TARA COMMUNITY DEVELOPMENT DISTRICT 1

DISTRICT OFFICE 5844 Old Pasco Road, Wesley Chapel, Florida 33544

August 27, 2019

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Evard of County Commissionell Manatee County

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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 2019/2020 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2019/2020 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

Approved Budget Tara CDD Community Development District General Fund Fiscal Year 2019/2020

3 Specific	ENUES cial Assessments x Roll* AL REVENUES nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD ocation of assessments between the Tax Ro	\$ 6	659,062 6 59,062
3 Specific	cial Assessments x Roll* AL REVENUES nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$ 6	
14 Specific Tax 31	x Roll* AL REVENUES nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$ 6	
15 Ta. 31 32 TOT. 33 34 Bala 35 36 TOT. 37 38 *Allc 39 40 EXP 41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 60 Le 61 Ba 62 Du 66 W 67 Legis 66 W 67 Legis 67 Legis 68 Dis 77 68 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 96 Gas 97 Ut 103 Wat 103 Wat	x Roll* AL REVENUES nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$ 6	
31 32 TOT. 33 34 Bala 35 36 TOT. 37 38 *Allc 39 40 EXP 41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 50 As 51 Fir 52 Ac 53 Au 55 Mi 559 Pu 60 Lega 66 Wi 66 Lega 66 Wi 67 Lega 67 Lega 67 Lega 68 Dis 77 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 100 W	AL REVENUES nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$ (
32 TOT. 33 TOT. 33 Sala Bala 35 TOT. 37 Sala For. 38 *Allc 39 Sala Sala 40 EXP 41 Sala 42 Legis 43 Sula 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 49 Tr 50 As 51 Fir 52 Ac 53 Au 54 Ari 55 Mi 60 Le 66 Wi 66 Legis 66 Wi 67 Legis 66 Wi 67 Legis 67 Legis 68 Dis 77 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 103 Wat 103 Wat 104 Sala 105 Sala 106 Gas 97 Ut 107 Ut 108 Gas 108 Gas 109 Ut 1	nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$	359,062
33 34 Bala 35 36 TOT 37 38 *Allc 39 40 EXP 41 42 Legis 43 Su 44 Fina 45 Ad 46 Dis 47 Dis 48 Dis 50 As 51 Fir 52 Ac 53 Au 55 Mi 55 Mi 59 Pu 60 Lega 66 Wi 67 Lega 68 Dis 77 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 103	nce Forward from Prior Year AL REVENUES AND BALANCE FORWARD	\$	333,062
34 Bala 35 36 TOT. 37 38 *Allc 39 40 EXP 41 42 Legi: 43 Su 44 Fina 45 Ad 46 Dis 47 Dis 48 Dis 51 Fir 52 Ac 53 Au 54 Arl 55 Mi 60 Le 61 Ba 62 Du 66 Wi 67 Lega 66 Wi 67 Lega 67 Lega 68 Dis 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 93 Ut 96 Gas 97 Ut 103 Wat	AL REVENUES AND BALANCE FORWARD		
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37 38 *Allo 39 40 EXP 41 42 Legis 43 Suu 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 50 As 51 Fir 52 Acc 53 Auu 54 Arl 55 Mii 59 Pu 60 Legis 66 Wii 67 Legis 68 Dis 73 74 Adm 75 76 EXP 77 81 Sec 82 Se 90 Elecis 91 Uit 93 Uit 96 Gas 97 Uit 103 Wat 104 105 Wat 103 Wat 103 Wat 104 Wat 105 Wat 103 Wat 105 Wat 105			659,062
38 *Allo 39 40 EXP 41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 50 As 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 66 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ocation of assessments between the Tax Ro	, ,	,,,,,,,
39 40 EXP 41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 50 As 51 Fir 52 Ac 53 Au 55 Mi 55 Mi 55 Mi 60 Legis 66 Wi 67 Legis 68 Dis 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elecis 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 103		oll a	nd Off
40 EXP 41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 49 Tn 50 Ass 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 66 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat			
41 42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 50 As 51 Fir 52 Acc 53 Auc 54 Ari 55 Min 59 Pu 60 Leg 66 W. 67 Leg 68 Dis 73 74 Adm 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 104 105 Add 105 Pu 103 Wat 103 Wat 103 Wat 103 Wat 103 Wat 103 Wat 104 105 Min 105	ENDITURES - ADMINISTRATIVE		
42 Legis 43 Su 44 Fina 45 Add 46 Dis 47 Dis 48 Dis 49 Tr 50 Ass 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 66 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat			
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45 Add 46 Dis 47 Dis 48 Dis 49 Tr 50 As 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	pervisor Fees	\$	12,000
46 Dis 447 Dis 448 Dis 449 Tru 50 Ass 51 Fir 52 Acc 53 Au 54 Arl 55 Mi 60 Le 61 Ba 62 Du 66 W. 67 Lega 68 Dis 73 Adm 75 Fir 6 EXP 77 S1 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 100 In India In India In India Indi	ncial & Administrative		
47 Dis 48 Dis 49 Tri 50 As 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 60 Le 61 Ba 62 Du 66 Wi 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ministrative Services	\$	4,000
48 Dis 49 Tri 50 Ass 51 Fir 52 Acc 53 Au 54 Ar 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 Wi 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	strict Management	\$	24,526
49 Tri 50 Ass 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 Wi 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	strict Engineer	\$	10,000
50 Ass 51 Fir 52 Ac 53 Au 54 Ar 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 Wi 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	sclosure Report	\$	1,000
51 Fir 52 Acc 53 Au 54 Arl 55 Mi 559 Pu 60 Lee 61 Ba 62 Du 66 W. 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 104 Pag Acc 104 Pag 104 Pa	ustees Fees	\$	4,000
52 Acc 53 Au 54 Ar 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	sessment Roll	\$	5,000
53 Au 54 Ar 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	nancial & Revenue Collections	\$	4,500
54 Ari 55 Mi 59 Pu 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	counting Services	\$	18,000
55 Mii 59 Pu 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	diting Services	\$	5,000
59 Pu 60 Le 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	bitrage Rebate Calculation	\$	650
60 Lee 61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	scellaneous Mailings	\$	2,500
61 Ba 62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	iblic Officials Liability Insurance	\$	2,468
62 Du 66 W 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	gal Advertising	\$	1,400
66 W. 67 Lega 68 Di 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ink Fees	\$	150
67 Lega 68 Di: 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ues, Licenses & Fees	\$	650
68 Di: 73 74 Adn 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ebsite Hosting, Maintenance, Backup (and	\$	22,300
73 74 Adm 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat 104 105	al Counsel	-	00.000
74 Adm 75 76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	strict Counsel	\$	20,000
75 76 EXP 77 81 Sec. 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ninistrative Subtotal		138,144
76 EXP 77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	IIIIStrative Subtotal	Ψ	150,144
77 81 Sec 82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ENDITURES - FIELD OPERATIONS	+	
81 Sec. 82 Sec. 90 Elect 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ENDITORIZE TILLED C. LICKINGTO	-	
82 Se 90 Elec 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	urity Operations	1	
90 Elect 91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	ecurity System Monitoring and Maintenance	\$	3,000
91 Ut 93 Ut 96 Gas 97 Ut 103 Wat	etric Utility Services	1	,
93 Ut 96 Gas 97 Ut 103 Wat	ility Services	\$	33,000
97 Ut 103 Wat	ility - Recreation Facilities	\$	7,000
103 Wat	Utility Services		
	ility Services	\$	7,500
104 11	er-Sewer Combination Services		
	ility Services	\$	3,500
	mwater Control		
	quatic Maintenance	\$	33,000
	ountain Service Repairs & Maintenance	\$	1,000
		\$	<u>·</u>
	ake/Pond Bank Maintenance	\$	
118 At		\$	

