1/2029	\$405,000.00	\$130,000.00	4.250%	\$8,606.25	\$138,606.25	
11/1/2029	\$275,000.00			\$5,843.75	\$5,843.75	\$144,450.00
5/1/2030	\$275,000.00	\$135,000.00	4.250%	\$5,843.75	\$140,843.75	
11/1/2030	\$140,000.00			\$2,975.00	\$2,975.00	\$143,818.75
5/1/2031	\$140,000.00	\$140,000.00	4.250%	\$2,975.00	\$142,975.00	
Total		\$875,000.00		\$153,797.52	\$1,028,797.52	

TARA

Community Development District

Debt Service Fund

Debt Service Amortization Schedule
Series 2012A-2 Capital Improvement Revenue Refunding Bonds

Date	Outstanding Principal Balance	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2024	\$275,000.00			\$7,906.25	\$7,906.25	\$46,675.00
5/1/2025	\$275,000.00	\$35,000.00	5.750%	\$7,906.25	\$42,906.25	
11/1/2025	\$240,000.00			\$6,900.00	\$6,900.00	\$49,806.25
5/1/2026	\$240,000.00	\$35,000.00	5.750%	\$6,900.00	\$41,900.00	
11/1/2026	\$205,000.00			\$5,893.75	\$5,893.75	\$47,793.75
5/1/2027	\$205,000.00	\$35,000.00	5.750%	\$5,893.75	\$40,893.75	
11/1/2027	\$170,000.00			\$4,887.50	\$4,887.50	\$45,781.25
5/1/2028	\$170,000.00	\$40,000.00	5.750%	\$4,887.50	\$44,887.50	
11/1/2028	\$130,000.00			\$3,737.50	\$3,737.50	\$48,625.00
5/1/2029	\$130,000.00	\$40,000.00	5.750%	\$3,737.50	\$43,737.50	
11/1/2029	\$90,000.00			\$2,587.50	\$2,587.50	\$46,325.00
5/1/2030	\$90,000.00	\$45,000.00	5.750%	\$2,587.50	\$47,587.50	
11/1/2030	\$45,000.00			\$1,293.75	\$1,293.75	\$48,881.25
5/1/2031	\$45,000.00	\$45,000.00	5.750%	\$1,293.75	\$46,293.75	
Total		\$275,000.00		\$66,412.50	\$341,412.50	

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Tara

Community Development District

Supporting Budget Schedule

FY 2027



TARA
Community Development District

All Funds

**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Product & Phase	General Fund 001			2012A-1 Debt Service			2012A-2 Debt Service			Total Assessments per Unit				Total Units		
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	O&M	2012A-1	2012A-2
Multi-Family	\$366.54	\$366.54	0.0%	\$106.50	\$106.50	0.0%	\$35.26	\$35.26	0.0%	\$508.30	\$508.30	\$0.00	0.0%	524	493	493
Standard	\$1,110.73	\$1,110.73	0.0%	\$131.55	\$131.55	0.0%	\$43.56	\$43.56	0.0%	\$1,285.84	\$1,285.84	\$0.00	0.0%	232	230	230
Deluxe	\$1,299.55	\$1,299.55	0.0%	\$162.87	\$162.87	0.0%	\$53.93	\$53.93	0.0%	\$1,516.35	\$1,516.35	\$0.00	0.0%	163	160	160
Estate	\$1,666.09	\$1,666.09	0.0%	\$200.46	\$200.46	0.0%	\$66.37	\$66.37	0.0%	\$1,932.92	\$1,932.92	\$0.00	0.0%	126	118	118
Golf Club	\$48,127.85	\$48,127.85	0.0%	\$34,895.91	\$34,895.91	0.0%	\$11,554.21	\$11,554.21	0.0%	\$94,577.97	\$94,577.97	\$0.00	0.0%	1	1	1
														1046	1002	1002

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the **“Board”**) seeks to implement Section 190.006(3), Florida Statutes, and to instruct the Manatee County Supervisor of Elections (the **“Supervisor”**) to conduct the District’s elections by the qualified electors of the District for the 2026 general election (**“General Election”**).

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

1. **GENERAL ELECTION SEATS.** Seats 1, 3, and 5 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the General Election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election

cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:

