



TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE

**PORT ST. LUCIE
COMMITTEE MEETING
July 8, 2020
9:00 A.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**www.traditioncdd1.org
www.southerngrovecdd1.org**

**561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE
Join Zoom Meeting: <https://us02web.zoom.us/j/82059623419>
Meeting ID: 820 5962 3419
OR
Dial In at:1 929 436 2866
COMMITTEE MEETING
July 8, 2020
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Consent Items
 - 1. Approval of October 2nd, 2019 Committee Meeting Minutes.....Page 3
- F. New Business
 - 1. Review of Procedures.....Page 6
 - 2. Past Due Clients.....Page 56
 - 3. Irrigation Financials.....Page 57
- G. Adjourn

**NOTICE OF
TRADITION/SOUTHERN GROVE
IRRIGATION SYSTEM RATE COMMITTEE
MEETING BY COMMUNICATIONS MEDIA TECHNOLOGY**

As a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings), Tradition/Southern Grove Irrigation System Rate Committee (“Committee”) will conduct a Meeting of the Committee Members (“Members”) for the purposes of reviewing the structure, organization, operation and any other business of the Committee that may properly come before the Members on July 8, 2020, at 9:00 a.m. Additional information about this meeting can be obtained from the District Manager, B. Frank Sakuma, Jr. by email at bsakuma@sdsinc.org, or by telephone at (772) 453-0975.

The public can participate in this Board meeting by joining via video conferencing at:

Join Zoom Meeting: <https://us02web.zoom.us/j/82059623419>
Meeting ID: 820 5962 3419

OR

Dial In at:
1 929 436 2866

The public may also offer public comment or submit written or other physical evidence by emailing comments or evidence to the following email address: bsakuma@sdsinc.org, or mailing comments or evidence to B. Frank Sakuma, Jr., at 10807 SW Tradition Square, Port St. Lucie, Florida 34987. All emails and evidence received by July 7, 2020, will be provided to the Members in advance of the meeting and will be posted on the District’s website along with the minutes of the Meeting. The public is advised that this email address will be used solely for obtaining public comments and evidence for the Meeting and should not be used for other purposes or questions. All comments received will be public records.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meeting may be obtained from the District Manager’s office located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should call the District Office at (772) 345-5119 at least five calendar days prior to the

meeting. If you are hearing or speech impaired, please contact the Florida Relay Services at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that such person will need a record of the proceeding and that accordingly, the person may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

IRRIGATION SYSTEM RATE COMMITTEE

PUBLISH: ST. LUCIE NEWS TRIBUNE 06/29/20

**TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE
COMMITTEE
MEETING MINUTES
October 2, 2019**

A. CALL TO ORDER

District Manager, Frank Sakuma called the October 2, 2019, Tradition/Southern Grove Irrigation System Rate Committee Meeting to order at 9:01 a.m. in the Tradition Management Offices Conference Room @ 10807 SW Tradition Square, Port St. Lucie, FL. 34987

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the October 2, 2019, Tradition/Southern Grove Irrigation System Rate Committee Meeting had been published in *The St. Lucie News-Tribune*.

C. ESTABLISH QUORUMS

The following Committee Members were in attendance:

Tradition CDD #1 (Non-Voting) & Southern Grove CDD #5: Greg Pettibon

Tradition CDD #2; #7, #8: Jared Shaver

Tradition CDD #3: Isie Steinberg

Tradition CDD #4: Gail Cost

Tradition CDD #5 (Chair): Frank Webster

Tradition CDD #6: Jerry Krbec

Also, in attendance were: B. Frank Sakuma, Jr., and Jesse Wargo, Andrew Karmeris of Special District Services, Inc., District Counsel: Dan Harrell; District Engineer: Kelly Cranford with Culpepper and Terpening and Jeff Wilson with Raftelis. (see attached sign-in sheet).

