INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tara Community Development District

August 11, 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, August 11, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, August 11, 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 THE 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. **PUBLIC HEARING FOR FISCAL YEAR 2027 FINAL BUDGET**
   A. Consideration of Resolution 2026-07, Adopting Final Budget for Fiscal Year 2027 .... Page 4
   B. Consideration of Resolution 2026-08, Levying O&M Assessments .... Page 29
6. **STAFF REPORTS**
   A. District Accountant
      i. Review of Financial Snapshot .... Page 32
      ii. Review of Cash Flow Analysis .... Page 33
   B. Aquatics Report
   C. Landscape Update
      i. Consideration of Pine Lake Services for Oak Tree Pruning Proposal .... Page 34
   D. Field Manger Report .... Page 41
      i. Consideration of Mike's Signs for Replacement Signage.. Page 43

E. Tara Master Association

F. District Counsel

G. District Engineer

H. District Manager

iv. Discussion Regarding Fencing at Owl's Nest

v. Discussion Regarding Rental Payment Discrepancy

7. BUSINESS ITEMS

8. BUSINESS ADMINISTRATION

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. ADJOURNMENT

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, submitted to the Board of Supervisors ("**Board**") of the Tara Community Development District 1 (**"District"**) a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027("**Fiscal Year 2026-2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

WHEREAS, the Board set August 11, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tara Community Development District 1 for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026-2027, the sum of One Million Forty-Three Thousand Five Hundred Thirty Dollars ($1,043,530) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$839,654
RESERVE FUND	$43,200
DEBT SERVICE FUND(S)	$160,676
TOTAL ALL FUNDS*	$1,043,530

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026-2027 or within sixty (60) days following the end of the Fiscal Year 2026-2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 11th DAY OF AUGUST 2026.

ATTEST:

TARA COMMUNITY DEVELOPMENT DISTRICT 1

____
Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2026-2027

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tara
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 11, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Tara

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$7,948.00	$0.00	$7,948.00	$0.00
Special Assmnts- Tax Collector	$874,638.00	$756,007.00	$118,631.00	$874,638.00	$874,639.01
Special Assmnts- Discounts	-$34,986.00	-$28,715.00	$0.00	-$28,715.00	-$34,985.56
FEMA Revenue	$0.00	$80,000.00	$0.00	$80,000.00	$0.00
Interest- Tax Collector	$0.00	$2,215.00	$0.00	$2,215.00	$0.00
TOTAL REVENUES	**$839,652.00**	**$817,455.00**	**$118,631.00**	**$936,086.00**	**$839,653.45**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	$12,000.00	$3,800.00	$8,200.00	$12,000.00	$12,000.00
ProfServ-Engineering	$9,450.00	$1,924.00	$2,757.73	$4,681.73	$9,450.00
ProfServ-Legal Services	$15,345.00	$4,755.00	$6,815.50	$11,570.50	$15,651.90
ProfServ-Mgmt Consulting	$63,163.00	$26,318.00	$36,845.00	$63,163.00	$65,057.89
ProfServ-Trustee Fees	$4,200.00	$4,348.00	$0.00	$4,348.00	$4,300.00
Auditing Services	$3,510.00	$0.00	$3,510.00	$3,510.00	$3,510.00
Website Compliance	$2,000.00	$0.00	$2,000.00	$2,000.00	$2,000.00
Misc-Assessment Collection Cost	$19,000.00	$21,819.00	$0.00	$21,819.00	$18,367.42
Miscellaneous Mailings	$2,600.00	$21.00	$0.00	$21.00	$2,600.00
Insurance - Risk Management	$3,556.00	$3,351.00	$0.00	$3,351.00	$3,686.00
Legal Advertising	$1,500.00	$142.00	$1,358.00	$1,500.00	$1,500.00
Misc-Bank Charges	$500.00	$0.00	$500.00	$500.00	$50.00
Dues, Licenses, Subscriptions	$650.00	$649.00	$1.00	$650.00	$800.00
Total Administrative	**$137,474.00**	**$67,127.00**	**$61,987.23**	**$129,114.23**	**$138,973.21**
Electic Utility Services					
Utility - General	$43,000.00	$18,423.00	$26,406.30	$44,829.30	$47,070.77
Utility - Gas	$14,000.00	$3,418.00	$4,899.13	$8,317.13	$8,000.00
Recreation Facilities	$7,000.00	$2,649.00	$3,796.90	$6,445.90	$7,500.00
Total Electic Utility Services	**$64,000.00**	**$24,490.00**	**$35,102.33**	**$59,592.33**	**$62,570.77**
Water-Sewer Comb Services					
Utility - Water & Sewer	$4,750.00	$1,952.00	$2,797.87	$4,749.87	$5,000.00
Total Water-Sewer Comb Services	**$4,750.00**	**$1,952.00**	**$2,797.87**	**$4,749.87**	**$5,000.00**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Stormwater Control					
R&M-Stormwater System	$7,000.00	$0.00	$7,000.00	$7,000.00	$7,000.00
R&M Lake & Pond Bank	$10,000.00	$0.00	$10,000.00	$10,000.00	$10,000.00
Fountain Maintenance	$2,500.00	$0.00	$0.00	$0.00	$2,600.00
Aquatic Maintenance	$36,036.00	$14,440.00	$20,697.33	$35,137.33	$37,117.08
Aquatic Plant Replacement	$2,500.00	$0.00	$2,500.00	$2,500.00	$2,500.00
Total Stormwater Control	**$58,036.00**	**$14,440.00**	**$40,197.33**	**$54,637.33**	**$59,217.08**
Other Physical Environment					
Pest Control	$2,237.00	$718.00	$1,029.13	$1,747.13	$2,300.00
Contracts-Landscape	$238,890.00	$99,538.00	$139,352.00	$238,890.00	$246,057.00
Insurance - General Liability	$4,163.00	$3,922.00	$241.00	$4,163.00	$4,314.00
Insurance - Risk Management	$500.00	$500.00	$0.00	$500.00	$550.00
Property Insurance	$12,262.00	$11,623.00	$639.00	$12,262.00	$11,042.00
R&M-Tree Trimming Services	$20,000.00	$19,507.00	$27,960.03	$47,467.03	$21,000.00
R&M-Well Maintenance	$5,000.00	$0.00	$5,000.00	$5,000.00	$3,000.00
Landscape - Annuals	$16,000.00	$7,380.00	$10,578.00	$17,958.00	$16,000.00
Landscape - Mulch	$23,200.00	$0.00	$23,200.00	$23,200.00	$23,200.00
Landscape Replacement	$20,000.00	$1,885.00	$18,115.00	$20,000.00	$20,000.00
Entry & Walls Maintenance	$5,000.00	$0.00	$5,000.00	$5,000.00	$1,000.00
Holiday Decoration	$4,545.00	$4,545.00	$0.00	$4,545.00	$4,545.00
Hurricane Damage	$75,000.00	$0.00	$75,000.00	$75,000.00	$35,000.00
R&M Irrigation	$0.00	$0.00	$0.00	$0.00	$10,609.04
Total Other Physical Environment	**$426,797.00**	**$149,618.00**	**$306,114.17**	**$455,732.17**	**$398,617.04**
Security Operations					
Security System Monitoring & Maint.	$4,500.00	$1,114.00	$1,596.73	$2,710.73	$3,500.00
Total Security Operations	**$4,500.00**	**$1,114.00**	**$1,596.73**	**$2,710.73**	**$3,500.00**
Parks & Recreation					
Clubhouse - Facility Janitorial Service	$7,800.00	$3,917.00	$3,883.00	$7,800.00	$7,800.00
Lighting Replacement	$2,500.00	$0.00	$2,500.00	$2,500.00	$2,500.00
Management Contract	$43,008.00	$17,920.00	$25,088.00	$43,008.00	$43,008.00
Contracts-Pools	$9,888.00	$4,800.00	$6,880.00	$11,680.00	$12,050.00
Telephone, Cable & Internet Service	$4,800.00	$2,433.00	$3,487.30	$5,920.30	$6,097.91
R&M-Pools	$5,000.00	$6,760.00	$0.00	$6,760.00	$5,000.00
R&M-Vehicles	$2,000.00	$258.00	$1,742.00	$2,000.00	$2,000.00
Athletic/Park Court/Field Repairs	$15,000.00	$7,750.00	$7,250.00	$15,000.00	$16,000.00
Facility A/C & Heating Maintenance & Repair	$2,800.00	$0.00	$2,800.00	$2,800.00	$3,000.00
Furniture Repair/Replacement	$3,300.00	$0.00	$3,300.00	$3,300.00	$3,300.00
Access Control Maintenance & Repair	$2,000.00	$0.00	$2,000.00	$2,000.00	$2,000.00
Misc-Clubhouse Activities	$6,000.00	$1,357.00	$4,643.00	$6,000.00	$6,500.00
Computer Support	$1,000.00	$0.00	$1,000.00	$1,000.00	$1,000.00
Office Supplies	$1,000.00	$399.00	$601.00	$1,000.00	$1,000.00
Total Parks & Recreation	**$106,096.00**	**$45,594.00**	**$65,174.30**	**$110,768.30**	**$111,255.91**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Reserves					
Misc-Special Projects	$18,000.00	$0.00	$18,000.00	$18,000.00	$42,000.00
Misc-Contingency	$20,000.00	$2,247.00	$17,753.00	$20,000.00	$18,519.45
Total Reserves	**$38,000.00**	**$2,247.00**	**$35,753.00**	**$38,000.00**	**$60,519.45**
TOTAL EXPENDITURES	**$839,653.00**	**$306,582.00**	**$548,722.97**	**$855,304.97**	**$839,653.45**
Excess (deficiency) of revenues Over (under) expenditures	-$1.00	$510,873.00	-$430,091.97	$80,781.03	$0.00
OTHER FINANCING SOURCES (USES)					
Use of Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$510,873.00	-$430,091.97	$80,781.03	$0.00
FUND BALANCE, BEGINNING	$618,927.00	$618,927.00	$0.00	$618,927.00	$699,708.03
FUND BALANCE, ENDING	**$618,927.00**	**$1,129,800.00**	**-$430,091.97**	**$699,708.03**	**$699,708.03**

