INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tara Community Development District

September 15, 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, Chairperson
Peyton Phillips, Vice Chairperson
Terry Connor, Assistant Secretary
Wendy Pittman, Assistant Secretary
Eugene Rado, Assistant Secretary

District Staff
Alize Aninipot, District Manager
Kristee Cole, Senior District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
Patrick Green, Field Service Manager
Sandra MacGregor, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, September 15, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, September 15, 2026, at 10:30 a.m. at Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203. 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. **STAFF REPORTS**
   A. District Accountant
      i. Review of Financial Snapshot .... Page 4
      ii. Review of Cash Flow Analysis Report .... Page 5
      iii. Review of Financials .... Page 6
      iv. Review of Check Register .... Page 18
   B. Aquatics Report .... Page 20
   C. Landscape Update
   D. Field Manger Report
      i. Consideration of Rentokil North America Five-Day Wildlife Trapping Agreement....... Page 21
      ii. Consideration of Pinch A Penny Spa Resurfacing Proposal .... Page 23

iii. Consideration of Trusted Pool and Spa Tara Preserve Spa Renovation Proposal .... Page 24

iv. Discussion of Pool Materials and Warranty

E. Tara Master Association

F. District Counsel

G. District Engineer

H. District Manager

6. BUSINESS ITEMS

A. Ratification of Sonic Barrier Animal Repellent Purchase.. Page 26

B. Ratification of Pine Lake Services, LLC Proposal No. 9740 for 4-Inch Mainline Repair... Page 27

C. Ratification of Pine Lake Services, LLC Proposal No. 9709 for Fall 2026 Annuals............ Page 29

D. Ratification of Pine Lake Services, LLC Proposal No. 9621 for Well Repairs at 6747 Tailfeather Way... Page 31

E. Ratification of Pine Lake Services, LLC Proposal No. 9598 for Dead Pine Tree Removal... Page 33

7. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held August 11, 2026...................................... Page 35

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

TARA
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 31, 2026

- **Current Cash Balances:**
  - Bank United Operating: $185,264
  - Bank United Money Market $827,542
- **Assessment collections:**
  - Tara is 100% collected on the tax roll.
- **Expenses:**
  - Current expenses make up 74.93% of the annual budget through August 31, 2026.
    Total expenses for the first 11 months are approximately $629,174. With 1 month left of the fiscal year, I do not see Tara going over budget unless something big comes up.

Tara CDD

Cash Flow Projection

8/31/2026

	Balances	Interest Rate
Operating Account - Bank United	185,264.00	0.00%
MM Account - Bank United	827,542.00	3.40%
Less: Current Outstanding AP	(2,221.00)	
Estimated Cash Available Today	1,010,585.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	1,010,585.00	

Projections:		
Monthly Average Spend (October - August)	*57,197.64*	
Total Monthly Average Spend	57,197.64	
Average Spend to YE (1 month September)	57,197.64	
Expected Cash Flow at YE (9/30/26)	**953,387.36**	
Average Spend 1st QTR FY27 (2 mos avg spend)	114,395.27	
Expected Need through 1st QTR FY27	**838,992.09**	

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tara Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