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. CONSENT ITEMS

- 1. Approval of the Minutes of the August 11, 2017 Committee Meeting**
- 2. Approval of the Minutes of the June 11, 2018 Committee Meeting**

A **motion** was made by Mr. Steinberg, seconded by Mr. Pettibon and passed unanimously to approve all items under Consent.

F. NEW BUSINESS

1. Consider Irrigation System Rate Study – Fiscal Year 2019

Committee members discussed elements of the rate study, including but not limited to the following:

- Irrigated acres vs. metered
- History of the sale of the utility to Tradition CDD No. 1
- Operational costs
- Miscellaneous expenses
- Revenues
- Impact to customers with existing stand still agreements and how that will impact communities
- Irrigated acres vs. non-irrigated preserves
- Existing and expansion areas of the system
- Timing of the rate increases
- Determining non-irrigated open space for billing purposes

Members of the public made the following comments:

- Norm Ytkin, of Heritage Oaks, asked why a reserve fund is needed. He also suggested that meters would be the fairest way of billing the irrigation water. Mr. Ytkin would like a chart of irrigated acreage per each CDD community.
- Jacob Ensor, Attorney for Heritage Oaks HOA, asked what's the disadvantage of using meters for billing.

2. Develop Recommendation(s) to Tradition CDD No. 1

A **motion** was made by Mr. Steinberg, seconded by Mr. Krbec and passed with a 6 – 2 vote to recommend that Tradition CDD No. 1 adopt the changes to the irrigation rules and tariffs as detailed in the Irrigation Rate Study 2019.

- 1) **Southern Grove CDD #5:** Greg Pettibon - **Yes**
- 2) **Tradition CDD #2:** Jared Shaver - **Yes**
- 3) **Tradition CDD #7:** Jared Shaver - **Yes**
- 4) **Tradition CDD #8:** Jared Shaver - **Yes**
- 5) **Tradition CDD #3:** Isie Steinberg - **Yes**
- 6) **Tradition CDD #4:** Gail Cost - **No**

7) **Tradition CDD #5: (Chair):** Frank Webster - **No**

8) **Tradition CDD #6:** Jerry Krbec - **Yes**

G. ADJOURNMENT

There being no further business to come before the Board, Mr. Steinberg **moved** for adjournment at 11:14a.m., Ms. Pettibon seconded and the **motion** carried unanimously.

Secretary

Chairperson



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IRRIGATION WATER RULES AND REGULATIONS

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

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10489 SW MEETING STREET
PORT ST. LUCIE, FLORIDA
34982 (772) 340-3500
(772) 340-1079 FAX

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Effective Date: September 1, 2020

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1.0 TECHNICAL TERMS AND ABBREVIATIONS

"AVERAGE METER ERROR" – The algebraic average of the errors determined for the minimum, intermediate, and maximum test flowrates, where the meter error is calculated as $(V_i - V_a)/V_a \times 100$. V_i is the indicated volume read from the meter register. V_a is the actual volume of water passed through the meter for a given duration.

"BASE FACILITY CHARGE" – minimum monthly charge for per irrigated acre for providing irrigation water service to the Customer.

"District" – Tradition Community Development District, its successor's or assigns.

"CONSUMER" – Any person, entity, firm, association, corporation, government agency or similar organization directly supplied with irrigation water service by the District.

"CUSTOMER" – Means the person, entity, firm, association or corporation who has made application for irrigation water service or entered into an agreement to receive irrigation water service from the District and who is liable for the payment of that irrigation water service.

"CUSTOMER'S INSTALLATION" – All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of an installation for utilizing irrigation water for any purpose ordinarily located on the Customer's side of the "Point of Delivery", whether such installation is owned by Customer, or used by Consumer under lease or otherwise.

"IRRIGATION WATER CAPACITY" – shall be the volume of irrigation water generated from the physically constructed water treatment and distribution facilities available for service.