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	$696,924.03
Less: First Quarter Operating Reserve	$209,913.36 (1)
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	**$487,010.67**

Notes

(1) Represents approximately 3 months of operating expenditures

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%	$44,999.49
Special Assmnts- Discounts	-$1,383.00	-$1,477.00	$94.00	-$1,383.00	0%	-$1,799.98
TOTAL REVENUES	**$43,617.00**	**$37,419.00**	**$6,198.00**	**$43,617.00**	**0%**	**$43,199.51**
EXPENDITURES						
Administration						
Misc- Assessment Collection Cost	$0.00	$1,123.00	$0.00	$1,123.00	0%	$899.99
Total Administration	**$0.00**	**$1,123.00**	**$0.00**	**$1,123.00**	**0%**	**$899.99**
Reserves						
Capital Reserve	$45,500.00	$0.00	$45,500.00	$45,500.00	0%	$44,099.50
Total Reserves	**$45,500.00**	**$0.00**	**$45,500.00**	**$45,500.00**	**0%**	**$44,099.50**
TOTAL EXPENDITURES	**$45,500.00**	**$1,123.00**	**$45,500.00**	**$46,623.00**	**2%**	**$44,999.49**
Excess (deficiency) of revenues Over (under) expenditures	-$1,883.00	$36,296.00	-$39,302.00	-$3,006.00	60%	-$1,799.98
Net change in fund balance		$36,296.00	-$39,302.00	-$3,006.00	0%	-$1,799.98
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%	**$18,180.02**

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

<u>Financial and Administrative</u> (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 Maintenace – 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.

<u>Contingency/Reserves</u>

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

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

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						
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						
Administrataive						
Misc-Assessment Collection Cost	$4,456.00	$5,558.00	$0.00	$5,558.00	25%	$3,347.41
Total Administrataive	**$4,456.00**	**$5,558.00**	**$0.00**	**$5,558.00**	**25%**	**$3,347.41**
Debt Service						
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

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**	

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

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

Product &	General Fund 001			2012A-1 Debt Service			2012A-2 Debt Service			Total Assessments per Unit				Total Units		
Phase	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 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026-2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026-2027"**), attached hereto as **Exhibit "A**" and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026-2027; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit "A"** and the Assessment Roll.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 11th DAY OF AUGUST 2026.

ATTEST:

TARA COMMUNITY DEVELOPMENT DISTRICT 1

____
Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2026-2027

TARA
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 31, 2026

- **Current Cash Balances:**
  - Bank United Operating: $202,232
  - Bank United Money Market $850,203
- **Assessment collections:**
  - Tara is 100% collected on the tax roll as of 07/31/2026.
- **Expenses:**
  - Current expenses make up 69.90% of the annual budget through July 31, 2026.
    Total expenses for the first 10 months are approximately $586,900. With 2 months left of the fiscal year, I do not see Tara going over budget unless something big comes up.

Tara CDD

Cash Flow Projection

7/31/2026

	Balances	Interest Rate
Operating Account - Bank United	202,232.00	0.00%
MM Account - Bank United	850,203.00	3.40%
Less: Current Outstanding AP	(2,490.00)	
Estimated Cash Available Today	1,049,945.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	1,049,945.00	
Projections:		
Monthly Average Spend (October - July)	*58,690.00*	
Total Monthly Average Spend	58,690.00	
Average Spend to YE (2 months August -September)	117,380.00	
Expected Cash Flow at YE (9/30/26)	**932,565.00**	
Average Spend 1st QTR FY27 (2 mos avg spend)	117,380.00	
Expected Need through 1st QTR FY27	**815,185.00**	

**tax roll revenue for the new FY is received in December*

Proposal #9255

Tara CDD Oak Tree Pruning Enhancement Proposal 7/2026

Date 7/10/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

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.

Tree Work

Arbor Care

Items	Quantity	Unit
Trim 205 Oak Tree located on Tara Blvd Tara Preserve & around club house	1.00	EA

Arbor Care : $46,904.00

PROJECT TOTAL: $46,904.00

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.
Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
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

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 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 form 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

By		**By**	
	Epifanio Carvajal Ulloa		**Alize Aninipot**
Date	7/10/2026	**Date**	
	Pine Lake Services, LLC		**Inframark**

Inframark Monthly Manager's Report

Amenities & Entertainment
Tara Preserve CDD

7340 Tara Preserve Ln.
Bradenton, FL 34203

Operations/Maintenance Updates: July 2026

Everyday Tasks

- Responded to phone calls and emails
- Responded to resident "house calls" or property checks
- Maintained upkeep of the office, event space, and pool area
- Addressed issue with raccoons getting into the pool deck
- Removed faulty pool furniture
- Relocated fox lights on pool fence

Projects

Partially digitized physical key fob forms (ongoing)

Operations/Maintenance Updates

Operation Report

- No updates.

Fire Safety & Compliance

- No updates

1. **Facility Maintenance & Security:**

- Measured pool and pickle ball court signs
- Pickle ball courts adjusted
- Responded to complaints about ponds and contacted Admiral Environmental to have issue rectified.
- Manatee County Board of Elections added to calendar. Cancelled all events for those days and notified clubs.
- JC called in to repair ice machine

- Cameras went down 07/31/2026. Alert 360 scheduled 08/07/26
- Generac scheduled 08/27/26 for generator maintenance

2. **Pool Operations:**
   - Performed daily swimming pool cleaning and maintenance.

3. **Landscaping:**
   - Collaborated with Epi to address resident concerns and property checks.

<u>Rentals Access Cards and Event Fees.</u>

Rentals	0	0
Key Fobs	4	$50
Deposits	2	0
Total		**$50**
Refunded		0$

(As of 6/9/2026)

Up Coming Events

Birthday Party 8/8   2:00pm-5:00pm John King

Retirement Party 8/15   5:00pm-800pm John Smith

1_Pool Emergency (10x8.5) Qty 1

MIKE'S SIGNS GRAPHICS & PRINTING
727.480.6514

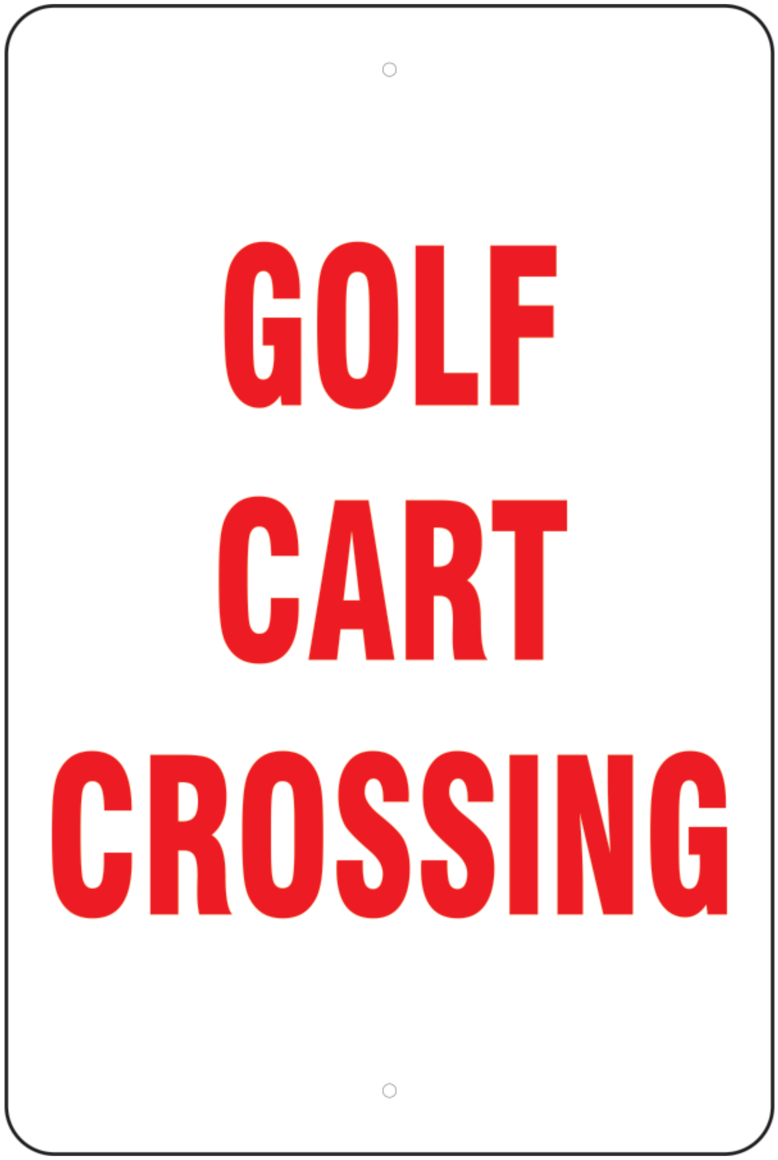
2_Handicap chair lift (30x24) Qty 1

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

3_Pool & Tennis (12x18) Qty 1

MIKE'S SIGNS GRAPHICS & PRINTING
727.480.6514

4_Golf Cart Crossing (12x18) Qty 1



5_Court Rules (24x24) Qty 1

COURT RULES

Hours: Dawn to 10PM

- Patron with FOB & Max of 3 guests. Patron must stay with guests.
- Guests limited to 4 visits per month.
- Age Limit: Children 14 and under must be with an adult 18 and up.
- Availability: First come, first served. No reservations.
- Attire: Shirts and proper athletic shoes required.
- Prohibited: Food, alcohol, glass, pets, skateboards and wheeled equipment.
- Care: Remove all trash. Do not move furniture. Do not tamper with security cameras.
- Etiquette: Please be courteous to other players.
- Risk: Use of courts is at your own risk.

TARA PRESERVE CDD

ESTIMATE

Fields Consulting Group (Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
+1 (727) 480-6514

MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...