TARA
Community Development District

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TARA
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2012 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 185,264	$ -	$ -	$ 185,264
Due From Other Funds	-	65,267	-	65,267
Investments:				
Money Market Account	827,542	-	-	827,542
Excess Revenue Account	-	-	5,203	5,203
Reserve Fund (A-1)	-	-	78,157	78,157
Reserve Fund (A-2)	-	-	25,878	25,878
Revenue Fund	-	-	53,291	53,291
Prepaid Items	2,273	-	-	2,273
TOTAL ASSETS	**$ 1,015,079**	**$ 65,267**	**$ 162,529**	**$ 1,242,875**
LIABILITIES				
Accounts Payable	$ 2,221	$ -	$ -	$ 2,221
Accrued Expenses	5,700	-	-	5,700
Due To Other Funds	65,267	-	-	65,267
TOTAL LIABILITIES	**73,188**	**-**	**-**	**73,188**
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,273	-	-	2,273
Restricted for:				
Debt Service	-	-	162,529	162,529
Assigned to:				
Operating Reserves	209,913	-	-	209,913
Unassigned:	729,705	65,267	-	794,972
TOTAL FUND BALANCES	**$ 941,891**	**$ 65,267**	**$ 162,529**	**$ 1,169,687**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,015,079**	**$ 65,267**	**$ 162,529**	**$ 1,242,875**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 22,752	$ 22,752	0.00%	$ 2,339
FEMA Revenue	-	-	80,000	80,000	0.00%	-
Interest - Tax Collector	-	-	2,819	2,819	0.00%	-
Rental Income	-	-	1,770	1,770	0.00%	275
Special Assmnts- Tax Collector	874,638	874,638	874,638	-	100.00%	-
Special Assmnts- Discounts	(34,986)	(34,986)	(29,841)	5,145	85.29%	-
TOTAL REVENUES	**839,652**	**839,652**	**952,138**	**112,486**	**113.40%**	**2,614**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	11,000	11,000	-	91.67%	2,000
ProfServ-Engineering	9,450	8,663	7,245	1,418	76.67%	1,980
ProfServ-Legal Services	15,345	14,066	13,204	862	86.05%	-
ProfServ-Mgmt Consulting	63,163	57,899	57,899	-	91.67%	5,264
ProfServ-Trustee Fees	4,200	4,200	4,348	(148)	103.52%	-
Auditing Services	3,510	3,510	3,510	-	100.00%	-
Website Compliance	2,000	2,000	1,538	462	76.90%	-
Miscellaneous Mailings	2,600	2,383	50	2,333	1.92%	-
Insurance - Risk Management	3,556	3,556	3,351	205	94.24%	-
Legal Advertising	1,500	1,500	142	1,358	9.47%	-
Misc-Bank Charges	500	458	-	458	0.00%	-
Misc-Assessment Collection Cost	19,000	19,000	23,000	(4,000)	121.05%	-
Dues, Licenses, Subscriptions	650	622	1,055	(433)	162.31%	15
Total Administration	137,474	128,857	126,342	2,515	91.90%	9,259
Electric Utility Services						
Utility - General	43,000	39,417	42,729	(3,312)	99.37%	2,942
Utility - Gas	14,000	12,833	6,731	6,102	48.08%	-
Utility - Recreation Facilities	7,000	6,417	4,024	2,393	57.49%	-
Total Electric Utility Services	64,000	58,667	53,484	5,183	83.57%	2,942
Water-Sewer Comb Services						
Utility - Water & Sewer	4,750	4,354	4,236	118	89.18%	407
Total Water-Sewer Comb Services	4,750	4,354	4,236	118	89.18%	407
Stormwater Control						
R&M-Stormwater System	7,000	-	1,497	(1,497)	21.39%	-
R&M Lake & Pond Bank	10,000	-	-	-	0.00%	-
Fountain Maintenance	2,500	2,292	1,150	1,142	46.00%	325
Aquatic Maintenance	36,036	33,033	32,020	1,013	88.86%	2,930
Aquatic Plant Replacement	2,500	-	-	-	0.00%	-
Total Stormwater Control	58,036	35,325	34,667	658	59.73%	3,255
Other Physical Environment						
Pest Control	2,237	2,051	1,673	378	74.79%	103
Contracts-Landscape & Irrigation	238,890	218,983	218,983	-	91.67%	19,908
Insurance - General Liability	4,163	4,163	3,922	241	94.21%	-
Insurance - Risk Management	500	500	500	-	100.00%	-
Property Insurance	12,262	12,262	11,623	639	94.79%	-
R&M-Irrigation	-	-	3,037	(3,037)	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
R&M-Tree Trimming Services	20,000	18,333	15,826	2,507	79.13%	-
R&M-Well Maintenance	5,000	-	-	-	0.00%	-
Landscape - Annuals	16,000	16,000	11,160	4,840	69.75%	-
Landscape - Mulch	23,200	-	16,924	(16,924)	72.95%	-
Landscape Replacement	20,000	18,333	12,403	5,930	62.02%	-
Hurricane Damage	75,000	-	-	-	0.00%	-
Entry & Walls Maintenance	5,000	-	-	-	0.00%	-
Holiday Decoration	4,545	4,545	4,545	-	100.00%	-
Total Other Physical Environment	426,797	295,170	300,596	(5,426)	70.43%	20,011
Security Operations						
Security System Monitoring & Maint.	4,500	4,125	1,431	2,694	31.80%	53
Total Security Operations	4,500	4,125	1,431	2,694	31.80%	53
Parks and Recreation						
Clubhouse - Facility Janitorial Service	7,800	7,150	9,263	(2,113)	118.76%	800
Lighting Replacement	2,500	-	-	-	0.00%	-
Management Contract	43,008	39,424	39,424	-	91.67%	3,584
Contracts-Pools	9,888	9,064	8,800	264	89.00%	800
Telephone, Cable & Internet Service	4,800	4,400	5,856	(1,456)	122.00%	490
R&M-Pools	5,000	4,583	8,729	(4,146)	174.58%	125
R&M-Vehicles	2,000	-	258	(258)	12.90%	-
Athletic/Park Court/Field Repairs	15,000	-	15,950	(15,950)	106.33%	-
Facility A/C & Heating Maintenance & Repair	2,800	-	1,510	(1,510)	53.93%	410
Furniture Repair/Replacement	3,300	-	-	-	0.00%	-
Access Control Maintenance & Repair	2,000	-	-	-	0.00%	-
Misc-Clubhouse Activities	6,000	5,500	3,428	2,072	57.13%	-
Computer Support	1,000	-	58	(58)	5.80%	-
Office Supplies	1,000	917	399	518	39.90%	-
Total Parks and Recreation	106,096	71,038	93,675	(22,637)	88.29%	6,209
Reserves						
Misc-Special Projects	18,000	-	-	-	0.00%	-
Misc-Contingency	20,000	-	14,743	(14,743)	73.72%	-
Total Reserves	38,000	-	14,743	(14,743)	38.80%	-
TOTAL EXPENDITURES & RESERVES	**839,653**	**597,536**	**629,174**	**(31,638)**	**74.93%**	**42,136**
Excess (deficiency) of revenues Over (under) expenditures	(1)	242,116	322,964	80,848	-32296400.00%	(39,522)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(1)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**(1)**	**-**	**-**	**-**	**0.00%**	**-**
Net change in fund balance	$ (1)	$ 242,116	$ 322,964	$ 80,848	-32296400.00%	$ (39,522)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**618,927**	**618,927**	**618,927**			
FUND BALANCE, ENDING	**$ 618,926**	**$ 861,043**	**$ 941,891**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ -	$ -	0.00%	$ -
Special Assmnts- Tax Collector	45,000	45,000	45,000	-	100.00%	-
Special Assmnts- Discounts	(1,383)	(1,383)	(1,535)	(152)	110.99%	-
TOTAL REVENUES	**43,617**	**43,617**	**43,465**	**(152)**	**99.65%**	**-**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	-	-	1,183	(1,183)	0.00%	-
Total Administration	-	-	1,183	(1,183)	0.00%	-
Reserves						
Capital Reserve	45,500	-	-	-	0.00%	-
Total Reserves	45,500	-	-	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	**45,500**	**-**	**1,183**	**(1,183)**	**2.60%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	(1,883)	43,617	42,282	(1,335)	-2245.46%	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(1,883)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**(1,883)**	**-**	**-**	**-**	**0.00%**	**-**
Net change in fund balance	$ (1,883)	$ 43,617	$ 42,282	$ (1,335)	-2245.46%	$ -
FUND BALANCE, BEGINNING (OCT 1, 2025)	**22,985**	**22,986**	**22,985**			
FUND BALANCE, ENDING	**$ 21,102**	**$ 66,603**	**$ 65,267**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 6,483	$ 6,483	0.00%	$ 486
Special Assmnts- Tax Collector	222,787	222,787	222,787	-	100.00%	-
Special Assmnts- Discounts	(8,911)	(8,911)	(7,601)	1,310	85.30%	-
TOTAL REVENUES	**213,876**	**213,876**	**221,669**	**7,793**	**103.64%**	**486**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	4,456	4,456	5,859	(1,403)	131.49%	-
Total Administration	4,456	4,456	5,859	(1,403)	131.49%	-
Debt Service						
Principal Debt Retirement	145,000	145,000	140,000	5,000	96.55%	-
Principal Prepayments	-	-	25,000	(25,000)	0.00%	-
Interest Expense	52,541	52,541	42,569	9,972	81.02%	-
Total Debt Service	197,541	197,541	207,569	(10,028)	105.08%	-
TOTAL EXPENDITURES	**201,997**	**201,997**	**213,428**	**(11,431)**	**105.66%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	11,879	11,879	8,241	(3,638)	69.37%	486
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	11,879	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	**11,879**	**-**	**-**	**-**	**0.00%**	**-**
Net change in fund balance	$ 11,879	$ 11,879	$ 8,241	$ (3,638)	69.37%	$ 486
FUND BALANCE, BEGINNING (OCT 1, 2025)	**154,288**	**154,288**	**154,288**			
FUND BALANCE, ENDING	**$ 166,167**	**$ 166,167**	**$ 162,529**			