"MAIN" – Shall refer to a pipe, conduit, or other facility installed to convey irrigation water services to individual service lines or to other mains to the "Point of Delivery" outside of the Customer property unless located within a recorded easement acceptable to the District.

"POINT OF DELIVERY" – The point where the District's pipes or meters are connected with pipes of the Customer.

"RATE SCHEDULE" – Refers to rates or charges for the particular classification of service as established by the District from time to time.

"RECLAIM WATER" – Water that is treated wastewater effluent from the City of Port St. Lucie's waste water treatment plants or other water utilized by District to provide irrigation water service to the Customer.

"REGULAR WORKING HOURS" – shall be Monday through Friday from 9:00 A.M. to 5:00 P.M., except holidays established by the District.

"USAGE CHARGE" – monthly charge for irrigation water consumption at the current rate per 1,000 gallons of water consumed.

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2.0 GENERAL INFORMATION

To the extent of inconsistency between the District's Rules and Regulations, with any Statute, Law or Ordinance, then such Statute, Law or Ordinance, shall control to the extent of such inconsistency. These Rules and Regulations are a part of the rate schedules, applications and contracts of the District, and in the absence of specific written agreement to the contrary, they apply without modifications or change to each and every Customer to whom the District renders irrigation water service.

In the event that a portion of these Rules and Regulations are declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of the Rules and Regulations for irrigation water service unless such court order or decision shall so direct.

3.0 APPLICATION TYPE

Customers for irrigation water service will be separated into three tiers that will be determined by the method in which the irrigation water is provided to the project site.

3.1 Tier One – Customer connects to an existing irrigation main owned and maintained by the District. The Customer will install a Controller/Piccolo device, an irrigation meter, and may be required to provide a telemetry system depending on the meter's proximity from surrounding Irrigation telemetry systems.

3.2 Tier Two – Customer connects to the District's water supply, including lakes or canals, through a remote District owned pump station. The District maintains the pump station and Customer would be responsible for the distribution.

3.3 Tier Three – Customer connects to the District's water supply including lakes, canals, or from a properly permitted well. Customer owns and maintain the pump station and distribution System. If irrigated area determined by the District, in consultation with SRWMD to require significant withdrawal from District groundwater sources, the customer would be required to install a meter record actual water use. The Customer may be required to provide a telemetry system depending on the meter's proximity to surrounding Irrigation telemetry systems.

4.0 APPLICATION SIGNATURE

Irrigation water service is furnished only upon signed application or agreement accepted by the District and the conditions of such application or agreements are binding upon the Customer as well as upon the District. A copy of the application for irrigation water service is included herein. Payment of all fees will be required with the application. See Section 36 Schedule of Irrigation Rates. Initiation of service and billing will begin on the date the meter is installed.

5.0 APPLICATION BY AGENTS

Applications for irrigation water service requested by persons, firms, entities, partnerships, associations, corporations, and others, shall be rendered only by duly authorized parties. When irrigation water service is rendered under agreement, or agreements, entered into between the District and an agent of the principal, the use of such irrigation water service by the principal shall constitute full and complete ratification by the principal of the agreement

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or agreements entered into between agent and the District and under which such irrigation water service is rendered.

6.0 APPLICATION AND AGREEMENT FOR IRRIGATION SERVICE.

Upon the Application and Agreement for Irrigation Service being signed by Customer and District, the obligations of Customer under such Application shall be binding upon the Customer, its successors and assigns. The District shall not be required to enter into an Application and Agreement for Irrigation Service prior to the Customer obtaining an Environmental Resources Permit from SFWMD for the area to be serviced.

7.0 WITHHOLDING SERVICE

The District may withhold or discontinue irrigation water service rendered under application made by any member or agent of a household, association, organization or business unless all prior indebtedness to the District of such household, association, organization or business for irrigation water service has been settled in full. Service may also be discontinued for any violation by the Customer of any rule or regulation set forth herein. The District will provide a written notice to the Customer of its intent to withhold service ten (10) days prior to the date service will be withheld. The notice will state the reason for withholding service, a demand for cure, and the date service will be withheld if such cure is not completed by Customer.