Meritus

Bill to

Inframark
Tara CDD
Attn: Alize Aninipot
2005 Pan Am Circle #300
Tampa, FL 33607

Estimate details

Estimate no.: 1903
Estimate date: 07/30/2026

P.O. Number: 7310 Tara Preserve Ln Bradenton
Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	**Printing & Reproduction**	Item #1 : "Pool Emergency Phone" (10" x 8.5") 3mm metal sign (square corners).	1	$50.00	$50.00
2.	**Printing & Reproduction**	Item #2 : "Handicap Chair Lift" (30" x 24") 3mm metal sign (square corners).	1	$150.00	$150.00
3.	**Printing & Reproduction**	Item #3a : Custom "Pool & Tennis Courts are for the Preserve Residents Only" (12" x 18") 3mm metal sign (.75" radius corners).	1	$75.00	$75.00
4.	**Printing & Reproduction**	Item #4 : Custom "Golf Cart Crossing" (12" x 18") 3mm metal sign (.75" radius corners).	1	$75.00	$75.00
5.	**Printing & Reproduction**	Item #5 : Custom "Court Rules" (24x24) 3mm metal sign (.75" radius corners).	1	$150.00	$150.00
6.	**Install (Signage)**	Remove old / install new the above.	5	$25.00	$125.00
7.	**Graphic Design**	Setup art	1	$100.00	$100.00

Total **$725.00**

Accepted date **Accepted by**

Tara
Community Center
Policy and
Procedures

Revised 8.11.26

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. <u>This does not include visiting relatives or extended family not residing in the home.</u> 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 or as otherwise specified herein). 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 Tennis/Pickleball Court Policies

Patron Priority. Tennis/Pickleball courts are intended primarily for use by Patrons (Residents, Renters, and Non-Resident Patrons) as defined under these Policies. Guest access is a privilege and may be limited to preserve availability of the tennis/pickleball courts for Patrons. The purpose of these Tennis/Pickleball Court Policies is to ensure fair and equitable access to the tennis/pickleball courts for Patrons while allowing reasonable use by Guests.

1. Tennis/Pickleball courts are for use by Patrons in possession of a Key Fob specifically issued to the Patron. Borrowing of Key Fobs is strictly prohibited.

2. Guests are permitted only when accompanied by a Patron on the court that they are using at that time. Guests are limited to three (3) Guests per Patron (limited to one Patron per Household at any one time), with a Key Fob, playing on one (1) court with said Patron at all times. In addition, individual Guests are strictly limited to using the tennis/pickleball courts a maximum of four (4) days per month. Guests may not be "rotated" or "shared" among multiple Patrons to avoid the stated limits. Any Guest desiring to use the tennis/pickleball courts more than four (4) days per month may do so after successfully applying to be a Non-Resident Patron and paying the Annual User Fee to the District for use of the Amenity Facilities.

3. Children under the age of fourteen (14) must be accompanied by an adult Patron eighteen (18) years of age or older at all times when on the tennis/pickleball courts.

4. No user activity except tennis/pickleball is permitted on the tennis/pickleball courts. No furniture is allowed on the tennis/pickleball courts.

5. Except for service animals, no animals are permitted on the tennis/pickleball courts at any time.

6. No food or alcoholic beverages are permitted on the tennis/pickleball courts.

7. No glass is permitted on the tennis/pickleball courts.

8. Tennis/Pickleball shoes must be worn on the tennis/pickleball courts. Shirts must be worn at all times on the tennis/pickleball courts.

9. Tennis/Pickleball 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.

10. Tennis/Pickleball play may commence daily at dawn and users may continue using the courts and lights until 10:00 p.m.

11. Players are required to observe court etiquette, as well as rules of good conduct on and around the tennis/pickleball courts.

12. 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/Pickleball courts is strictly prohibited.

Tara Community Development District 1 Community Center Policies

1. 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 set up 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

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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.

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.

The security deposit and cleaning fee will be fully refunded if the function is cancelled due to inclement weather or emergency. In the event that a function is cancelled with less than seventy-two (72) hours' notice, the security deposit and cleaning fee will be fully refunded less the amount of the rental fee.

Any payment for a Rental Fee, Security Deposit, or Cleaning Fee shall be made by check only and made payable to the Tara Community Development District 1.

Note: The executive board tables located in the clubhouse shall not be moved during any event.

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

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):

- o the Community Center and Outdoor Pavilion
- o 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):

o Event Open to the Community (Community Center and Outdoor Pavilion)	$0.00
o Private Event – Resident/Member (Community Center and Outdoor Pavilion)	$125.00
o Private Event - Resident/Member (Outdoor Pavilion only)	$25.00
o Private Event – Non-Resident/Member (Community Center and Outdoor Pavilion)	$300.00

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. Any payment for a rental fee, cleaning deposit, or security deposit shall be made by check only and made payable to the Tara Community Development District 1.

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 cleaning and security deposits shall be fully refunded if the Renter's private function is cancelled due to inclement weather or an emergency. In the event that a function is cancelled with less than seventy-two (72) hours' notice, the security deposit and cleaning deposit will be fully refunded less the amount of the rental fee. 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 seventy-two (72) hours 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. The executive board tables located in the clubhouse shall not be moved during any 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 and will automatically result in the forfeiture of the Renter's security deposit.

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 Deposit: $ 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.

Exhibit "A"

TARA Vegetation Removal at Structures

Bid Tabulation Form 7.31.26

				Admiral Environmental		United Restoration Services		Crosscreek		Pine Lake	
Bid Item	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Item 1 - Pond 49 - Remove downed tree in channel downstream of outfall headwall	1	LS	400.00	400.00			150.00	150.00		
2	Item 2 - Pond 37 - Cut weeds behind outfall weir	1	LS	200.00	200.00			300.00	300.00		
3	Item 3 - Southern Tailfeather Way - Remove multiple dead branches and clear any debris in channel 20' upstream of control structure.	1	LS	200.00	200.00			850.00	850.00		
4	Item 4 - Pond 42 - Cut weeds behind outfall weir	1	LS	200.00	200.00			300.00	300.00		
5	Item 5 - Pond 44 - Remove tree covering outfall weir	1	LS	400.00	400.00			1,600.00	1,600.00		
6	Item 6 - Pond 40 - **Monitoring Only**	1	LS	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
7	Item 7 - Pond 38 - Trim palm tree behind weir	1	LS	200.00	200.00			400.00	400.00		
8	Item 8 - Pond 32 - Cut back vegetation 10' behind weir	1	LS	400.00	400.00			900.00	900.00		
9	Item 9 - Pond 19 - Trim vegetation hanging over north side of weir	1	LS	400.00	400.00			1,000.00	1,000.00		
10	Item 10 - Southern Wingspan Way - Remove debis 10' behind headwalls on east side and remove dead debris in channel on west side of roadway	1	LS	400.00	400.00			1,500.00	1,500.00		
11	Item 11 - Wingspan Way south of Tara Preserve Lane - Remove 15' of vegetation behind both east and west headwalls	1	LS	400.00	400.00			1,100.00	1,100.00		
12	Item 12 - Pond 22 - Cut back fallen oak tree 15' behind weir	1	LS	400.00	400.00			900.00	900.00		
13	Item 13 - East Tara Preserve Lane - Cut bank vegetation 15' behind headwalls on both north and south sides	1	LS	400.00	400.00			1,100.00	1,100.00		
14	Item 14 - Wingspan Way, north of Tara Preserve Lane - Cut back vegetation 15' behind headwalls on both east and west sides	1	LS	400.00	400.00			1,100.00	1,100.00		
15	Item 15 - Pond 14 - Cut back 15' of vegetation behind headwall	1	LS	400.00	400.00			1,400.00	1,400.00		
16	Item 16 - Wingspan Way, east of Covey Ct. - Remove silt fence and debris on south side of headwall	1	LS	400.00	400.00			800.00	800.00		
17	Item 17 - Pond 1 - Cut back vegetation 15' behind weir	1	LS	400.00	400.00			1,000.00	1,000.00		
18	Item 18 - Wingspan Way, near Pond 9 - Remove broken oak tree branch on west headwall and remove 15' of vegetation in front of east headwall	1	LS	800.00	800.00			1,600.00	1,600.00		
19	Miscellaneous cleanup and work	1	LS	200.00	200.00			1,500.00	1,500.00		
	Total				**6,600.00**		**8,925.00**		**17,500.00**		**40,000.00**

All Clearing shall include removal or mulching of cut debris and applying an eco-friendly herbicide on stumps to deter future growth

Exhibit "A"

TARA Vegetation Removal at Structures

Bid Form 7.16.26

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Item 1 - Pond 49 - Remove downed tree in channel downstream of outfall headwall	1	LS	$400.00	$400.00
2	Item 2 - Pond 37 - Cut weeds behind outfall weir	1	LS	$200.00	$200.00
3	Item 3 - Southern Tailfeather Way - Remove multiple dead branches and clear any debris in channel 20' upstream of control structure.	1	LS	$200.00	$200.00
4	Item 4 - Pond 42 - Cut weeds behind outfall weir	1	LS	$200.00	$200.00
5	Item 5 - Pond 44 - Remove tree covering outfall weir	1	LS	$400.00	$400.00
6	Item 6 - Pond 40 - Monitoring Only	1	LS	0.00	0.00
7	Item 7 - Pond 38 - Trim palm tree behind weir	1	LS	$200.00	$200.00
8	Item 8 - Pond 32 - Cut back vegetation 10' behind weir	1	LS	$400.00	$400.00
9	Item 9 - Pond 19 - Trim vegetation hanging over north side of weir	1	LS	$400.00	$400.00
10	Item 10 - Southern Wingspan Way - Remove debis 10' behind headwalls on east side and remove dead debris in channel on west side of roadway	1	LS	$400.00	$400.00
11	Item 11 - Wingspan Way south of Tara Preserve Lane - Remove 15' of vegetation behind both east and west headwalls	1	LS	$400.00	$400.00
12	Item 12 - Pond 22 - Cut back fallen oak tree 15' behind weir	1	LS	$400.00	$400.00
13	Item 13 - East Tara Preserve Lane - Cut bank vegetation 15' behind headwalls on both north and south sides	1	LS	$400.00	$400.00
14	Item 14 - Wingspan Way, north of Tara Preserve Lane - Cut back vegetation 15' behind headwalls on both east and west sides	1	LS	$400.00	$400.00
15	Item 15 - Pond 14 - Cut back 15' of vegetation behind headwall	1	LS	$400.00	$400.00
16	Item 16 - Wingspan Way, east of Covey Ct. - Remove silt fence and debris on south side of headwall	1	LS	$400.00	$400.00
17	Item 17 - Pond 1 - Cut back vegetation 15' behind weir	1	LS	$400.00	$400.00
18	Item 18 - Wingspan Way, near Pond 9 - Remove broken oak tree branch on west headwall and remove 15' of vegetation in front of east headwall	1	LS	$800.00	$800.00
19	Miscellaneous cleanup and work	1	LS	$200.00	$200.00
	Total				$6,600.00