TARA
Community Development District

Supporting Schedules

August 31, 2026

TARA
Community Development District

Non-Ad Valorem Special Assessments
Manatee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2026

					Allocation		
Date Received	**Net Amt Rcvd**	**Discount / (Penalties) Amount**	**Collection Cost**	**Gross Amount Received**	**General Fund Assessments**	**Reserve Fund Assessments**	**Debt Service Fund Assessments**
ASSESSMENTS LEVIED FY 2026				$ 1,142,425	$ 874,638	$ 45,000	$ 222,787
Allocation %				100%	77%	4%	20%
11/25/25	$ 17,820	$ 742	$ 551	$ 19,113	$ 14,633	$ 753	$ 3,727
12/10/25	$ 149,317	$ 6,222	$ 4,618	$ 160,157	$ 122,616	$ 6,309	$ 31,233
12/16/25	$ 192,077	$ 8,003	$ 5,941	$ 206,021	$ 157,729	$ 8,115	$ 40,177
12/31/25	$ 503,450	$ 20,977	$ 15,571	$ 539,997	$ 413,421	$ 21,270	$ 105,306
01/12/26	$ 34,392	$ 1,064	$ 1,064	$ 36,519	$ 27,959	$ 1,438	$ 7,122
02/25/26	$ 24,412	$ 498	$ 755	$ 25,665	$ 19,649	$ 1,011	$ 5,005
03/27/26	$ 15,054	$ 152	$ 466	$ 15,672	$ 11,998	$ 617	$ 3,056
04/29/26	$ 28,498	$ -	$ 881	$ 29,379	$ 22,493	$ 1,157	$ 5,729
05/27/26	$ 5,299	$ -	$ 164	$ 5,463	$ 4,183	$ 215	$ 1,065
06/12/26	$ 6,293	$ -	$ 195	$ 6,488	$ 4,967	$ 256	$ 1,265
06/15/26	$ 96,793	$ -	$ 2,994	$ 99,787	$ 76,397	$ 3,931	$ 19,460
07/01/26		$ 1,319	$ -	$ 1,319	$ 1,010	$ 52	$ 257
07/01/26		$ -	$ (3,156)	$ (3,156)	$ (2,416)	$ (124)	$ (615)
07/01/26		$ -	$ 0.26	$ 0.26	$ 0.20	$ 0.01	$ 0.05
TOTAL	**$ 1,073,406**	**$ 38,977**	**$ 30,042**	**$ 1,142,425**	**$ 874,638**	**$ 45,000**	**$ 222,787**
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				$ -	$ -	$ -	$ -

Cash and Investment Report

August 31, 2026

ACCOUNT NAME	MATURITY	BANK NAME	YIELD	BALANCE
GENERAL FUND				
Checking Account - Operating		Bank United	0.00%	$ 185,264
Investments - Money Market		Bank United	3.40%	$ 827,542
			Subtotal	$ 1,012,806
DEBT SERVICE				
Series 2012 A-1 Excess Revenue Fund		US Bank	3.57%	$ 5,203
Series 2012 A-1 Reserve		US Bank	3.57%	$ 78,157
Series 2012 A-2 Reserve		US Bank	3.57%	$ 25,878
Series 2012 Revenue Fund		US Bank	3.57%	$ 53,291
			Subtotal	$ 162,529
			Total	$ 1,175,335

