TARA COMMUNITY DEVELOPMENT DISTRICT 1

DISTRICT OFFICE 5844 Old Pasco Road, Wesley Chapel, Florida 33544 RECORD 2017 JUL 31 AM II: 04

CLEHK OF THE CIRCUIT COURT MANATEE CO. FLORIDA

July 27, 2017

Clerk of the Board of County Commissioners Manatee County PO Box 1000 Bradenton, FL 34206-1000

Re:

Tara Community Development District 1

Final Adopted Fiscal Year 2017/2018 Budget - REVISED

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 budget (the "Final Adopted Budget") approved by the Board of Supervisors of the Tara Community Development District 1 (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made for purposes of disclosure information pursuant to Section 189.016 (4), Florida Statutes.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Angel Montagna District Manager

Enclosure

Adopted Budget Tara Community Development District General Fund Fiscal Year 2017/2018

53 Auditing Services \$ 4,500 54 Arbitrage Rebate Calculation \$ 650 59 Public Officials Liability Insurance \$ 3,000 60 Legal Advertising \$ 1,400 61 Bank Fees \$ 650 62 Dues, Licenses & Fees \$ 650 65 Miscellaneous Mailings \$ 5,000 66 Website Hosting, Maintenance, Backup (and \$ 2,200 66 IT Services \$ - 67 Legal Counsel \$ 25,000 68 District Counsel \$ 25,000 69 District Counsel Assessment Collections \$ - 70 Foreclosure Expenses \$ - 71 Special Legal Services \$ - 72 Special Legal Services \$ - 73 *** * 131,602 75 *** * 131,602 75 *** * 131,602 76 EXPENDITURES - FIELD OPERATIONS * 131,602 77 *** *** 82 Securi			-
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1		Chart of Accounts Classification	
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REVENUES			:
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Interest Earnings	12	Interest Earnings	:
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23 Event Rental			· · · ·
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39	38	*Allocation of assessments between the Tax Rol	ll and Off Roll
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41 42 Legislative	40	EXPENDITURES - ADMINISTRATIVE	
42 Legislative			
Supervisor Fees		Legislative	- :
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118 Aquatic Plant Replacement \$ 3,000			
	-		
119 Stormwater System Maintenance \$ 5,000	118		
		Ct	\$ 5,000

Proposed Budget Tara Community Development District General Fund Fiscal Year 2017/2018

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	Chart of Accounts Classification		dget for
	Silar Control Silar Sila	20	17/2018
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125	Other Physical Environment		
126	Employee - Salaries ::	\$	28,840
127	Employee - P/R Taxes	\$	2,200
129	Employee - ADP Fees	\$	2,700
130	General Liability Insurance/Property Insurance	\$	9,200
128	Employee - Workers Comp	\$	3,800
134	Entry & Fence Maintenance:	\$: 1,500
135	Landscape Maintenance : :: ::	\$	185,000
143	Irrigation Maintenance	\$	-
143	Irrigation Repairs & Maintenance	\$	15,000
147	Landscape Replacement Plants, Shrubs, Trees	\$	12,000
146	Tree Trimming/ Removal/ Encroachment	\$	20,000
145	Landscape - Mulch : : : .	\$	21,250
136	Holiday Lighting & Maintenance	\$.	3,500
137	Well Maintenance : :	\$::	5,000
140	Landscape Annuals/Gardens Maint.	\$	12,500
152	Fire Ant Treatment	\$	8,390
150	Field Services	\$	6,480
,	Special Events	<u> </u>	0,400
215	Special Events	\$	500
	Parks & Recreation		300
178	Computer Support, Maintenance & Repair	\$. 1,000
172	Facility Supplies	\$	1,200
194	Office Supplies	\$	1,500
182	Pool Service Contract	\$	6,480
183	Pool Repairs	\$	2,500
187	Facility A/C & Heating Maintenance & Repair	\$	1,000
189	Telephone Fax, Internet	\$	4,000
171	Maintenance & Repair- Interior Clubhouse	\$	_ _ _
173	Maintenance & Repairs - Exterior Clubhouse	\$	3,000
180		\$	
	Tennis Court Maintenance & Supplies	· ·	3,000
210	Security System Monitoring & Maintenance	\$.	1 000
186	Furniture Repair/Replacement	\$	1,000
195		\$	1,000
176	Pest Control	\$	
218			15 000
220	Miscellaneous Contingency	\$:	15,000
222	Special Projects	\$	90,000
223	Field Operations Subtate!		E07 0:10
_	Field Operations Subtotal	\$	567,040
225	when the second	800	THE COMMENT
_	Contingency for County TRIM Notice	100	Selva Maria
227		-	000 045
	TOTAL EXPENDITURES	\$_	698,642
229	111111111111111111111111111111111111111		
	EXCESS OF REVENUES OVER EXPENDITURES	\$	
231			

Adopted Budget Tara Community Development District Reserve Fund Fiscal Year 2017/2018

	Chart of Accounts Classification		iget for 7/2018
1	:		-
·2.	REVENUES :		1
3	:		
4	Special Assessments		
5	Tax Roll*	\$ -	16,300
. 5	Interest Earnings	\$	-
- 6	Off Roll*	\$	i
7	Contributions & Donations from Private Sources	::	11 1:::
8	Developer Contributions	\$	-
9	Owners Association	\$	
10	Other Miscellaneous Revenues		
11	Miscellaneous Revenues	\$	·
12		•	
13	TOTAL REVENUES	\$	16,300
14			
15	Balance Forward from Pnor Year	\$	
16:			:: . :''
17	TOTAL REVENUES AND BALANCE FORWARD	\$.	16,300
18		<u> </u>	
19	*Allocation of assessments between the Tax Rol	l and	Off Roll
20			
21.	EXPENDITURES		i:_
22	1.11		
23	Contingency : : : : :		
24	Capital Reserves :: ::	\$	16,300
25	Capital Outlay	\$	
26	. : ' :		·
27	TOTAL EXPENDITURES	\$	16,300
28		:	
29	EXCESS OF REVENUES OVER EXPENDITURES	\$	
30		<u> </u>	