All Clearing shall include removal or mulching of cut debris and applying an eco-friendly herbicide on stumps to deter future growth

Contractor: Admiral Environmental

Bids Due Friday july 31, 2026 by 5:00 PM

Exhibit "A"

TARA Vegetation Removal at Structures

Bid Form 7.16.26

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Item 1 - Pond 49 - Remove downed tree in channel downstream of outfall headwall	1	LS		
2	Item 2 - Pond 37 - Cut weeds behind outfall weir	1	LS		
3	Item 3 - Southern Tailfeather Way - Remove multiple dead branches and clear any debris in channel 20' upstream of control structure.	1	LS		
4	Item 4 - Pond 42 - Cut weeds behind outfall weir	1	LS		
5	Item 5 - Pond 44 - Remove tree covering outfall weir	1	LS		
6	Item 6 - Pond 40 - Monitoring Only	1	LS	**0.00**	**0.00**
7	Item 7 - Pond 38 - Trim palm tree behind weir	1	LS		
8	Item 8 - Pond 32 - Cut back vegetation 10' behind weir	1	LS		
9	Item 9 - Pond 19 - Trim vegetation hanging over north side of weir	1	LS		
10	Item 10 - Southern Wingspan Way - Remove debis 10' behind headwalls on east side and remove dead debris in channel on west side of roadway	1	LS		
11	Item 11 - Wingspan Way south of Tara Preserve Lane - Remove 15' of vegetation behind both east and west headwalls	1	LS		
12	Item 12 - Pond 22 - Cut back fallen oak tree 15' behind weir	1	LS		
13	Item 13 - East Tara Preserve Lane - Cut bank vegetation 15' behind headwalls on both north and south sides	1	LS		
14	Item 14 - Wingspan Way, north of Tara Preserve Lane - Cut back vegetation 15' behind headwalls on both east and west sides	1	LS		
15	Item 15 - Pond 14 - Cut back 15' of vegetation behind headwall	1	LS		
16	Item 16 - Wingspan Way, east of Covey Ct. - Remove silt fence and debris on south side of headwall	1	LS		
17	Item 17 - Pond 1 - Cut back vegetation 15' behind weir	1	LS		
18	Item 18 - Wingspan Way, near Pond 9 - Remove broken oak tree branch on west headwall and remove 15' of vegetation in front of east headwall	1	LS		
19	Miscellaneous cleanup and work	1	LS		
	Total				$8,925

All Clearing shall include removal or mulching of cut debris and applying an eco-friendly herbicide on stumps to deter future growth

Contractor: United Restoration Services LLC

Bids Due Friday july 31, 2026 by 5:00 PM

Exhibit "A"

TARA Vegetation Removal at Structures

Bid Form 7.16.26

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Item 1 - Pond 49 - Remove downed tree in channel downstream of outfall headwall	1	LS	$150.00	$150.00
2	Item 2 - Pond 37 - Cut weeds behind outfall weir	1	LS	$300.00	$300.00
3	Item 3 - Southern Tailfeather Way - Remove multiple dead branches and clear any debris in channel 20' upstream of control structure.	1	LS	$850.00	$850.00
4	Item 4 - Pond 42 - Cut weeds behind outfall weir	1	LS	$300.00	$300.00
5	Item 5 - Pond 44 - Remove tree covering outfall weir	1	LS	$1,600.00	$1,600.00
6	Item 6 - Pond 40 - Monitoring Only	1	LS	0.00	0.00
7	Item 7 - Pond 38 - Trim palm tree behind weir	1	LS	$400.00	$400.00
8	Item 8 - Pond 32 - Cut back vegetation 10' behind weir	1	LS	$900.00	$900.00
9	Item 9 - Pond 19 - Trim vegetation hanging over north side of weir	1	LS	$1,000.00	$1,000.00
10	Item 10 - Southern Wingspan Way - Remove debis 10' behind headwalls on east side and remove dead debris in channel on west side of roadway	1	LS	$1,500.00	$1,500.00
11	Item 11 - Wingspan Way south of Tara Preserve Lane - Remove 15' of vegetation behind both east and west headwalls	1	LS	$1,100.00	$1,100.00
12	Item 12 - Pond 22 - Cut back fallen oak tree 15' behind weir	1	LS	$900.00	$900.00
13	Item 13 - East Tara Preserve Lane - Cut bank vegetation 15' behind headwalls on both north and south sides	1	LS	$1,100.00	$1,100.00
14	Item 14 - Wingspan Way, north of Tara Preserve Lane - Cut back vegetation 15' behind headwalls on both east and west sides	1	LS	$1,100.00	$1,100.00
15	Item 15 - Pond 14 - Cut back 15' of vegetation behind headwall	1	LS	$1,400.00	$1,400.00
16	Item 16 - Wingspan Way, east of Covey Ct. - Remove silt fence and debris on south side of headwall	1	LS	$800.00	$800.00
17	Item 17 - Pond 1 - Cut back vegetation 15' behind weir	1	LS	$1,000.00	$1,000.00
18	Item 18 - Wingspan Way, near Pond 9 - Remove broken oak tree branch on west headwall and remove 15' of vegetation in front of east headwall	1	LS	$1,600.00	$1,600.00
19	Miscellaneous cleanup and work	1	LS	$1,500.00	$1,500.00
	Total				$17,500.00

All Clearing shall include removal or mulching of cut debris and applying an eco-friendly herbicide on stumps to deter future growth

Contractor: Crosscreek Environmental, Inc.

Bids Due Friday july 31, 2026 by 5:00 PM

Proposal #9428

Tara CDD Vegetation Removal at Structures Enhancement Proposal

Date 7/31/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

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.

Vegetation Removal around structures as described in Exhibit A of the Bid Package date 7-31-2026

Vegetation Removal at Structures

Structure Cut Back

Items	Quantity	Unit
Site 1	1.00	EA
Site 2	1.00	EA
Item 3	1.00	EA
Item 4	1.00	EA
Item 5	1.00	EA
Item 6	1.00	EA
Item 7	1.00	Day
Item 8	1.00	EA
Item 9	1.00	EA
Item 10	1.00	EA
Item 11	1.00	EA

Item 12	1.00	EA
Item 13	1.00	EA
Item 14	1.00	EA
Item 15	1.00	EA
Item 16	1.00	EA
Item 17	1.00	EA
Item 18	1.00	EA

Structure Cut Back : $40,000.00

PROJECT TOTAL: **$40,000.00**

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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.

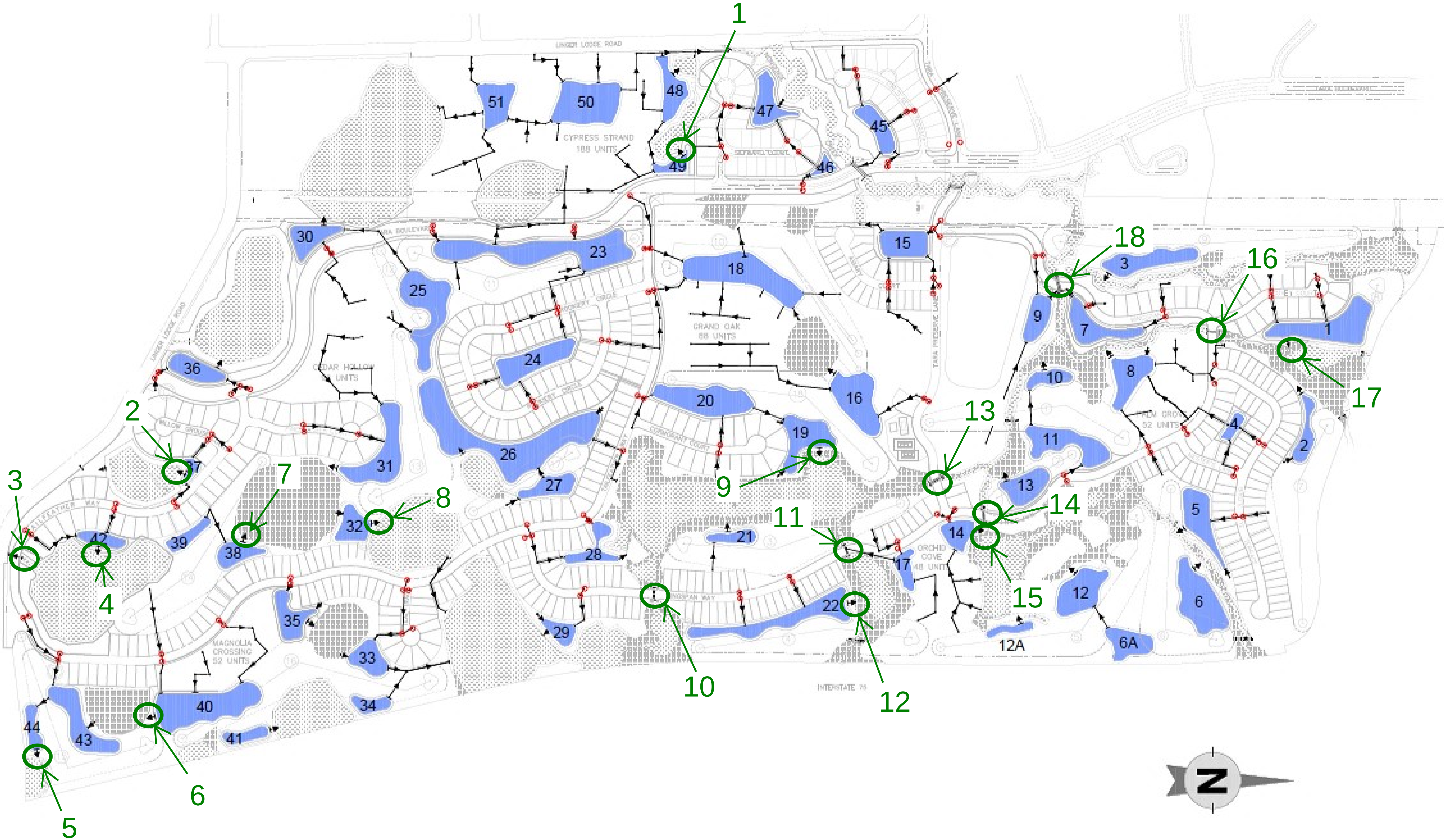
Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right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