Bank Account Statement

Tara CDD

Bank Account No.	4627		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101003 Balance	185,264.41	**Statement Balance**	187,807.31
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	187,807.31
Subtotal	185,264.41	**Outstanding Checks**	-2,542.90
Negative Adjustments	0.00	**Ending Balance**	185,264.41
Ending G/L Balance	185,264.41		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/16/2026	Payment	1476	CASEY CONDOMINIUM MGMT	Payment of Invoice 001114			-90.00
06/16/2026	Payment	1477	GRAND OAKS @ TARA	Payment of Invoice 001835			-90.00
06/16/2026	Payment	100264	SCHAPPACHER ENGINEERING LLC	Inv: 3052, Inv: 3028			-1,485.00
07/29/2026	Payment	100272	GRAND OAKS @ TARA	Inv: 070126-			-90.00
08/14/2026	Payment	1496	FLORIDA DEPARTMENT OF HEALTH	Payment of Invoice 002019			-125.00
08/18/2026	Payment	1500	GENERX GENERATORS LLC	Payment of Invoice 002022			-409.95
08/26/2026	Payment	1504	MARK DAVID GOUGH-EFT	Payment of Invoice 002034			-200.00
08/31/2026	Payment	100285	ALERT 360	Inv: 17454269			-52.95
Total Outstanding Checks							-2,542.90
Outstanding Deposits							
Total Outstanding Deposits							

TARA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ADMIRAL ENVIRONMENTAL LLC	8/1/2026	5666	$2,930.00			AUG 26 AQUATIC MAINT
ADMIRAL ENVIRONMENTAL LLC	8/11/2026	5683	$325.00			Fountain Service 08/11/26
ALERT 360	8/3/2026	17454269	$52.95			August 2026 Alert 360
COMCAST	8/1/2026	080126-5540	$489.90			8/14/26-9/13/26 Comcast Services
ELAN FINANCIAL SERVICES	7/28/2026	072826-0266-ACH	$15.16			JULY 2026 AMAZON PRIME CHARGE
FLORIDA DEPARTMENT OF HEALTH	8/6/2026	080626-1	$125.00			POOL PERMIT
FPL	7/10/2026	071026-0412-ACH	$1,023.84			FPL 06/10-07/10/26 Acct#60412
FPL	7/10/2026	071026-6012-ACH	$2,030.02			FPL 06/10-07/10/26 Acct#36012
FPL	7/10/2026	071026-9061-ACH	$138.44			FPL 06/08-07/08/26 Acct#99061
FPL	7/8/2026	070826-8430-ACH	$667.28			FPL 06/08-07/08/26 Acct#58430
FPL	7/8/2026	070826-1324-ACH	$62.93			FPL 06/08-07/08/26 Acct#81324
FPL	8/13/2026	081326-8567-ACH	$102.46			BILL PRD 07/14-08/13/26
FPL	8/13/2026	081326-1237-ACH	$76.85			BILL PRD 07/14-08/13/26
FPL	8/11/2026	081126-6012-ACH	$2,030.02			BILL PRD 07/10-08/11/26
FPL	8/7/2026	080726-9061-ACH	$154.43			BILL PRDB07/08-08/07/26
FPL	8/7/2026	080726-1324-ACH	$62.14			BILL PRD 07/08-08/07/26
FPL	8/7/2026	080726-8430-ACH	$641.03			BILL PRD 07/08-08/07/26
GENERX GENERATORS LLC	8/5/2026	GX-189595120	$409.95			8/5/26 AC, Generator Maintenance
INFRAMARK LLC	7/21/2026	184731	$57.96			June 2026
INFRAMARK LLC	7/21/2026	184731	$10.92	$68.88		Postage
INFRAMARK LLC	8/1/2026	186114	$5,263.58			AUG 26 MGMT FEES
INFRAMARK LLC	8/1/2026	186114	$3,584.00	$8,847.58		AUG 26 MGMT FEES
JULIO C . GARCIA	8/6/2026	2292115	$800.00			07/14/26 - 08/06/26 Janitorial Services

August 2026 Meeting

TARA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
MARK DAVID GOUGH-EFT	8/1/2026	MG-102526/2	$200.00			BOARD PAY 10/25
MCUD MANATEE COUNTY UTILITIES DEPT ACH	7/23/2026	072326-0584-ACH	$407.05			BILL PRD 06/12-07/14/26
PINE LAKE NURSERY	8/1/2026	10639	$19,907.50			AUG 26 MAINT CONTRACT
SCHAPPACHER ENGINEERING LLC	8/8/2026	3085	$1,980.00			July 2026 District Engineer
TECO	7/15/2026	071526-1060-ACH	$138.53			TECO SVC 06/10-07/09/26
WESTFALL'S LAWN AND PEST	8/4/2026	554078	$103.00			Aug 2026 Westfalls Pest Control
Miscellaneous Subtotal			**$43,789.94**			
TOTAL			**$43,789.94**			

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

09/08/26

Preserve @ Tara CDD
Admiral Environmental Aquatic Management Report

Completed **Recurring** Monthly Service Event:
Date: 08/13/26
Technicians: Chuck, Cesar, & Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae in all the ponds.

Completed **Recurring** Monthly Service Event:
Date: 08/27/26
Technicians: Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae in all the ponds.