Tara Community Development District Debt Service Fiscal Year 2017/2018

Chart of Accounts Classification		Series 2012A-1		eries 2012A-2	Budget for 2017/2018		
REVENUES					<u></u>		
Special Assessments							
Net Special Assessments (1)		\$156,027.32		\$51,660.93		\$207,688.25	
TOTAL REVENUES	\$	156,027.32	\$	51,660.93	\$	207,688.25	
EXPENDITURES							
Administrative							
Financial & Administrative					<u>L</u>		
Bank Fees					\$	-	
Debt Service Obligation	\$	156,027.32	\$	51,660.93	\$	207,688.25	
Administrative Subtotal	\$	156,027.32	\$	51,660.93	\$	207,688.25	
TOTAL EXPENDITURES	\$	156,027.32	\$	51,660.93	\$	207,688.25	
EXCESS OF REVENUES OVER EXPENDITU	\$		\$		\$		

Manatee County Collection Costs and Early Payment Discounts:

7.0%

Gross assessments \$ 223,320.70

Notes:

Tax Roll Collection Costs for Manatee County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

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⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Tara Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget

Manatee County 7% Collection Cost:

2017/2018 Total:

\$638,892.00

\$48,088.65

\$686,980.65

2016/2017 O&M Budget 2017/2018 O&M Budget \$570,147.00 \$638,892.00

\$68,745.00

Total Difference:

	PER UNIT ANNUAL	L ASSESSMENT	Proposed Increase / Decreas		
	2016/2017	2017/2018	\$	%	
Debt Service - Multi-Family	\$141.76	\$141.76	\$0.00	0.00%	
Operations/Maintenance - Multi-Family	\$244.35	\$273.81	\$29.46	12.06%	
Total	\$386.11	\$415.57	\$29.46	7.63%	
Debt Service - Standard	\$175.11	\$175.11	\$0.00	0.00%	
Operations/Maintenance - Standard	\$740.45	\$829.73	\$89.28	12.06%	
Total	\$915.56	\$1,004.84	\$89.28	9.75%	
Debt Service - Deluxe	\$216.80	\$216.80	\$0.00	0.00%	
Operations/Maintenance - Deluxe	\$866.32	\$970.78	\$104.46	12.06%	
Total	\$1,083.12	\$1,187.58	\$104.46	9.64%	
Debt Service - Estates	\$266.83	\$266.83	\$0.00	0.00%	
Operations/Maintenance - Estates	\$1,110.67	\$1,244.59	\$133.92	12.06%	
Total	\$1,377.50	\$1,511.42	\$133.92	9.72%	
Debt Service - Golf Club	\$46,450.12	\$46,450.12	\$0.00	0.00%	
Operations/Maintenance - Golf Club	\$32,083.61	\$35,952.06	\$3,868.45	12.06%	
Total	\$78,533.73	\$82,402.18	\$3,868.45	4.93%	

TARA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL (4) \$415.57

\$1,004.84

\$1,187.58

\$1,511.42

\$82,402.18

TOTAL O&M BUDGET COLLECTION COSTS @ 7.0% TOTAL O&M ASSESSMENT \$638,892.00 \$48,088.65 \$686,980.65

	UNITS A	ASSESSED (1)			•		TOTAL	TOTAL			_	
	SERIES 2012		ALLOCATION OF O&M ASSESSMENT			MENT	T SERIES 2012A-1	SERIES 2012A-2	P	AL ASSESSMEN	ıΤ	
		DEBT		TOTAL	% TOTAL	TOTAL	DEBT SERVICE	DEBT SERVICE		2012A-1 DEBT	2012A-2 DEBT	
LOT SIZE	<u>08M</u>	SERVICE (2)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	ASSESSMENT	<u>ASSESSMENT</u>	<u>08M</u>	SERVICE (3)	SERVICE (3)	I
Multi-Family	524	493	0.33	172.92	20.89%	\$143,476.37	\$52,504.50	\$17,383.18	\$273.81	\$106.50	\$35.26	\$
Standard	232	230	1.00	232.00	28.02%	\$192,496.63	\$30,256.50	\$10,018.80	\$829.73	\$131.55	\$43.56	\$1
Deluxe	163	160	1.17	190.71	23.03%	\$158,237.21	\$26,059.20	\$8,628.80	\$970.78	\$162.87	\$53.93	\$1
Estates	126	120	1.50	189.00	22.83%	\$156,818.38	\$24,055.20	\$7,964.40	\$1,244.59	\$200.46	\$66.37	\$1
Golf Club	1	1	43.33	43.33	5.23%	\$35,952.06	\$34,895.91	\$11,554.21	\$35,952.06	\$34,895.91	\$11,554.21	\$8
	1046	1004	-	827.96	100.00%	\$686,980.65	\$167,771.31	\$55,549.39				
LESS: Manatee County Collection Costs and Early Payment Discounts						(\$48,088.65)	(\$11,743.99)	, (\$3,888.46)				
Not Boyonya to be Called	tod					\$638 892 00	\$156 027 32	\$51 660 93				

- (1) Reflects 42 (forty-two) Series 2012 prepayments.
- (2) Reflects the number of total lots with Series 2012 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2012A-1 and 2012A-2 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early
- (4) Annual assessment that will appear on November 2017 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.