8.0 DISPUTE RESOLUTION.

Any dispute related to the application for Irrigation Service, the rules and regulations (as amended), and/or Customer agreement(s) including but not limited to rates for supply and delivery of irrigation water and related services, irrigation water allocation, irrigation water pressure, and irrigation water schedules (except payment of monies owed) that the Customer and District cannot resolve amongst themselves shall be submitted to binding arbitration through an alternate dispute resolution provider licensed and certified to conduct binding arbitration in the State of Florida. Such District shall be selected by mutual agreement by the parties. Such arbitration shall be conducted pursuant to and in accordance with the Florida Arbitration Act as set forth in Chapter 682, Florida Statutes. If the parties cannot mutually agree on the selection of an arbitrator or arbitrators, then either party may apply to a court of competent jurisdiction for the appointment of arbitrator(s) pursuant to Section 682.04, Florida Statutes. Discovery shall be conducted according to a discovery schedule agreed upon by the parties and in the event no agreement can be reached, in accordance with a schedule set by the arbitrator(s). In the event that the arbitrator(s) decline to set a discovery schedule, either party may apply to a court of competent jurisdiction to set a discovery schedule. Any dispute not subject to binding arbitration pursuant to these rules and regulations and/or agreement(s) shall be subject to determination by a court of competent jurisdiction. In the event any monies are owed by one party to the other, the party who is owed such sum shall be entitled to bring an action at law for the collection of such sum if not paid within 10 days of the demand for payment. The District contemplates making application to the Public Service Commission ("PSC") to come within its jurisdiction, and to be regulated by PSC. In the event the District requests and PSC agrees to assume jurisdiction over the District and make the District subject to its regulatory authority, this paragraph regarding arbitration is modified to provide that any dispute that was originally subject to binding arbitration shall still be subject to binding arbitration under this provision in the event PSC, for any reason, declines to accept jurisdiction over such dispute.

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7.0 DISPUTE RESOLUTION-Any dispute related to the application for Irrigation Service, the rules and regulations (as amended), and/or Customer agreement(s) including but not limited to rates for ...

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Venue for any litigation or arbitration arising under these rules and regulations and/or agreement(s) shall be St. Lucie County, Florida.

In any litigation or arbitration proceeding the losing party shall reimburse the prevailing party's reasonable legal fees and cost through all arbitration, trial, and bankruptcy proceedings at the trial and appellate levels.

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9.0 LIMITATION OF USE

Irrigation water service purchased from the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. Irrigation water service furnished to the Customer shall be rendered directly to the Customer through District's individual meter and may not be re-metered by the Customer for the purpose of selling or otherwise disposing of irrigation water service to lessees, tenants, or others and, under no circumstances, shall the Customer or Customer's agent or any other individual, association or corporation install meters for the purpose of so re-metering said irrigation water service. In no case shall a Customer, except with the written consent of the District, extend his lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by him. In case of such unauthorized extension, re-metering, sale or disposition of service, Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.

The irrigation water is not suitable for domestic uses. Restricted uses include but are not limited to the following:

- DO NOT drink
- DO NOT have hose connections on the irrigation system
- DO NOT fill swimming pools, hot tubs, wading pools, etc.
- DO NOT use for recreational activities such as squirt guns, water slides, etc.

10.0 CONTINUITY OF SERVICE

The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation's, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies of the Unites States, Wars, United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.

11.0 TYPE AND MAINTENANCE

The Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained by Customer, at its expense, in accordance with the standard practice, conforming with the Rules and Regulations of the District, and in full compliance with all Laws and Governmental Regulations applicable to same. The District shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. All Customer pipes, apparatus and equipment shall be installed an designed in accordance with

the "Irrigation System Design and Construction Standards", latest edition, The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected, or which may adversely affect the irrigation water service; and the District reserves the right to discontinue or withhold irrigation water service to such apparatus or device.