**TARA COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary/Assistant Secretary

Chair, Board of Supervisors

EXHIBIT A**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
TARA COMMUNITY DEVELOPMENT DISTRICT 1**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tara Community Development District 1 (the “District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946, Phone (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003(17), *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Tara Community Development District 1 has three (3) seats up for election, specifically Seats 1, 3, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	<p>Commercial Maintenance Agreement - Annual: Commercial Agreement 4 Visits per year 2 out of the 4 Visits are full maintenances the other 2 visits are filter changes and drain lines. PROCEDURES INCLUDE: *CHECK THERMOSTAT *CHECK AIR FILTER *CHECK ALL ELECTRICAL CONNECTIONS *LUBRICATE ALL MOVING PARTS AS NEEDED *CHECK DEFROST CONTROLS *CHECK AND CLEAN CONDENSATE DRAIN LINE AND PAN *CHECK TEMPERATURE ACROSS INDOOR COIL *CHECK ELECTRICAL VOLTAGE *CHECK MOTOR AMPERAGE *CLEAN DEBRIS FROM CONDENSER COIL *CHECK COMPRESSOR STARTING CAPABILITIES *CHECK REVERSING VALVE FOR OPERATION *CHECK HEATER OPERATION *ADJUST BLOWER COMPONENTS FOR CORRECT AIR FLOW *MONITOR A/C AND HEAT CYCLES *MONITOR FREON LEVEL BENEFITS LOWER UTILITY BILLS EXTENDED EQUIPMENT LIFEFEWER REPAIRSIMPROVED CAPACITY 10% DISCOUNT ON REPAIRS PRIORITY CUSTOMER STATUSONE DAY REPLACEMENTINFLATION PROTECTIONAGREEMENT IS TRANSFERABLE24 HOUR EMERGENCY SERVICEWE AGREE TO PROVIDE YOU WITH OUR COMPLETE PRECISION TUNE-UP, PROFESSIONAL CLEANING AND SAFETY INSPECTION, EITHER ANNUALLY OR SIEMI-ANNUALLY, AS DESCRIBED IN DESCRIPTION, FOR YOUR HEATING AND AIR CONDITIONING EQUIPMENT DURING THE TERM INDICATED.</p>	2.00	\$450.00	\$900.00
		SUB-TOTAL		\$900.00
		TAX		\$0.00
		TOTAL		\$900.00

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CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by A/C Warehouse & Plumbing as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

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 Office (941) 713-1949
 Cell (941) 238-7515

BILL TO

Terra Preserve
 7340 Terra Preserve Ln
 Bradenton, FL 34203 USA

INVOICE 13163409	INVOICE DATE May 15, 2026
----------------------------	-------------------------------------

JOB ADDRESS

Terra Preserve
 7340 Terra Preserve Ln
 Bradenton, FL 34203 USA

Completed Date: 5/15/2026
Payment Term: Due Upon Receipt
Due Date: 5/15/2026

DESCRIPTION OF WORK

Gave Options On Maintenance Plan / Service

2 Systems Vertical In Closet
 Maintenance Plan 140 Each System 280 For The Year
 2 Cleanings Yr
 Check All Parts
 Wash N Clean Coils
 Flush N Clean Drain Line
 Check Pressures
 10% Off Any Repairs

Service Calls Are 60\$ 8-4
 Service Calls Are 100\$ After Hours
 24 Hr Service
 With Maintenance Plan 10% Off Repairs

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Matt	Your Technician Was Matt & Larry	1.00	\$0.00	\$0.00
Estimate	Estimate No Charge	1.00	\$0.00	\$0.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$0.00
TAX	\$0.00
TOTAL DUE	\$0.00
BALANCE DUE	\$0.00

Thank you for choosing Clever Air LLC

**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, April 21, 2026, at 10:30 a.m., at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum were:

- | | |
|------------------|---------------------|
| Joe DiBartolomeo | Chairperson |
| Peyton Phillips | Vice Chairperson |
| Terry Connor | Assistant Secretary |
| Wendy Pittman | Assistant Secretary |
| Eugene Rado | Assistant Secretary |

Also present, either in person or via communications media technology, were:

- | | |
|------------------|--|
| Alize Aninipot | District Manager, Inframark |
| David Jackson | District Counsel, Persson, Cohen & Mooney |
| Rick Schappacher | District Engineer, Schappacher Engineering |
| Epi Carvajal | Representative, PineLake Landscape |
| Mike Kaighin | Representative, Admiral Environmental |
| Karen Cardozo | Representative, Tara Master Association |
| Audience Members | |

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order, and the roll was called. A quorum was established.

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance and Pledge of Public Conduct were recited.

THIRD ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. Phillips, seconded by Ms. Pittman, with all in favor, the Tara CDD April 21, 2026 Agenda was approved.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda Items

There being no audience comments, the next order of business followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Accountant

1. Acceptance of March 2026 O&M Expenditure Report

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the March 2026 O&M Expenditure Report was approved.

B. Aquatics Report

Mr. Kaighin presented the aquatics report to the Board.

Discussion ensued regarding Pond 8 and the results of removing plants from the pond. The Board expressed concerns regarding the pond conditions and discussed stopping spraying treatments.

45 Mr. Kaighin reviewed the treatment schedule and noted treatments were completed on March 18,
46 2026, and April 17, 2026.