CYPRESS STRAND
188 UNITS
GRAND OAK
88 UNITS
CEDAR HOLLOW
UNITS
MAGNOLIA
CROSSING
52 UNITS
ORCHID
COVE
48 UNITS
INTERSTATE 75
1
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Item 1 - Pond 49 - Remove dead tree laying across outfall at headwall

Item 3 -South Tailfeather – Remove dead vegetation near structure

Item 2 - Pond 37 – Weed eat behind weir

Item 4 -Pond 42 – Cut weeds behind weir

Tara CDD – Outfall Structures Deficiencies – Photo Summary 7.15.26 – Page 1

Item 5 - Pond 44 – Remove tree covering outfall weir

Item 7 - Pond 38 – Trim palm tree downstream of weir

Item 6 - Pond 40 - Minor erosion on east side of weir - monitor

Item 7 - Pond 38 – Trim palm tree downstream of weir

Tara CDD – Outfall Structures Deficiencies – Photo Summary 7.15.26 – Page 2

Item 8 - Pond 32 – Cut back vegetation 10’ behind weir

Item 9 - Pond 19 – Trim vegetation hanging over north side of weir

Item 8 - Pond 32 – Cut back vegetation 10’ behind weir

Item 9 - Pond 19 – Trim vegetation hanging over north side of weir

Tara CDD – Outfall Structures Deficiencies – Photo Summary 7.15.26 – Page 3

Item 10 - Southern Wingspan Way – Remove debris 10’ from east headwall

Item 10 - Southern Wingspan Way – Remove debris 10’ from east headwall

Item 10 - Southern Wingspan Way – Remove debris 10’ from east headwall

Item 10 - Southern Wingspan Way – Remove dead debris at west headwall

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

Item 11 - Wingspan, s/o of Tara Preserve – Remove 15’ veg. at east headwall

Item 11 - Wingspan, s/o of Tara Preserve – Remove 15’ veg at west headwall

Item 11 - Wingspan, s/o of Tara Preserve – Remove 15’ veg. at east headwall

Item 11 - Wingspan, s/o of Tara Preserve – Remove 15’ veg at west headwall

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

Item 12 - Pond 22 – Cut back fallen oak tree 15’ behind weir

Item 12 - Pond 22 – Cut back fallen oak tree 15’ behind weir

Item 12 - Pond 22 – Cut back fallen oak tree 15’ behind weir

Item 13 - East Tara Preserve Ln – Cut back 15’ veg on north side of headwall

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

Item 13 - East Tara Preserve Ln – Cut back 15' veg on north side of headwall

Item 13 - East Tara Preserve Ln– Cut back 15' veg on south side of headwall

Item 13 - East Tara Preserve Ln– Cut back 15' veg on south side of headwall

Item 14-Wingspan Way, n/o of Tara Preserve – Cut 15' veg. at east headwall

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613


Item 14-Wingspan Way, n/o of Tara Preserve – Cut 15' veg. at east headwall


Item 14-Wingspan Way, n/o of Tara Preserve – Cut 15' veg at west headwall


Item 14-Wingspan Way, n/o of Tara Preserve – Cut 15' veg at west headwall


Item 15 - Pond 14 – Cut 15' of vegetation behind headwall

Tara CDD – Outfall Structures Deficiencies – Photo Summary 7.15.26 – Page 8

Item 16 - Wingspan at Covey Ct. – Remove silt fence south of headwall

Item 17 - Pond 1 – Cut vegetation 15’ behind weir

Item 16 - Wingspan at Covey Ct. – Remove silt fence south of headwall

Item 17 - Pond 1 – Cut vegetation 15’ behind weir

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

Item 18-Wingspan @ Pond 9–Remove broken tree branch, west headwall

Item 18 - Wingspan near Pond 9 – Remove 15’ vegetation at east headwall

Item 18-Wingspan @ Pond 9 – Remove broken tree branch at west headwall

Item 18 - Wingspan near Pond 9 – Remove 15’ vegetation at east headwall

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613

Sent by Julie Marquis on Jul 21, 2026 Sent

Sparkling Kleen Pools & Spas

8111 Uzita Dr • Sarasota, FL 34240-1465 • Phone: (941) 927-7133
CPC #1457982

Tara Community
Cell: +16562072410

Job Address:
7340 Tara Preserve Ln
Bradenton, FL 34203

Print Date: 8-4-2026

Proposal for Tara Community - 34203

We would like to thank you for the opportunity to discuss the services we provide at Sparkling Kleen Pools & Spas. Our mission is to create beautiful, lasting aquatic environments that bring families together. With over four decades of experience and a dedicated team of employees, we specialize in crafting and renovating pools that transform outdoor spaces into cherished retreats. We strive to exceed expectations in every aspect of the project, from our first meeting to the completion of the project. We understand that a pool is an investment in your family's well-being, and we take that responsibility to heart.

As a family-run business, we take pride in our commitment to excellence, integrity, and customer satisfaction. Our passion for enhancing the joy of family life through exceptional pool design and construction drives us to continuously innovate and exceed expectations. We look forward to another 40 years of transforming dreams into reality, one pool at a time.

Please feel free to reach out to your sales professional with any questions or ideas that you may have or would like to discuss. Thank you again for considering Sparkling Kleen Pools & Spas for all of your pool & deck needs.

Sincerely,
Sparkling Kleen Pools & Spas Team

Pool

Items	Description	Price
RESURFACE POOL & SPA with Marquis Quartz (white based) Interior Finish (10 yr Warranty)	OBTAIN PERMIT Drain pool and spa taking precautions against displacement by ground water. Channel cut under tile and around returns Install water depth tiles according to DOH requirements. Install "No Diving" tiles according to DOH requirements. NEW ROPE ANCHORS Install new main drain frame and grate (VGB Act compliant). Remove existing step & bench tile. Set new non-skid stair tiles according to DOH requirements. Install wall return grates. Coat pool and spa surface with bond kote to maximize bond of new interior finish. Apply new interior finish. Acid wash pool and spa with muriatic acid. Refill pool and spa with customer's water, start up equipment and balance chemicals. Balanced and brush approximately every other business day for 2 weeks	$27,427.00
OPTIONS:	Upgrade to Freestone Small Pebble Interior Finish (Limited Lifetime Warranty) $4,612 Install new white LED lights $ 1,350 each Install new waterline tile in pool $3,770 Install new waterline tile in spa $728	$0.00
POTENTIAL CHARGES IF NEEDED	Remove all loose marcite/quartz/pebble and any hollow areas of pool surface at additional charge of $1.82 per square foot as needed. If there is more than 1 layer that needs to be stripped there will be an additional charge (We will not know whether this step needs to be taken until the pool has been drained and we can assess the quality of the current surface.) $3,139	$0.00

Pool Total: **$27,427.00**

Spa

Items	Description	Price
RESURFACE SPA ONLY with LIFETIME WARRANTY PEBBLE FINISH	***Price is for resurfacing spa without resurfacing pool Drain spa taking precautions against displacement by ground water. Channel cut under tile and around returns Acid wash spa (100% muriatic acid) Coat spa surface with bond kote to maximize bond of new interior finish Set new non skid bench & stair tiles Install new main drain frame, grate and returns Apply new interior finish Refill spa with customer's water, start up equipment and balance chemicals. Balanced and brush approximately every other business day for 1 week	$6,145.00

Spa Total: **$6,145.00**

Pavers

Pavers Total: **$0.00**

Total Price: $33,572.00

Terms:

1. 25% deposit due upon signing

2. 35% upon draining the pool OR material delivery (whichever comes first)
3. 35% ready for interior finish
4. 5% water in the pool

(All four checks must be prepared by Management company and signed in advance of work being started, so they may be disbursed according to payment schedule)

~~***3.50% Service Charge added to all Credit Card Payments - Credit Cards will not be accepted for deposit funds.~~

NOTES:

1. Ten-year warranty from the manufacturer on the standard quartz interior finish; lifetime warranty on upgraded interior finish. This includes peeling of quartz plaster but excludes staining or etching of the finish.
2. 30-day warranty against leaks for resurfacing the interior finish. One-year warranty on quality construction and labor for all materials except interior finish.
3. Any warranty shall be void if the total contract price and any subsequent change orders are not paid in full.
4. A renovation survey by the Health Department will be needed before we begin any work. The inspector would need to be contacted by the management company in advance to have this survey done. We will need a copy of the renovation survey before we begin the job.