12.0 CHANGE OF CUSTOMER'S INSTALLATION

No changes or increases in Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the District shall be made without written consent of the District. The Customer will be liable for any change resulting from a violation of this rule.

13.0 INSPECTION OF CUSTOMER'S INSTALLATION

All Customer's irrigation water service installations or changes shall be inspected, at Customer's expense. Please reference the Tradition/ Southern Grove Community Development District Required Construction Inspections Form for a list of all the required inspection and license requirements for the parties responsible for performing the construction activities. There will be a final inspection upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect. Where municipal or other governmental inspection is required by local rules or ordinances, the District cannot render irrigation water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the District. The District reserves the right to inspect the Customer's installation prior to rendering irrigation water service and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 PROTECTION OF DISTRICT'S PROPERTY

The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises, and shall knowingly permit no one but the District's agents, or persons authorized by law, to have access to the District's pipes and apparatus. In the event of any loss, or damage to property of the District caused by or arising out of the carelessness, neglect or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer. The District may fine the Customer for unauthorized use or tampering of District's property.

15.0 ACCESS TO PREMISES

The duly authorized agents of the District shall have access at all reasonable hours to the premises of the Customer for the purpose of its installing, maintaining and inspecting or removing the District's property, reading meters and other purposes incident to performance under or termination of the District's agreement with the Customer and in such performance shall not be liable for trespass.

16.0 RIGHT OF WAY OR EASEMENTS

The Customer shall grant or cause to be granted to the District and without cost to the District all rights, easements, permits, and privileges which are necessary for the rendering of irrigation water service.

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17.0 BILLING PERIODS

A statement of account ("Billing Statement") for irrigation water service will be rendered to the address provided on the Application for Irrigation Service via U.S. Mail prior to the tenth (10th) day of the month ("Statement Date") for the prior month's service. Payment shall be due within twenty (20) days of the Statement Date ("Due Date"). The Billing Statement shall include the current and previous month meter readings, date meter was read, and the year to date usage. Meter readings will be taken on or between the 1st and 5th of each month. Non-receipt of Billing Statement by Customer shall not release or diminish obligation of Customer with respect to payment thereof.

18.0 DELINQUENT BILLS

Billing Statements not paid by the Due Date shall be considered delinquent. All past due balances shall be subject to a late charge of five percent (5%) on the balance due from and after the Due Date, not to exceed \$250 per month ("Late Charge"); which is due upon receipt to avoid interruption of service. Balances beyond thirty (30) days past due shall be subject to an interest charge of eighteen percent (18%) per annum ("Finance Charge"). Irrigation water service may be discontinued if payment of all sums owed including Late Charges and Finance Charges is not received within ten (10) days of written demand for payment. Service will be resumed only upon payment of all outstanding sums owed. A reconnection charge of \$65.00 shall be due for reconnection when performed during regular working hours. After regular working hours, the reconnection charge will be \$85.00. There shall be no liability of any kind against the District for enforcing its rights and remedies (including disconnecting service) for failure of the Customer to pay the Billing Statement as required. In the event services is disconnected due to Customer breach, the Customer shall remain liable for minimum Guaranteed Revenue charges.

No partial payment of any Billing Statement will be accepted by the District as payment in full and will be considered delinquent until such time as full payment is received, except by agreement with District.

19.0 CHANGE OF OCCUPANCY

19.1 FOR INDIVIDUAL COMMERCIAL CUSTOMERS

When change of occupancy takes place on any premises supplied by the District with irrigation water service, WRITTEN NOTICE thereof shall be given at the office of the District not less than three (3) days prior to the date of the change by the outgoing Customer, who will be held responsible for all irrigation water service used on such premises until such written notice is so received and the District has had reasonable time to discontinue irrigation water service. However, if such written notice has not been received, the application of a succeeding occupant for irrigation water service will automatically terminate the prior account. Customer's deposit may be transferred from one service location to another, if both locations are supplied by the District. Consumer's deposit may NOT be transferred from one name to another.