Next **Recurring** Monthly Service Events:
Date: 09/09/26
Technicians: Chuck, Cesar, Larry & Wyatt
Ponds: 1 - 51
Scope of Work: We will inspect all 51 ponds and service as needed.

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Completed **Special Service** Event:
Date: 08/11/26
Technicians: Gavin
Ponds: South Fountain in Pond 23
Scope of Work: Cleaned intake screen, nozzle, and lights. Took readings on volts and amps. Everything tested good.

Completed **Special Service** Event:
Date: 08/26/26 & 08/27/26
Technicians: John, Jose, Angel & Joel
Ponds: 18 Stormwater Control Structures identified by District Engineer.
Scope of Work: Cleared undesirable vegetation and debris in and around 18 stormwater control structures.

Completed **Special Service** Event:
Date: 08/27/26
Technicians: John, Jose, Angel & Joel
Ponds: Pond 43 – Stormwater Control Structure
Scope of Work: Cleared undesirable vegetation and debris in and around stormwater control structure on Pond #43.

Ehrlich

a Rentokil North America company

Commercial Pest Management Maintenance Agreement

District: 51 Colleague: Shawn Winland License Nº: Date: 8/26/26

Invoice To

Existing Customer ID:

Customer Name: Tara Preserve Community Center
Contact Person:
Address: 7340 Tara Preserve Lane
Email: fieldmanager@taracdd.org
City: Bradenton State: FL Zip: 34203
A/P Contact:
Telephone:
A/P Phone: 941-756-2416

Service Location

☑ Same as Invoice Information

Existing Worksite ID:

Customer Name:
Contact Person:
Address:
Email:
City: State: Zip:
Tax Exempt: ☐ If Yes, Tax ID Nº:
Telephone:
SIC Code:
Cross Street:
Nº of Structures: Nº of Units/Rooms:

Inspection Notes

Covered Pests

Mice ☐ Cockroaches ☐ Occasional Invaders ☐
Rats ☐ Pavement Ants ☐ Stinging Insects ☐
Other ☐ Specify:

Covered Areas

Initial Service(s) Description

Five-day wildlife trapping effort - Captures must be removed and relocated - $290.00 per day. = $1,450.00

Ongoing Service(s) Description

Equipment Included with Agreement

SKU #	Description	Qty	Replacement Charge

Equipment Purchased

SKU #	Description	Qty	Price/Unit	Total Price

Service Frequency

- ○ Monthly (12/Year)
- ○ Twice per Month (24/Year)
- ○ Every 2 Weeks (26/Year)
- ○ Weekly (52/Year)
- ◉ Other: (5 /Year)

Payment Method

- ○ Credit/Debit Card
- ○ C.O.D
- ◉ Invoice (PO# ____________)

Billing Frequency

- ○ Monthly
- ○ Quarterly in Advance
- ○ Semi Annually in Advance
- ○ Annually in Advance

Fee Summary (Not Including Applicable Taxes)

Service Fees per ________:	
One-Time Service Fees:	
One-Time Initial Service Fees:	$1,450.00
One-Time Equipment Purchase Fees:	

○ Bill Each Location ○ Single Bill for All Locations

Corrective/Initial Start Month: Maintenance Start Date:

Customer may cancel this transaction at any time prior to midnight on the 3rd business day after the date of this transaction with a full refund of payment.

Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found on the reverse side.

Rentokil North America d/b/a **Brand name**

Shawn Winland
Representative Printed Name

Customer Printed Name

RAE
Title

8/26/26
Date

Title

Date

Signature

Signature

FOR OFFICE USE ONLY SIC: District: DWA#: Sales#: Customer #: SVC: Specialist:

THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Brand name ("Company") agree to the following terms and conditions in connection with the Services and Plan indicated on this agreement (hereinafter collectively referred to as "Agreement").

Standard of Care. Company will use its professional expertise to determine the products and services appropriate for treatment, and will follow all label and legal requirements. All reasonable care will be used in installing and maintaining the specified services. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in applying the treatment, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages, except those directly caused by willful negligence on the part of the Company. If, for whatever reason, the Customer is dissatisfied with the service provided, the Customer will provide reasonable notice and allow the Company a period of up to 45 days to remedy the problem to the extent reasonably required.

Customer Responsibilities. Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. Customer agrees to maintain premises free from any factor or condition conducive to identified issues and services and following instructions provided. This cooperation includes, but is not limited to, proper garbage handling; repairing structure; not adding chemicals or self-treating in ways that are not part of Service; emptying grease traps, not damaging or turning off equipment, etc. Any damage warranty specified in the Agreement will be voided should the presence of pests or issue be associated with conditions arising from Customer's non-cooperation. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s), believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider, regarding such sensitivity, the Customer must notify Company in writing, in advance of treatment of the structure(s). Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas, as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed. Customer will provide, at their own expense, lift or elevation equipment, including ladders, in condition that meets all regulatory or industry standards, as may be required to reach beyond seven (7) feet above the walking surface for the completion of the service. Provided the Customer's equipment supplied to Company meets regulatory and industry standards for safety, Company will indemnify the Customer from and against any claims related to the use of this equipment.

Modification. Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products to control the problem(s), Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

Substructure. Services under this Agreement do not include services to the substructure of the premises. Should substructural treatment be required, additional costs shall apply, of which the Company will advise the Customer.

Moisture, Mold and Mildew. Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. However, Company may provide services to control wood decaying fungus and high moisture conditions in crawl spaces. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungal growth.