Acceptance of proposal:

1. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made according to the terms listed above. This proposal may be withdrawn or modified if not accepted within 30 days.
2. In the event of any default or breach of terms of the proposal or should either party incur legal fees to enforce the terms of the proposal, the prevailing party shall be entitled to recover all attorney's fees and costs from the other party, whether the same be incurred for negotiation, litigation, appellate proceedings or otherwise.
3. All credits acquired during the construction of the project will be applied to the final invoice.
4. Any modification or cancelation of this contract will result in a 30% restocking fee on any materials. We are committed to utilizing the deposit funds to order materials as early as possible in the process to prevent any delay due to material shortages.
5. The Contractor, at his sole discretion, may elect binding arbitration as the exclusive method of resolving controversies existing between the Contractor and Owner relating to this contract. Arbitration proceedings shall be conducted in accordance with the Rules of Arbitration and the procedures adopted by the Florida Swimming Pool Association (FSPA) which agree incorporated by reference into this contract. A copy of the current Rules of Arbitration may be obtained from the Contractor or the FSPA. Binding arbitration is recognized under Florida law as a judicially enforceable means of dispute resolution. The parties to this contract release the officers, members and staff of the FPSA and its chapters from all liabilities, claims, or demands whatsoever arising from any arbitration proceeding. This release is given freely and voluntarily by the undersigned who are authorized representatives of the parties to this contract.
6. Final Payment of retainage described in the draw payment schedule shall be due upon the construction phase listed in the draw schedule. If the construction phase listed includes terms such as to "Complete," "Final Walkthrough," "Finalization," or other terms relating to completion of the work, it will refer to Substantial Completion of the work described. “Substantial Completion” shall mean the stage in the progress of the Work when the related improvements are sufficiently complete, in accordance with the Contract Documents, such that the improvements can be safely operated and used for their intended purpose. The presence of minor, incomplete, or corrective items that do not

materially impair the safe operation or intended use of the improvements shall **not** prevent the Work from being deemed Substantially Complete, nor justify withholding Final Payment.

7. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road, Tallahassee, FL 32399-2215, or calling the office at 850.921.6593.

I confirm that my action here represents my electronic signature and is binding.

Signature: ____________________

Date: ____________________

Print Name: ____________________

Pool Renovation Proposal

Store #:	PINCH-A-PENNY #108
Phone:	941-758-8178
Address:	6144 State Road 70
Email:	PinchAPenny108@gmail.com
Customer:	The Preserve at Tara
Phone:	941-756-2416
Address:	7340 Tara Preserve Lane
Email:	Fieldmanager@taracdd.org

List of Replaster Procedures:

1. All work will be performed according to current National Plaster Council technical Standards.
2. Drain pool completely and punch appropriate number of hydrostatic holes in the bottom of pool to ensure structural integrity of pool during work.
3. Remove plaster around all returns, lights, rope anchors, main drain covers, and waterline tile.
4. Pool will then be 100% inspected in order to remove any loose plaster, hollow spots, and or paint (as needed). If a full chip out of the interior is necessary additional costs may occur.
5. Acid wash surface to etch the surface and neutralize with soda ash.
6. Apply bonding agent which assures binding of the new plaster.
7. Plaster will be applied according to National Plaster Council Standards. Plaster is applied and troweled by hand.
8. Filling the pool starts immediately after plaster application for curing purposes (same day for white plaster). **DO NOT STOP FILLING UNTIL IT REACHES THE MIDDLE OF THE WATERLINE TILE**. It is the **CUSTOMER'S RESPONSIBILITY** to turn the water off.

Item	Description	Qty.	Price
1	Chip-Out Old Spa Surface and Full Bond Coat to Prep for New Surface	1	
2	Install StoneScapes Pebble Spa Surface (SURFACE COLOR TBD)	1	
3	Install New Non Slip Tile on Steps and Benches (TILE TBD)	1	
4	Replace All Jet Fittings and Main Drain Covers to Code	1	
	TOTAL:		$6,350.00

THIS PROPOSAL IS GOOD FOR 30 DAYS

Spa Renovation Proposal

Tara Community Development District

7340 Tara Preserve Lane, Bradenton, Florida 34203

Prepared for Tara Community Development District	**Prepared by** Trusted Pool and Spa, LLC
Proposal date July 29, 2026	**Estimated duration** Two (2) weeks

Project Overview

Trusted Pool and Spa, LLC is pleased to provide this proposal for the renovation of the community spa at Tara Preserve. The work will be completed in accordance with the scope information provided by Tara Community Development District and the pricing schedule prepared for this project.

Proposed Scope of Work

- Mobilize labor, materials, tools, and equipment required for the spa renovation.
- Protect the surrounding work area and coordinate access with community management.
- Drain and prepare the spa for renovation work.
- Complete the renovation, repairs, preparation, and finish work identified in the Tara CDD project scope.
  - Scope Includes:
    - Drain Spa and take proper precautions against displacement
    - Channel cut under tile and around returns
    - Acid wash spa
    - Apply Bond Kote to existing finish
    - Install new non skid bench and step tiles
    - Install new Main Drain Frame and Grate and returns
    - Apply new Interior Finish
    - Refill spa with the CDD's Water, startup and balance chemicals
    - Balance and brush spa every other day for 1 week
- Clean the work area and remove renovation-related debris upon completion.
- Refill, start up, and balance the spa as applicable to the completed work.
- Conduct a final walkthrough with the District or its designated representative.

Schedule and Pricing

Description	Amount
Complete Tara Preserve Spa Renovation	**$4,105.80**
Estimated Project Duration	Two (2) weeks

Draw Schedule

Payment Milestone	Draw Percentage
Deposit	40%
Plaster Installation	40%
Completion	20%

Total Contract Price: $4,105.80

Terms and Conditions

- Project duration is estimated at two weeks from commencement, subject to weather, site access, material availability, inspections, and unforeseen conditions.
- Work outside the provided scope or pricing schedule will require written authorization and may result in a change order.
- Owner shall provide reasonable access to the spa and surrounding work area during normal working hours.
- Hidden damage or substrate conditions that cannot be identified before demolition are excluded unless specifically included by written change order.
- Trusted Pool and Spa, LLC will provide a one-year workmanship warranty. Manufacturer warranties, where applicable, will pass through to the owner.
- This proposal is valid for thirty (30) days from the proposal date.

Acceptance

Acceptance of this proposal authorizes Trusted Pool and Spa, LLC to schedule and perform the work described above for the total contract price stated herein.

______________________________ Authorized Representative	______________________________ Date
______________________________ Printed Name / Title	______________________________ Tara Community Development District
______________________________ Trusted Pool and Spa, LLC	______________________________ Date

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tara Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:	**TARA COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Tara Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: ________________________________
Tara Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: ________________________________
Tara Community Development District

RESOLUTION 2026-10

A RESOLUTION OF THE TARA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Tara Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST 2026.

ATTEST:	**TARA COMMUNITY DEVELOPMENT DISTRICT**
____________________________	____________________________
Asst. Secretary	Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
TARA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027 Proposed Budget Meeting
June 15, 2027
July 20, 2027
August 17, 2027 Final Budget Meeting
September 21, 2027

The Board of Supervisors of Tara Community Development District will hold their regular monthly meetings for the Fiscal Year 2026/2027 at 10:00 a.m. and will be held at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Tara Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Tara Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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FINANCIAL SECTION

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Tara Community Development District
Manatee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Tara Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 24, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Tara Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and government-wide activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets exceeded total liabilities by $1,718,943 (net position). Unrestricted net position for Governmental Activities was $730,340, restricted net position was $47,882, and net investment in capital assets was $940,721.

- Governmental activities revenues totaled $1,042,117 while governmental activities expenses totaled $1,195,106.

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 773,666	$ 867,502
Restricted assets	152,409	182,376
Capital assets, net	1,797,052	1,987,338
Total Assets	2,723,127	3,037,216
Current liabilities	224,184	165,284
Non-current liabilities	780,000	1,000,000
Total Liabilities	1,004,184	1,165,284
Net position - net investment in capital assets	940,721	951,373
Net position - restricted	47,882	54,881
Net position - unrestricted	730,340	865,678
Total Net Position	$ 1,718,943	$ 1,871,932

The decrease in current and restricted assets is primarily due to expenditures exceeding revenue at the fund level in the current year.

The decrease in capital assets is primarily related to depreciation in the current year.

The increase in current liabilities and decrease in non-current liabilities is related to the increase in current portion of long-term debt as a result of subsequent prepayments made on outstanding debt and principal payments on long-term debt in the current year.

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	$ 925,088	$ 927,504
Operating grants and contributions	80,000	-
General Revenues		
Investments earnings	35,078	50,828
Miscellaneous revenues	1,951	5,199
Total Revenues	1,042,117	983,531
Expenses		
General government	125,769	139,409
Physical environment	871,779	661,031
Culture/recreation	149,508	127,671
Interest and other charges	48,050	56,122
Total Expenses	1,195,106	984,233
Change in Net Position	(152,989)	(702)
Net Position - Beginning of Year	1,871,932	1,872,634
Net Position - End of Year	$ 1,718,943	$ 1,871,932

The increase in operating grants and contributions is related to FEMA reimbursements recognized in the current year.

The increase in physical environment is primarily related to the increase in hurricane-related repairs in the current year.

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities	
Description	**2025**	**2024**
Land and improvements	$ 215,000	$ 215,000
Infrastructure	5,912,862	5,912,862
Buildings and improvements	621,942	621,942
Improvements other than buildings	57,225	57,225
Equipment	110,216	81,312
Accumulated depreciation	(5,120,193)	(4,901,003)
Total	$ 1,797,052	$ 1,987,338

Capital assets activity for the year consisted of additions to equipment of $28,904 and depreciation of $219,190.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures primarily due to less miscellaneous contingency costs than anticipated.

The September 30, 2025 budget was amended to increase hurricane damage, landscape, and irrigation expenditures that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In August 2012, the District issued $2,060,000 Series 2012 A-1 Capital Improvement Revenue Refunding Bonds and $575,000 Series 2012 A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2000A Capital Improvement Revenue Bonds. The balances outstanding at September 30, 2025 were $765,000 and $180,000, respectively.

Tara Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Tara Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Tara Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Tara Community Development District, Inframark, LLC, 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33076.