19.2 FOR HOME OWNERS ASSOCIATION/MASTER COMMERCIAL ASSOCIATION

The respective Association shall be responsible for all irrigation charges as set forth in Appendix A "Schedule of Irrigation Rates, Fees, and Charges" for individual parcels/units and common areas regardless of occupancy.

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20.0 UNAUTHORIZED CONNECTIONS.

Connections to the District's irrigation water system for any purpose whatsoever are to be made only by employees of the District, or by license contractors given that the work is in accordance with District approved plans. Tie-in or coring connections must be observed, witnessed and inspected by District representatives. Unauthorized connections render the service subject to immediate discontinuance without notice and the person, entity, firm, association or corporation responsible for such unauthorized connection shall be liable for all applicable irrigation service charges at the current rate. Irrigation water service will not be restored until such unauthorized connections have been removed and unless settlement is made in full for all irrigation water service charges estimated by the District to have been used by reason of such unauthorized connection.

21.0 METERS.

All irrigation water meters shall be furnished at the Customer's expense and shall be accessible and subject to its control. The meter will become the property of the District upon acceptance of the installation. The Customer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters, telemetry systems, and other similar devices. All meter installations are subject to a fee that is determined by the size of the meter. Please see Section 38 for meter installation fees.

22.0 ALL WATER THROUGH METER

That portion of the Customer's installation for irrigation water service shall be so arranged that all irrigation water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit irrigation water to by-pass the meter or metering equipment. All irrigation water passing through the meter shall be paid for by the Customer at the appropriate rate established in the rate schedule. The Customer is responsible for all leaks within the Customer's system. The District, at its discretion, may offer a payment plan for Customer payment due to leaks. However, the volume of water lost due to leaks will be counted against the monthly and annual allocation of irrigation water.

23.0 ADJUSTMENT OF BILLS

When a Customer has been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount shall be credited or billed to the Customer as the case may be, subject to any written settlement between the parties. To the extent such overcharge or undercharge are not contested within one year of billing such overcharge or undercharge shall be deemed accepted and waived.

24.0 CUSTOMER DEPOSIT-ESTABLISHMENT OF CREDIT.

Before rendering service, the District requires an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the District's rules for prompt payment. Credit will be deemed so established if:

- The Customer furnishes a satisfactory guarantor to secure payment of bills for the service requested. The Customer pays a cash deposit.
- The Customer furnishes an irrevocable letter of credit from a bank or a surety bond.

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c. The amount of initial deposit shall be equivalent to the two months billing based on the average allocation.

The District may require, upon reasonable written notice of not less than 30 days, such request or notice being separate and apart from any bill for service, a new deposit, where previously waived or returned, utilized or an additional deposit, in order to secure payment of current bills; provided, however, that the total amount of the required deposit shall not exceed an amount equal to the average actual charge for irrigation water service for two monthly billing periods for the 12 month period immediately prior to the date of the notice. In the event the Customer has had service less than 12 months, then the utility shall base its new or additional deposit upon the average actual monthly billing available.

25.0 REFUND OF DEPOSIT.

(Reserved).

26.0 REQUEST FOR METER TEST BY CUSTOMER.

Should any Customer request in writing a bench test of his irrigation water meter, the District may require a deposit to defray cost of testing; such deposit not to exceed the following schedule of fees:

TESTING FEE	
Meter Size	Fee
Under 2 inch	\$75.00
2 inch and over	Actual Cost

If the meter is found to register in excess of the accuracy limits prescribed herein, the deposit will be refunded; but if below such accuracy limit, the deposit will be retained by the District as a service charge for conducting the test.

27.0 ADJUSTMENT OF BILLS FOR METER ERROR.

Billing Statements shall be adjusted for meter error based on meter tests made by the District. The accuracy of registration of the meter and its performance in service shall be determined by the Average Meter Error.