Warranty. For Equipment and Products, manufacturer warranties apply; there is no further warranty from Company on Products, Equipment or Service. Certain Services may carry limited Company warranty; refer to Service definition.

Right to Subcontract. Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

Ownership and Replacement of Equipment. All equipment, devices and components are property of and/or remain property of or under the control of the Company. Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an Equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

Force Majeure. Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

Insurance. Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control Company.

Limitation of Liability. The Customer agrees that the work provided under this Agreement is not to be construed as Insurance, or as a covenant, guarantee, warranty, or promise of any kind that the Customer is in compliance with any legal guidelines or requirements. Company disclaims any liability or responsibility regarding the practices and operations of the Customer, and bears no responsibility or liability for whether the Customer carries out the recommendations made by Company, and in no event will the Company be liable for consequential, indirect or economic damages. The Customer shall indemnify and hold Company harmless from and against all claims, demands, liabilities, obligations and attorneys' fees or costs brought by any third parties, arising out of, or related to this Agreement, or by failure of the Customer to act in accordance with any requirements in connection with the Services. Company will be responsible for only those damages, claims, causes of action, injuries or legal costs caused by its own direct negligence or misconduct, but then only to an amount not to exceed the annual fees charged under this Agreement.

Animal Disposal. Company will dispose of any trapped wildlife in accordance with the laws and regulations of local governing authorities; however, if Customer requests the release of the animal on his/her property, Company shall not be responsible for, nor guarantee, that the animal will not return to infest or damage the serviced property.

Choice of Law. Any and all disputes, claims or lawsuits related to this Agreement or to the services shall be determined in accordance with the laws of the Commonwealth of Pennsylvania.

Class Action Waiver. Where permitted under the applicable law, Customer and Company agree that each may bring claims against the other only in each Party's individual capacity and not as a plaintiff or class member in any purported class or representative action. Unless Customer and Company both agree, no action, or court of law, may consolidate more than one person's claims or otherwise preside over any form of a representative or class proceeding.

Mandatory Arbitration. Claims, disputes and other matters in question between the parties to this agreement, arising out of or relating to the agreement or warranty, shall be submitted to arbitration by a single, neutral arbitrator.

Intellectual Property. Except as expressly set forth herein, between Company and Customer, each is and shall remain the owner of all Intellectual Property that it owns or controls as of the Effective Date, or that it develops or acquires thereafter. This shall be binding upon all successors of the Customer's business.

Data Security. Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customers access to their pest management information, if applicable to the Services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

a. Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login id's and passwords.

b. All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Service Agreement.

c. The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.

d. This agreement shall be binding upon all successors of the Customer's business.

Refer to Legal Statements and Privacy Policies as posted on online tool Web Sites for additional information.

Third Party and Marketing Disclosure. The Customer agrees to permit Company to use the Customer's name and contact information for sharing with Company's business partners. Company will never sell this data. It is to be used to improve the Customer's experience with Company. Additionally, unless Customer notifies Company otherwise or opts out in writing, Customer agrees to and accepts the receipt of periodic marketing and sales information relating to Company's service offerings.

Anti-Bribery and Anti-Corruption. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

Term. Service Agreements shall extend from month to month, with either party having the ability to cancel this Agreement upon 60-days notice to the other party.

Termination. Agreements may be terminated by either party with 60 days written notice, providing all accounts are current. See *Ownership and Replacement of Equipment* for further ramification of termination for Services that have *Term*other than month-to-month.

Pricing. The initial price for services is set forth in the specifications of this Agreement. Company reserves the right to annually increase the amount charged for the services, which shall be communicated by written notice to Customer, which notice may be by invoice.

Payment. Introductory Service Fees are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due within thirty (30) days from the date of each invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made within thirty (30) days after invoicing, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement.

Fuel/Transportation Surcharge. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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

SONIC BARRIER

SECURE PAYMENT | FREE DELIVERY | MONEY-BACK 30 DAYS

Confirmation #L8MECGM3J

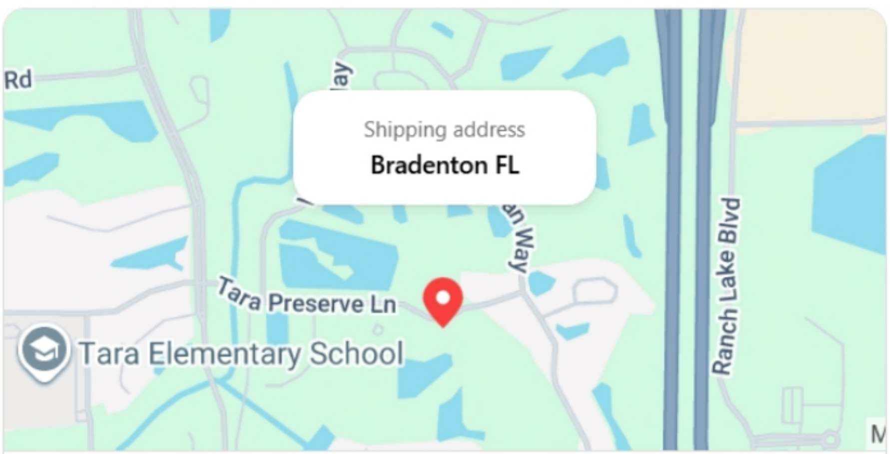
Thank you, Alize!

We have accepted your order and are already preparing it. A confirmation mail has been sent to your email. If you don't see it, please check your spam folder. We make every effort to dispatch your package as quickly as possible. You will therefore be informed of all delivery details once your product has been dispatched.