Tara Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 663,604
Accounts receivable	80,000
Interest receivable	81
Due from other governments	8,069
Prepaid expenses	21,912
Total Current Assets	773,666
Noncurrent Assets	
Restricted assets	
Investments	152,409
Capital assets, not being depreciated	
Land and improvements	215,000
Capital assets, being depreciated	
Infrastructure	5,912,862
Buildings and improvements	621,942
Improvements other than buildings	57,225
Equipment	110,216
Less: accumulated depreciation	(5,120,193)
Total Noncurrent Assets	1,949,461
Total Assets	2,723,127
LIABILITIES	
Current Liabilities	
Accounts payable and accrued liabilities	41,447
Bonds payable	165,000
Accrued interest	17,737
Total Current Liabilities	224,184
Noncurrent liabilities	
Bonds payable	780,000
Total Liabilities	1,004,184
NET POSITION	
Net investment in capital assets	940,721
Restricted for debt service	47,882
Unrestricted	730,340
Total Net Position	$ 1,718,943

See accompanying notes to financial statements.

Tara Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Primary government				
Governmental Activities				
General government	$ (125,769)	$ 93,524	$ -	$ (32,245)
Physical environment	(871,779)	500,818	80,000	(290,961)
Culture/recreation	(149,508)	114,737	-	(34,771)
Interest and other charges	(48,050)	216,009	-	167,959
Total Governmental Activities	$ (1,195,106)	$ 925,088	$ 80,000	(190,018)
General Revenues				
Miscellaneous revenues				1,951
Investment earnings				35,078
Total General Revenues				37,029
Change in Net Position				(152,989)
Net Position - October 1, 2024				1,871,932
Net Position - September 30, 2025				$ 1,718,943

See accompanying notes to financial statements.

Tara Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	$ 663,604	$ -	$ 663,604
Accounts receivable	80,000	-	80,000
Due from other funds	-	1,879	1,879
Due from other governments	8,069	-	8,069
Interest receivable	81	-	81
Prepaid expenses	21,912	-	21,912
Restricted assets			
Investments	-	152,409	152,409
Total Assets	$ 773,666	$ 154,288	$ 927,954
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities			
Accounts payable and accrued liabilities	$ 41,447	$ -	$ 41,447
Due to other funds	1,879	-	1,879
Total Liabilities	43,326	-	43,326
Deferred Inflows of Resources			
Unavailable revenues	80,000	-	80,000
Fund Balances			
Nonspendable - prepaid expenses	21,912	-	21,912
Restricted for debt service	-	154,288	154,288
Assigned - operating reserves	191,998	-	191,998
Unassigned	436,430	-	436,430
Total Fund Balances	650,340	154,288	804,628
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 773,666	$ 154,288	$ 927,954

See accompanying notes to financial statements.

Tara Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 804,628
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, in governmental activities are not current financial resources and therefore, are not reported at the fund level.	215,000
Capital assets being depreciated, infrastructure, $5,912,862, buildings and improvements, $621,942, improvements other than buildings, $57,225, and equipment, $110,216, net of accumulated depreciation, $(5,120,193), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	1,582,052
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported at the fund level.	(945,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(17,737)
Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenues are recognized when earned at the government-wide level.	80,000
Net Position of Governmental Activities	$ 1,718,943

See accompanying notes to financial statements.

Tara Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	$ 709,079	$ 216,009	$ 925,088
Investment earnings	26,499	8,579	35,078
Miscellaneous revenues	1,951	-	1,951
Total Revenues	737,529	224,588	962,117
Expenditures			
Current			
General government	121,866	3,903	125,769
Physical environment	652,589	-	652,589
Culture/recreation	149,508	-	149,508
Capital outlay	28,904	-	28,904
Debt service			
Principal	-	195,000	195,000
Interest	-	51,966	51,966
Total Expenditures	952,867	250,869	1,203,736
Net Change in Fund Balances	(215,338)	(26,281)	(241,619)
Fund Balances - October 1, 2024	865,678	180,569	1,046,247
Fund Balances - September 30, 2025	$ 650,340	$ 154,288	$ 804,628

See accompanying notes to financial statements.

Tara Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	(241,619)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation, $(219,190), that exceeded capital outlay, $28,904, in the current period.		(190,286)
Repayments of bond principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		195,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net change in accrued interest in the current period.		3,916
At the fund level, unavailable revenues are recognized as deferred inflows of resources; however, revenues are recognized when earned at the government-wide level. This is the change in unavailable revenues in the current period.		80,000
Change in Net Position of Governmental Activities	$	(152,989)

See accompanying notes to financial statements.

Tara Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 704,679	$ 704,679	$ 709,079	$ 4,400
Investment earnings	4,559	4,559	26,499	21,940
Miscellaneous revenues	-	-	1,951	1,951
Total Revenues	709,238	709,238	737,529	28,291
Expenditures				
Current				
General government	128,915	128,915	121,866	7,049
Physical environment	433,943	699,477	652,589	46,888
Culture/recreation	146,380	146,380	149,508	(3,128)
Capital outlay	-	-	28,904	(28,904)
Total Expenditures	709,238	974,772	952,867	21,905
Net Change in Fund Balances	-	(265,534)	(215,338)	50,196
Fund Balances - October 1, 2024	793,597	831,094	865,678	34,584
Fund Balances - September 30, 2025	$ 793,597	$ 565,560	$ 650,340	$ 84,780

See accompanying notes to financial statements.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established, as a Community Development District, on December 14, 1999, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 99-58 of the Board of County Commissioners of Manatee County. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Tara Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Tara Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

In the government-wide financial statement, amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure.

Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements provide information about major funds.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund *balance is considered to be a measure of "available spendable resources."* Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the fund financial statement in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability. Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the capital improvement revenue refunding bonds.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

d. Capital Assets

Capital assets, which include land and improvements, buildings and improvements, improvements other than buildings, equipment, and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and improvements	30 years
Equipment	5-15 years
Improvements other than buildings	7-20 years

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, $804,628, differs from “net position” of governmental activities, $1,718,943, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets are purchased or constructed, the cost of these assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land and improvements	$ 215,000
Infrastructure	5,912,862
Buildings and improvements	621,942
Improvements other than buildings	57,225
Equipment	110,216
Less: accumulated depreciation	(5,120,193)
Total	$ 1,797,052

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	$ (945,000)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to the accrued interest on bonds.

Accrued interest	$ (17,737)

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. **Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

Deferred inflows of resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenues are recognized when earned at the government-wide level.

Unavailable revenues	$ 80,000

2. **Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds, $(241,619), differs from the "change in net position" for governmental activities, $(152,989), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	$ (219,190)
Capital outlay	28,904
Total	$ (190,286)

Long-term debt transactions

Repayments of bond principal are reported as expenditures at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	$ 195,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	$ 3,916

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Deferred inflows of resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenues are recognized when earned at the government-wide level.

Change in unavailable revenues	$ 80,000

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's carrying value was $663,604 and the bank balance was $685,897. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligations Fund	48 days*	$ 152,409

*Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph the investment listed above considered a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations Fund are 100% of the District's total investments. As of September 30, 2025, the District's investments in the First American Treasury Obligations Fund were rated AAAm by Standard and Poor's.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All taxes are due and payable on November 1 or as soon thereafter, as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Unpaid taxes are collected via the sale of tax certificates on or prior to, June 1.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	$ 215,000	$ -	$ -	$ 215,000
Capital assets, being depreciated				
Infrastructure	5,912,862	-	-	5,912,862
Buildings and improvements	621,942	-	-	621,942
Improvements other than buildings	57,225	-	-	57,225
Equipment	81,312	28,904	-	110,216
Total Capital Assets, Being Depreciated	6,673,341	28,904	-	6,702,245
Less accumulated depreciation for:				
Infrastructure	(4,329,919)	(196,891)	-	(4,526,810)
Buildings and improvements	(450,918)	(20,731)	-	(471,649)
Improvements other than buildings	(97,214)	(1,086)	-	(98,300)
Equipment	(22,952)	(482)	-	(23,434)
Total Accumulated Depreciation	(4,901,003)	(219,190)	-	(5,120,193)
Total Capital Assets Being Depreciated, Net	1,772,338	(190,286)	-	1,582,052
Governmental Activities Capital Assets	$ 1,987,338	$ (190,286)	$ -	$ 1,797,052

Depreciation of $219,190 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity of the long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 1,140,000
Principal payments	(195,000)
Long-term debt at September 30, 2025	$ 945,000

Capital Improvement Revenue Refunding Bonds

Long-term debt is comprised of the following:

$2,060,000 Capital Improvement Revenue Refunding Bonds, Series 2012 A-1 due in annual principal installments, beginning May 1, 2013. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2012, at various rates between 1.60 – 4.25% with a maturity date of May 1, 2031. Current portion is $140,000.	$ 765,000

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Refunding Bonds (Continued)

$575,000 Capital Improvement Revenue Refunding Bonds, Series 2012 A-2 due in annual principal installments, beginning May 1, 2013. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2012, at various rates between 5.50 – 5.75% with a maturity date of May 1, 2031. Current portion is $25,000.	$ 180,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 165,000	$ 42,569	$ 207,569
2027	145,000	35,331	180,331
2028	150,000	28,863	178,863
2029	155,000	22,037	177,037
2030	160,000	15,001	175,001
2031	170,000	7,750	177,750
Totals	$ 945,000	$ 151,551	$ 1,096,551

Summary of Significant Resolution Terms and Covenants

The Series 2012 A-1 and Series 2012 A-2 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2012 A-1 and Series 2012 A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Tara Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2012 A-1 and 2012 A-2 Reserve Accounts were funded from the proceeds of the Series 2012 A-1 and 2012 A-2 Bonds in an amount equal to 50 percent of the maximum annual debt service requirements of the Series 2012 A-1 and 2012 A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2012A-1 Capital Improvement Revenue Refunding Bonds	$ 78,157	$ 69,659
Series 2012A-2 Capital Improvement Revenue Refunding Bonds	$ 25,878	$ 19,010

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial coverage over the past three years.