28.0 FAST METERS.

Whenever a meter tested is found to register in excess of the tolerance provided in the Meter Accuracy Requirements provision herein, the District shall refund to the Customer the amount billed in error for one half the period since the last test, said one half period not to exceed six (6) months except that if it can be shown that the error was due to some cause, the date of which can be fixed. The overcharge shall be computed back to but not beyond such date. The refund shall not include any part of any minimum charge.

29.0 METER ACCURACY REQUIREMENTS

All meters used for measuring quantity of irrigation water delivered to a Customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure. Before being installed for the use of any Customer every irrigation water meter, whether new, repaired or removed from service for any cause, shall be adjusted to register within the accuracy limits set forth in the following table:

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ACCURACY LIMITS IN PERCENT

Meter Type	Max. Rate	Interm. Rate	Min. Rate	New / Repaired
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97-102	97-103	95-102	90-102

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30.0 QUALITY OF WATER

The District does not in any way represent that the quality of the irrigation water meets state drinking water standards or is suitable for use as construction water. **THE IRRIGATION WATER IS TO BE USED FOR LANDSCAPE IRRIGATION PURPOSES ONLY.** All lines must be underground, and no hose bibs will be allowed on the Customer's irrigation system. The Customer is responsible for designing his irrigation system to take into account the quality of the water. This would include possible strainers on the irrigation heads to account for sand, grit, silt particles, and biological matter, which may be in the irrigation delivery system from time to time. The District is not responsible for discoloration, spotting or rusting of Customer's property. The Customer should design and install his/her irrigation system to avoid spray onto homes, driveways, walks, automobiles, or other property. **THE DISTRICT RESERVES THE RIGHT TO UTILIZE TREATED WASTEWATER EFFLUENT (RECLAIMED WATER) AS A SOURCE OF IRRIGATION WATER.**

31.0 MISCELLANEOUS CHARGES AND REIMBURSEMENTS

A schedule of charges for services is listed in Appendix A, and shall be subject to adjustment by the District from time to time:

32.0 WATERING RESTRICTIONS

The District has established a level of service for the irrigation system to ensure that the consumptive needs of turf grass and landscape plants are met. This established level of service is based on the irrigation needs of plants and watering restrictions periodically imposed by the South Florida Water Management District (SFWMD). All Customers are expected to comply with the watering restrictions established by the District and SFWMD. Failure to comply with the restrictions may subject the Customer to discontinuance of irrigation water service. The District will give a written or electronic notice of any reductions in allocation to the Customer necessitated by a reduction mandated by SFWMD within forty-eight (48) hours of such notice by SFWMD. Upon the effective date of the restriction as provided in the notice, each Customer shall receive its fair share of irrigation water, which fair share shall in no event be less than its pro rata share of any reduced allocation (in other words, any reduction shall be allocated by the District proportionately on the percentage allocation among all Customers under normal operating conditions), subject to the provisions of any applicable legal requirements. The Customer is permitted to request a variance on allowable water usage. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager.

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33.0 GENERAL IRRIGATION SYSTEM OPERATING PARAMETERS.

The District's irrigation water system utilizes water drawn from the storm water retention lakes within the Tradition project. It is the intention of the District to receive treated waste water effluent (Reclaim Water) from the City of Port St. Lucie to supplement the irrigation water supply. The District has an easement to utilize the storm water retention lakes in such manner, and as such Customers are prohibited from withdrawing water from the storm water retention lakes within the Tradition Project unless agreed to in writing by the District.

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The distribution system is pressurized at the District's irrigation water supply plant to 80 pounds per square inch (psi). The minimum pressure in the District's distribution system at the point of connection is 50 psi. The Customer's distribution system shall be designed to meet the maximum demand for any given irrigation period within the Customer's property at a minimum pressure of 50 psi unless otherwise agreed to in writing by the District. The pressures in the distribution system will fluctuate at higher and lower pressures from those stated above as systems turn on and shut off, designers shall appropriately account for these conditions in the design of the Customer's distribution systems.