Approved Budget Tara CDD Community Development District General Fund Fiscal Year 2019/2020

	Chart of Accounts Classification	dget for 19/2020
130	General Liability Insurance	\$ 2,888
131	Property Insurance	\$ 4,637
134	Entry & Walls Maintenance	\$ 1,700
135	Landscape Maintenance	\$ 185,000
137	Well Maintenance	\$ 5,000
140	Tree Trimming Services	\$ 15,000
142	Holiday Decorations	\$ 4,000
143	Irrigation Repairs	\$ 15,000
145	Landscape - Mulch	\$ 15,000
146	Annuals	\$ 12,500
147	Landscape Replacement Plants, Shrubs, Trees	\$ 18,500
152	Fire Ant Treatment	\$ 15,000
162	Parks & Recreation	
167	Management Contract	\$ 37,193
169	Computer Support, Maintenance & Repair	\$ 1,000
172	Facility Supplies	\$ 1,200
180	Clubhouse - Facility Janitorial Service	\$ 7,200
182	Pool Service Contract	\$ 4,200
183	Pool Repairs	\$ 2,500
187	Facility A/C & Heating Maintenance & Repair	\$ 2,800
189	Telephone Fax, Internet	\$ 2,100
194	Office Supplies	\$ 1,500
195	Furniture Repair/Replacement	\$ 1,000
201	Athletic/Park Court/Field Repairs	\$ 2,000
205	Lighting Replacement	\$ 3,000
208	Clubhouse Miscellaneous Expense/Repairs	\$ 5,000
218	Contingency	
219	Miscellaneous Fees	\$ -
220	Miscellaneous Contingency	\$ 15,000
222	Special Projects	\$ 32,000
223		
224	Field Operations Subtotal	\$ 520,918
225		
226	Contingency for County TRIM Notice	
227		
228	TOTAL EXPENDITURES	\$ 659,062
229		
230	EXCESS OF REVENUES OVER	\$ (0
231		

Approved Budget Tara CDD Community Development District Reserve Fund Fiscal Year 2018/2019