Refer a Friend, Get a Gift

Give your friends 20% OFF. Get $10.00 when they shop with your link.

Get your invite link



Your order is confirmed

You'll receive a confirmation email soon

2

AllGuardX™ - Professional Solar Triple-Action Animal Repellent for Garden - Adjustable Frequency

2REPELLERS-19 (-$19.00)

~~$158.00~~ $139.00

Subtotal	$139.00
Shipping	FREE
Total	USD **$139.00**

TOTAL SAVINGS $19.00

Proposal #9740

Tara CDD- 4" Mainline Repair 8-26

Date	9/1/2026
Customer	Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property	Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

During the August 2026 irrigation inspection, a 4" mainline break was found.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	6.00	Hr	$478.23
4" Schd. 80 Misc Fittings and Pipe	1.00	EA	$480.00

Irrigation Enhancement: $958.23

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00

Fuel Surcharge: $9.58

PROJECT TOTAL: **$967.81**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By [signature]	**By**
Garrett Macgregor	**Alize Aninipot**
Date 9/1/2026	**Date**
Pine Lake Services, LLC	**Inframark**

Proposal #9709

Tara CDD Fall 2026 Annuals Enhancement Proposal 9/2026

Date 8/31/2026
Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Fall 2026 Annuals

Install 1200-4.5 inch Annuals

Items	Quantity	Unit
Install 1200-4.5 Inch Annuals	1,200.00	EA

Install 1200-4.5 inch Annuals: $3,636.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $0.00

PROJECT TOTAL: **$3,636.00**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By Eem	By Alize Aninipot
Epifanio Carvajal Ulloa	**Alize Aninipot**
Date 8/31/2026	**Date** 09/03/2026
Pine Lake Services, LLC	**Inframark**

Proposal #9621

Tara CDD- Well Replacement 6747 Tailfeather

Date 8/19/2026

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

Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Well repairs needed at the 6747 Tailfeather Way pump.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Pump Repairs	1.00	EA	$3,607.59
		Irrigation Enhancement:	$3,607.59
		PROJECT TOTAL:	**$3,607.59**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

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By ______________	**By** ______________
Garrett Macgregor	**Alize Aninipot**
Date 8/19/2026	**Date** ______________
Pine Lake Services, LLC	**Inframark**

Proposal #9598

Remove 1 Dead Pine Tree Enhancement Proposal 8/2026

Date 8/17/2026
Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Tree Removal

Remove 1 dead pine Tree located on Tara Blvd and Linger Lodge

Items	Quantity	Unit
Dumping Charge	1.00	EA

Remove 1 dead pine Tree located on Tara Blvd and Linger Lodge: $983.50

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $9.00

PROJECT TOTAL: **$992.50**

Terms & Conditions

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By	Eem	**By**	Signed by: Alize Aninipot 74085AAE8E6A487...
	Epifanio Carvajal Ulloa		**Alize Aninipot**
Date	8/17/2026	**Date**	8/18/2026
	Pine Lake Services, LLC		**Inframark**

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, August 11, 2026, at 10:35 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
Kristee Cole	District Senior Manager, Inframark *(Via Phone)*
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Epi Carvajal	Representative, PineLake Landscape
Mason Leon	Field Manager, Inframark
Patrick Green	Field Manager, Inframark
Mike Kaighin	Representative, Admiral Environmental *(Via Phone)*
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.

SECOND ORDER OF BUSINESS **Pledge of Allegiance/Code of Conduct**

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

THIRD ORDER OF BUSINESS **Approval of the Agenda**

The Board requested that Resolution 2026-11 be added after Item 6F.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved the agenda as amended. (5-0)

FOURTH ORDER OF BUSINESS **Public Comments**

Resident Ms. Houge addressed the Board and requested an evaluation of the trees located behind her residential property. Mr. Carvajal stated that the trees had already been assessed and that PineLake Landscape does not remove healthy trees. The Board advised Ms. Houge that she may obtain a second opinion from an arborist. Any documentation resulting from the inspection may be forwarded to the District Manager for distribution to the Board for further review.

Resident Mr. Buttaro provided the Certificate of Insurance for his selected vendor and requested approval to trim a tall pine tree located on CDD property at his own expense.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved the trimming of the tree. (5-0)

FIFTH ORDER OF BUSINESS **Public Hearing for the Fiscal Year 2027 Final Budget and Levying of Operations and Maintenance Assessments**

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board opened the public hearing at 10:49 a.m. (5-0)

There were no resident comments or questions regarding the Fiscal Year 2027 Budget or operations and maintenance assessments.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Connor, with all in favor, the Board closed the public hearing at 10:49 a.m. (5-0)

A. Consideration of Resolution 2026-07, Adopting the Final Budget for Fiscal Year 2027

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, Resolution 2026-07, adopting the Final Budget for Fiscal Year 2027, was adopted. (5-0)

B. Consideration of Resolution 2026-08, Levying the Operations and Maintenance Assessments

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, Resolution 2026-08, levying the operations and maintenance assessments, was adopted. (5-0)

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financial Snapshot

ii. Review of Cash Flow Analysis

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board accepted the July 2026 financials. (5-0)

B. Aquatics Report

Mr. Kaighin presented his report to the Board virtually and noted that water levels had returned to normal. The Board discussed that the fountain was not operating and requested that it be reviewed and inspected. It was noted that the issue could potentially be related to the presence of an alligator. Further discussion included algae treatment, the use of chelated copper products, and whether a metal overload may be present. Mr. Kaighin noted that littoral areas can experience challenges with establishing and maintaining plant material.