NOTE H – SUBSEQUENT EVENT

In May 2026, the District made prepayments in the amount of $25,000 on the Series 2012A-1 Capital Improvement Revenue Refunding Bonds, which are included in the current portion of bonds payable.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Tara Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Tara Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 24, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Tara Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Tara Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Tara Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Tara Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
Tara Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of Tara Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 24, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Tara Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Tara Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Tara Community Development District. It is management's responsibility to monitor Tara Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Tara Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 19
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $845,704
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: See Original Budget vs. Actual below:

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 704,679	$ 709,079	$ 4,400
Miscellaneous revenues	-	1,951	1,951
Investment earnings	4,559	26,499	21,940
Total Revenues	709,238	737,529	28,291
Expenditures			
Current			
General government	128,915	121,866	7,049
Physical environment	433,943	652,589	(218,646)
Culture/recreation	146,380	149,508	(3,128)
Capital outlay	-	28,904	(28,904)
Total Expenditures	709,238	952,867	(243,629)
Net changes in fund balance	-	(215,338)	(215,338)
Fund Balances - October 1, 2024	793,597	865,678	72,081
Fund Balances - September 30, 2025	$ 793,597	$ 650,340	$ (143,257)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Tara Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $219 – $28,762 for the General Fund and $142 – $46,450 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District: $927,276
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: See Note F for details.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Tara Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Tara Community Development District
Manatee County, Florida

We have examined Tara Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Tara Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Tara Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Tara Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Tara Community Development District's compliance with the specified requirements.

In our opinion, Tara Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 24, 2026

Proposal #9178

Tara CDD Red Maple tree removal Enhancement Proposal 7/2026

Date	7/1/2026
Customer	Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
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.

Red Maple Tree Removal

Items	Quantity	Unit
Remove 1 Red Maple Tree Located behind 6720 Willow NOTE: this is flush cut o	1.00	EA

Red Maple Tree Removal : $1,573.00

PROJECT TOTAL: **$1,573.00**

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

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 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 form 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

By	Eem	By	
	Epifanio Carvajal Ulloa		Alize Aninipot
Date	7/1/2026	Date	
	Pine Lake Services, LLC		Inframark

Estimate

Tara Preserve
7340 Tara Preserve ln
Bradenton, Fl 34203
(941) 526-6931
fieldmanager@taracdd.org

6144 State Road 70
Bradenton, FL 34203
(941) 758-8178 Main

Estimate Number: 223

Lookup Code	Description	Serial Number	Price	Qty	Total
54921861:ASP	19" FOAM RING BUOY WHITE		$89.99	2.00	$179.98
M02	30' Safety Line		$30.00	1.00	$30.00
M02	Flowmeter		$199.99	1.00	$199.99
M02	Main Drain Cover		$84.40	2.00	$168.80
M11	PS Dive Labor		$500.00	1.00	$500.00
M11	PS LABOR TAX		$35.00	1.00	$35.00
	Tax 7.00%				
Estimate created 6/17/2026 - Valid until 7/2/2026				**Total:**	**$1,154.29**

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, June 16, 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
Epi Carvajal	Representative, PineLake Landscape
Mason Leon	Field Manager, Inframark
Patrick Green	Field Manager, Inframark
Mike Kaighin	Representative, Admiral Environmental
Karen Cardoza	Representative, Tara Master Association

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.

On MOTION by Mr. Rado, seconded by Ms. Connor, with all in favor, the Board approved Mr. DiBartolomeo's attendance via communications media technology. (4-0)

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 Ms. Pittman, seconded by Ms. Connor, with all in favor, the Board approved the agenda. (5-0)

FOURTH ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no audience members present.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financial Snapshot

ii. Review of Cash Flow Analysis

The Board discussed with the vendors potential projects to be completed within the current fiscal year. In response to a question regarding irrigation issues, Mr. Carvajal reported that there were no current issues. It was further clarified that repairs do not include valves, electrical components, clock replacements, or lines measuring one inch or greater.

The Board requested that the District Manager obtain three local bids for spa resurfacing for presentation at the August meeting. Additionally, the Board directed the Field Manager to inventory all faded signage, provide supporting photographs, and begin soliciting three quotes for replacement.

On MOTION by Ms. Connor, seconded by Mr. DiBartolomeo, with all in favor, the Board accepted the June 2026 Financial Snapshot and Cash Flow Analysis. (5-0)

B. Aquatics Report

Mr. Kaighin provided an update on the aerator inspection findings, noting that all aerators require filter replacements and that one compressor requires rebuilding. The estimated cost of the necessary work was approximately $1,500, with an additional $2,000 estimated for the replacement of the fountain lights. Discussion ensued.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved the aerator filter replacements and any additional necessary repairs, excluding the fountain light replacement, in an amount not to exceed $1,500. (5-0)

Mr. Kaighin stated that the work was expected to be completed by the following week and proceeded with the Aquatics Report. He reported that the shorelines were treated, algae-control measures were applied, and treatment of Pond 8 resumed. Mr. Kaighin also reported receiving communication from Mr. John Grabowski, President of the Palm Grove Condominium Association, requesting that Admiral Environmental resume monthly pond management services for Pond 8.

C. Landscape Update

Mr. Carvajal presented the Landscape Report to the Board and noted that annual plantings were scheduled for installation the following week. At Ms. Connor’s request, two trees along the main boulevard were trimmed at no additional cost.

Proposal No. 9006, in the amount of $2,002, was presented under separate cover for the removal of one dead tree located at 6148 Aviary Court.

On MOTION by Mr. Rado, seconded by Mr. Phillips, with all in favor, the Board approved Proposal No. 9006 in the amount of $2,002. (5-0)

Mr. Carvajal also recommended trimming the oak trees along the main boulevard, noting that the growth on the backside measured approximately 10 to 12 inches and did not impact nearby homes. The Board requested that pricing for this work be presented at the August meeting.

Discussion ensued regarding the protocol for oak trees located along residential driveways that may be situated on CDD property. It was noted that homeowners are permitted to trim trees up to the property line.

i. Discussion of Pine Lake Services Storm Preparedness, Pre-Approval, and Response Rate Documents

Discussion ensued regarding Pine Lake Services' storm preparedness procedures, pre-approval protocols, and response rate documentation.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the Board approved the Pine Lake hurricane/storm response pre-approval form. (5-0)

D. Field Manager Report

Mr. Leon presented his report to the Board. Discussion ensued regarding a broken pool chair. One quote was received in the amount of $604 for its replacement. Ms. Connor recommended obtaining additional quotes from Leaders, noting the company's prior experience with chair repairs.

Discussion ensued regarding two violations issued on June 15, 2026, for providing unauthorized individuals with access to District amenities through the use of an access fob without the resident being present between 5:35 p.m. and 10:00 p.m. and exceeding the permitted limit of two guests per household, with approximately 20 individuals reported. The District Manager read the resident's response to the violations.

Discussion ensued regarding the reactivation of the access fobs.

On MOTION by Ms. Connor, seconded by Ms. Pittman, the Board approved reactivating both access fobs. (4-1)

Discussion ensued regarding distributing an e-blast through Resource Property Management to communicate the updated rules and procedures.

E. Tara Master Association

Ms. Cardoza reported that the Tara Master Association was working to address signage throughout the community identifying private property belonging to the Tara Master Association and the District. She also noted that the Tara Master Association was forming a subcommittee for the commercial homeowners' association, which includes the new hotel property and areas within the public plaza, to facilitate the establishment of a maintenance agreement.

F. District Counsel

Mr. Jackson reminded the Board of the ethics training requirements and reported that the cease-and-desist letter to the resident who had thrown debris onto the pond banks would be sent that week.

i. Review of Updated Rental Agreement

Mr. Jackson presented the updated rental agreement, noting that the revisions discussed at the previous meeting had been incorporated. The allowable number of guests per household was increased from two to three. Guest use of the tennis and pickleball courts was modified to a maximum of four days per month, rather than four times per month. The policy regarding pets on the courts was revised to prohibit all animals except service animals. Additionally, a prohibition on glass containers was added.

Discussion ensued regarding adding language to the rules and procedures prohibiting the Executive Board tables from being moved. Discussion also ensued regarding the event cancellation deadline and the return of the $125 rental fee and deposits.

> On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board approved a 72-hour cancellation deadline with the return of the cleaning fee, security deposit, and rental fee. If the event is not canceled four days in advance, the rental fee will be retained. (5-0)

ii. Consideration of Resolution 2026-06, Amending the Tara Community Center Policy and Procedures

> On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the Board adopted Resolution 2026-06, as amended, incorporating the updated rental agreement. (5-0)

G. District Engineer

There were no updates from the District Engineer at this time.

H. District Manager

i. District Manager Report

Ms. Aninipot presented her report to the Board. Two proposals were presented under separate cover for the installation of two Wi-Fi thermostats: a proposal from SRQ in the amount of $864 and a proposal from Damm Good Plumbing in the amount of $650.

> On MOTION by Mr. Rado, seconded by Mr. Phillips, with all in favor, the Board approved the proposal from Damm Good Plumbing for the installation of two Wi-Fi thermostats in the amount of $650. (5-0)

The Board directed Mr. Leon to coordinate with the selected vendor to schedule the installation and designated Mr. DiBartolomeo as the point of contact.

SIXTH ORDER OF BUSINESS Business Items

A. Ratification of Pinch-A-Penny Estimate for Pool Filter Cleaning and Replacement Cartridges

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board ratified the Pinch-A-Penny estimate for pool filter cleaning in the amount of $658. (5-0)

B. Discussion of Resident Appeal

Ms. Aninipot read a resident's letter of appeal to the Board. The Board agreed that the repair would be considered upon receipt of quotes not to exceed $300, provided that the resident submits supporting documentation confirming that the vendor holds a valid certificate of insurance and is properly licensed and insured.

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the Board approved payment for the repair in an amount not to exceed $300, contingent upon receipt of qualifying quotes and the required vendor documentation. (5-0)

The Board directed the District Manager to solicit proposals for the replacement of the fence slats and requested that JC inspect the fence before any repairs were completed.

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting Held May 19, 2026

It was noted that Ms. Pittman departed the meeting due to prior travel commitments, leaving four Board Supervisors present.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Connor, with all in favor, the Board approved the May 19, 2026 meeting minutes as presented. (4-0)

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Rado requested that a rental income line item be added to the District's financial reports and incorporated into the Fiscal Year 2027 budget.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. DiBartolomeo, seconded by Ms. Connor, with all in favor, the Board adjourned the meeting at 12:39 p.m. (4-0)

______________________________ ______________________________
Assistant Secretary Chair / Vice Chair