	Chart of Accounts Classification		Budget for 2019/2020		
1	9				
2	REVENUES				
3					
4	Special Assessments				
5	Tax Roll*	\$	32,500		
12					
13	TOTAL REVENUES	\$	32,500		
14					
15	Balance Forward from Prior Year	\$	-		
16					
17	TOTAL REVENUES AND BALANCE	\$	32,500		
18					
19	*Allocation of assessments between t	he Ta	x Roll		
20					
21	EXPENDITURES				
22					
23	Contingency				
24	Capital Reserves	\$	32,500		
25	Capital Outlay	\$	-		
26					
27	TOTAL EXPENDITURES	\$	32,500		
28					
29	EXCESS OF REVENUES OVER	\$	-		
30					

Tara Community Development District Debt Service Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2012A- 1	Series 2012A- 2	Budget for 2019/2020	
DEVENUES				
REVENUES				
Special Assessments				
Net Special Assessments (1)	\$ 155,840.89	\$ 51,599.21	\$ 207,440.10	
TOTAL REVENUES	\$ 155,840.89	\$ 51,599.21	\$ 207,440.10	
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 155,840.89	\$ 51,599.21	\$ 207,440.10	
Administrative Subtotal	\$ 155,840.89	\$ 51,599.21	\$ 207,440.10	
TOTAL EXPENDITURES	\$ 155,840.89	\$ 51,599.21	\$ 207,440.10	
EXCESS OF REVENUES OVER EXPENDI	T \$ -	\$ -	\$ -	

Manatee County Collection Costs (3%) and Early Payment Discounts (4

7.0%

Gross assessments

\$ 223,053.87

Notes: of tax roll assessments. See Assessment Table.

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

Tara Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget Collection Cost @ 3%: Early Payment Discount @ 4%: 2019/2020 Total: \$691,562.00 \$22,308.45 \$29,744.60 **\$743,615.05**

2018/2019 O&M Budget 2019/2020 O&M Budget \$686,570.00 \$691,562.00

Total Difference:

\$4,992.00

	PER UNIT ANNUA	L ASSESSMENT	Proposed Incre	ease / Decrease
	2018/2019	2019/2020	\$	%
	2010/2015	2013/2020	Ψ	70
Debt Service - Multi-Family	\$141.76	\$141.76	\$0.00	0.00%
Operations/Maintenance - Multi-Family	\$294.24	\$296.38	\$2.14	0.73%
Total	\$436.00	\$438.14	\$2.14	0.49%
Total	Ψ-30.00	Ψ-100.1-	V E.117	0.1070
Debt Service - Standard	\$175.11	\$175.11	\$0.00	0.00%
Operations/Maintenance - Standard	\$891.65	\$898.13	\$6.48	0.73%
Total	\$1,066.76	\$1,073.24	\$6.48	0.61%
1000		71,0:00		
Debt Service - Deluxe	\$216.80	\$216.80	\$0.00	0.00%
Operations/Maintenance - Deluxe	\$1,043.23	\$1,050.81	\$7.58	0.73%
Total	\$1,260.03	\$1,267.61	\$7.58	0.60%
Debt Service - Estates	\$266.83	\$266.83	\$0.00	0.00%
Operations/Maintenance - Estates	\$1,337.47	\$1,347.19	\$9.72	0.73%
Total	\$1,604.30	\$1,614.02	\$9.72	0.61%
Debt Service - Golf Club	\$46,450.12	\$46,450.12	\$0.00	0.00%
Operations/Maintenance - Golf Club	\$38,635.03	\$38,915.94	\$280.91	0.73%
Total	\$85,085.15	\$85,366.06	\$280.91	0.33%
1 0 001	7.50,0000	+==,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

TARA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET
COLLECTION COSTS @ 3.0%
EARLY PAYMENT DISCOUNT (4.0%
TOTAL O&M ASSESSMENT

\$691,562.00 \$22,308.45 \$29,744.60 \$743,615.05

	UNITS	ASSESSED SERIES 2012	ALLOCATION OF O&M ASSESSMENT			
		DEBT	ALLOO	TOTAL	% TOTAL	TOTAL
LOT SIZE	<u>M&O</u>	SERVICE (1) (2	EAU FACTOR	EAU's	EAU's	O&M BUDGET
Multi-Family	524	493	0.33	172.92	20.89%	\$155,304.50
Standard	232	230	1.00	232.00	28.02%	\$208,365.97
Deluxe	163	160	1.17	190.71	23.03%	\$171,282.22
Estates	126	119	1.50	189.00	22.83%	\$169,746.42
Golf Club	1	1	43.33	43.33	5.23%	\$38,915.94
	1046	1003	_	827.96	100.00%	\$743,615.05

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%)	(\$52,053.05)
Net Revenue to be Collected	\$691,562.00

PER LOT ANNUAL ASSESSMENT 2012A-1 DEBT 2012A-2 DEBT TOTAL (4) SERVICE (3) SERVICE (3) <u>0&M</u> \$438.14 \$296.38 \$106.50 \$35.26 \$1,073.24 \$1,267.61 \$1,614.02 \$898.13 \$131.55 \$43.56 \$53.93 \$1,050.81 \$162.87 \$66.37 \$1,347.19 \$200.46 \$11,554.21 \$85,366.06 \$38,915.94 \$34,895.91

- (1) Reflects 43 (forty-three) 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 issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.
- (4) Annual assessment that will appear on November 2019 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.