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)

C. Landscape Update

i. Consideration of Pine Lake Services for Oak Tree Pruning Proposal

Discussion ensued regarding Proposal No. 9255 for the trimming of 205 oak trees along Tara Boulevard, Tara Preserve, and around the clubhouse. The Board requested two additional quotes for consideration at the next meeting, along with photographs identifying each oak tree. No decision was made regarding the proposal at this time.

D. Field Manager Report

Mr. Green presented his report to the Board. The Board requested that Mr. Green contact Florida Wildlife regarding the relocation of the raccoon traps.

i. Consideration of Mike's Signs for Replacement Signage

Ms. Aninipot presented five proofs of the proposed signage repairs, and discussion ensued. The Board requested additional revisions to the signage, including adding "No Smoking/Vaping" and "No Outside Furniture Allowed" to the Court Rules sign on Agenda Page 47 and removing the smoking symbol from the handicap lift sign on Agenda Page 44. The Board also discussed adding one additional "No Smoking" sign.

On MOTION by Mr. Rado, seconded by Mr. Phillips, with all in favor, the Board approved submitting the requested changes and adding one additional sign in an amount not to exceed $850. (5-0)

E. Tara Master Association

Ms. Cardoza reported ongoing traffic concerns on Tara Preserve Boulevard and asked whether the CDD had any interest in designating Tara Preserve as a golf course community. The Board expressed no interest in pursuing the designation. The Board requested that the Field Manager inspect the lights on the south end near Linger Lodge.

F. District Counsel

i. Consideration of Resolution 2026-11

The Board reviewed Resolution 2026-11, including the recent addition specifying that rental fees must be paid by check only and made payable to the Tara Community Development District. The Board requested an additional revision to Item 6 to include "No Smoking or Vaping Allowed."

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, Resolution 2026-11 was approved as amended. (5-0)

ii. Consideration of Updated Community Center Rental Agreement and Application

The Board considered a revision to the Community Center Rental Agreement and Application adding the following language: "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."

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the Board approved the revision to the Community Center Rental Agreement and Application. (5-0)

G. District Engineer

i. Consideration of Vegetation Removal at Structures Bid Tabulation

This item was discussed following the Aquatics Report. Mr. Schappacher recommended awarding the bid to Admiral Environmental in the amount of $6,600. Mr. Kaighin noted that the work would require approximately two days to complete and was scheduled for the week of August 24–25.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board approved the Admiral Environmental proposal in the amount of $6,600. (5-0)

Mr. Schappacher also advised the Board that all SWFWMD permits were current.

H. District Manager

i. Consideration of Sparkling Kleen Pools & Spas for Pool and Spa Resurfacing Proposal

ii. Consideration of Pinch A Penny Spa Resurfacing Proposal

iii. Consideration of Trusted Pool and Spa, LLC Spa Renovation Proposal

Ms. Aninipot presented three spa resurfacing proposals to the Board. The Board requested confirmation of the subcontractor being used by Pinch A Penny and an additional quote from GNS.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the Board approved an amount not to exceed $7,000 for the spa renovations, contingent upon establishing the materials and warranty. (5-0)

iv. Discussion Regarding Fencing at Owl's Nest

An estimate in the amount of $571.78 was presented. It was noted that the resident was asked whether they would be willing to split the cost with the CDD because the repair was considered cosmetic rather than a health or safety issue. The resident declined. Following discussion, the Board determined that the case should be closed based on findings from multiple vendor inspections, all of which concluded that the condition of the fence was cosmetic and did not present any health, safety, or liability concerns.

> On MOTION by Mr. DiBartolomeo, seconded by Mr. Connor, with all in favor, the Board approved closing the case. (5-0)

v. Discussion Regarding Rental Payment Discrepancy

Discussion ensued regarding a rental payment discrepancy with a resident. The matter was resolved, and the rental payment was received.

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-09, Goals and Objectives for Fiscal Year 2027

> On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, Resolution 2026-09, adopting the Goals and Objectives for Fiscal Year 2027, was adopted. (5-0)

B. Consideration of Resolution 2026-10, Setting the Fiscal Year 2027 Meeting Schedule

The Board noted that the change to 10:30 a.m. was incorrectly stated in the Resolution. The Board requested that the November meeting be canceled and that the December meeting be changed to December 1.

> On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, Resolution 2026-10, setting the Fiscal Year 2027 Meeting Schedule, was adopted as amended. (5-0)

C. Approval of Fiscal Year 2025 Audit Report

> On MOTION by Mr. Rado, seconded by Ms. Pittman, with all in favor, the Board approved the Fiscal Year 2025 Audit Report. (5-0)

D. Ratification of Pine Lake Services, LLC Proposal for Red Maple Tree Removal

> On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board ratified the Pine Lake Services, LLC proposal for red maple tree removal in the amount of $1,573. (5-0)

E. Ratification of Pinch A Penny for Pool Safety Equipment and Maintenance

> On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the Board ratified Pinch A Penny for pool safety equipment and maintenance. (5-0)

F. Ratification of Net Cranks Repair (Under Separate Cover)

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the Board ratified the net cranks repair. (5-0)

EIGHTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting Held June 16, 2026

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved the June 16, 2026, meeting minutes as amended. (5-0)

Discussion returned to Item 6.C regarding tree trimming at 6709 Willow Grouse Street.

NINTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

There were no supervisor requests or comments.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the meeting was adjourned at 12:13 p.m. (5-0)

______________________________ ______________________________
Assistant Secretary Chair / Vice Chair