47 **C. Landscape Update**

48 Mr. Carvajal presented the landscape report to the Board. Discussion ensued regarding the repair
49 of a 4-inch mainline outside the well area, fertilization applications completed on April 7, oak tree
50 trimming, fence concerns and cut-through activity near the preserve area, and a dead tree located at
51 6229 Wingspan Way. Mr. Carvajal noted the tree may have been struck by lightning and advised he
52 would inspect the tree and provide an update at the next meeting.

53 Discussion also ensued regarding 5939 Wingspan Way and concerns related to unauthorized
54 clearing within the preserve area. The Board discussed that trees had been removed within the
55 preserve area and noted the resident was expected to mow only, not remove vegetation within the
56 preserve. The Board discussed sending the homeowner a letter regarding the unauthorized clearing
57 within the preserve area.

58 **D. Field Manager Report**

59 Ms. Aninipot provided an update to the Board on the field inspection report. Mr. DiBartolomeo
60 discussed expectations regarding the report moving forward.

61 **E. Tara Master Association**

62 Ms. Cardozo reported that seven trees were installed and that half of the medians still require
63 sod and mulch. Ms. Cardozo provided feedback regarding 5939 Wingspan Way and advised that the
64 resident received permission, at their expense, from the County and SWFWMD. Discussion ensued
65 regarding the property line and wetland boundaries. The Board noted that encroachment within the
66 wetland area and golf course property is not permitted. The District Engineer was requested to
67 review the area prior to sending a violation letter to the resident.

68 **F. District Counsel**

69 Mr. Jackson reminded the Board that the qualifying period begins June 8 for Mr.
70 DiBartolomeo, Ms. Pittman, and Mr. Rado. Mr. Jackson also provided an update regarding
71 pending legislation related to Community Development Districts, noting the legislation had not
72 yet been signed by the Governor. Discussion ensued regarding proposed increases to liability
73 caps from \$200,000/\$300,000 to \$250,000/\$350,000 per occurrence.

74 Discussion also ensued regarding recall procedures and the authority to remove an elected
75 official by recall, including the listed reasons required to initiate a recall process. The Board
76 requested the District Manager reach out to EGIS regarding the recent legislation updates and
77 liability cap changes.

78 **G. District Engineer**

79 Mr. Schappacher stated he had no updates.
80

81 **H. District Manager**

82 Ms. Aninipot advised the next meeting for the Tara Community Development District is
83 scheduled for Tuesday, May 19, 2026, at 10:30 a.m. No conflicts were reported.

84 Ms. Pittman provided recommendations for clarifying the amenity rules related to the
85 pickleball courts. Discussion ensued regarding allowing guests at the amenities and revising the
86 amenity rules.

87 Discussion regarding revising the rules and procedures was requested to be included on the
88 next agenda.

89 The Board also requested staff review the amenity cameras and FOB access records
90 regarding the shutdown that occurred on Sunday at approximately 9:35 p.m.

91

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with four in favor and one opposed, the Board requested the release of the security deposit back to the to the resident for renting out the clubhouse. (4-1)

92

93 Discussion ensued regarding adding language to the policy prohibiting residents from
94 tampering with the air-conditioning system and establishing a timeframe for residents to set up
95 prior to events.

96 **SIXTH ORDER OF BUSINESS Business Items**

97 **A. Consideration of Janitorial Services Proposal**

98 The Board reviewed janitorial services proposals from HMS, Inframark, JAC, and Theresa F.
99 Discussion ensued regarding pricing, insurance requirements, and worker's compensation
100 coverage. The Board discussed obtaining blanket workers' compensation coverage from EGIS.

101 The Board discussed deferring the decision regarding janitorial services proposals until
102 additional insurance information is received from the vendors. The Chairman was authorized to
103 make a decision once the remaining insurance documentation is submitted.

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On MOTION by Ms. Connor, seconded by Mr. Rado, with all in favor, authorization was granted for the Chairman to approve the janitorial services proposal outside of a meeting upon receipt of the required insurance documentation.

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106 **B. Ratification of Tree Removal on Tailfeather Way**

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On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, ratification of the tree removal on Tailfeather Way in the amount of \$1,230.00, was approved.

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109 **C. Ratification of Holiday Lighting**

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On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, ratification of the holiday lighting deposit in the amount of \$2,272.50, was approved.

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SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from March 17, 2026

The Board requested revisions to the March 17, 2026, meeting minutes to revise Line 57 to reference “littoral shelf” and to amend the agenda language accordingly.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, approval of the March 17, 2026, meeting minutes, as amended, was approved.

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EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. DiBartolomeo requested emergency response proposals be included for the next meeting. Mr. DiBartolomeo also requested follow-up with SKG Air Conditioning regarding the vendor contract to ensure labor is included.

Mr. Connor discussed several dying maple trees near Wingspan Way. Discussion ensued regarding obtaining permission from the HOA to mark trees for removal and budgeting for tree removal during the next fiscal year.

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NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the meeting was adjourned at 11:51 a.m.

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Assistant Secretary

Chair / Vice Chair