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The District is permitted for consumptive use of water through the South Florida Water Management District, which regulates the amount of water that can be used for irrigation purposes. The amount of supplemental irrigation water allocated varies by month depending on the expected rainfall for a given month. The supplemental allocation varies from 0.76 inches in January to 4.58 inches in May.

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A table of projected water use by month is provided in the District's "Irrigation System Design and Construction Standards", latest edition. For all irrigation service areas, the District's irrigation system is designed to supply on average 0.68 inches per week (gross) during a 3-day per week, 12-hour per day irrigation period for any Customer.

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Each Customer will be provided with an allocation of irrigation water during times assigned by the District. Such allocation and irrigation times shall be identified by the District in writing on the approved Application for Irrigation Service. The irrigation within each development must be controlled by time clocks at individual homes or in larger blocks. It is the responsibility of the Customer to design its internal irrigation distribution system to operate within the parameters of the irrigation distribution system of the District as described above. Assistance in determining the best application time will be provided by the Irrigation District staff.

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The irrigation system will operate 24-hours per day to allow for maintenance of irrigation systems as required during the day, **but all irrigation shall be performed at night**. If any irrigation system needs to be operated outside of the assigned times for maintenance or growth of new landscape material, the user shall notify the District. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager.

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Each Customer shall be provided irrigation on a set time and flow basis to facilitate spreading the flow to the greatest extent possible. Each Customer will be provided water based on number of living units, amount of irrigated area, common areas, and other factors deemed pertinent. Typical criteria are show in Table 2.

At the District's option, a central radio based control system opens a supply valve at each individual development for a predetermined period of time. Each development will also be allocated a definite amount of water for each application period. When the predetermined time of flow is met the water service will close. It is imperative that individual subdivision irrigation

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designers and operators design each irrigation system correctly and amount of water used for each unit is correct to ensure each unit receives the proper amount of supplemental irrigation. Otherwise, all irrigation cycles may not receive the proper amount of irrigation water.

TABLE 2. TRADITION IRRIGATION SERVICE SIZING

Service Size	Flow Range (gpm)		Irrigated Area (acres)	
	From	To	From	To
2-inch	50	100	0	10
3-inch	100	250	10	25
4-inch	250	500	25	50
6-inch	500	1000	50	100
8-inch	1000	1800	100	200

*Based on average residential values

34.0 IRRIGATION SCHEDULE

The District has established in the SFWMD permit an irrigation schedule for each Customer serviced by the District. The irrigation schedules shall be strictly adhered to.

34.1 The District will not change, alter or modify the schedule without good cause, and will provide written or electronic notification of such change, alteration or modification at least 48 hours before such change alteration or modification shall take place. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager

34.2 The Customer shall not change, alter or modify the schedule without approval of the District; provided, however, the Customer shall have the right, without the approval of the District, to change, alter or modify the schedule as needed to its portion of the irrigation system in a manner to sufficiently serve its landscaping if such actions are in accordance with the irrigation schedule established in the South Florida Water Management permit, the Customer's Application and Irrigation Service Agreement, and any other agreements that may have been entered into between the District and the Customer.

35.0 RATE SCHEDULE ADJUSTMENTS

Rates shall be determined based on an independent rate study performed by a qualified and reputable utility rate, financial and management firm. Rates may be increased no more than once per calendar year, based upon the "Consumer Price Index for all Urban Consumers (CPI-U): U.S. City Average, by expenditure category and commodity and service group" for the "Water and sewer and trash collection services" expenditure category as published for

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the month of October of each year. The District will provide written or electronic notice of rate schedule adjustments no later than October 31, and any increase shall not take effect until on or after January 1 of the following year.

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36.0 SYSTEM CAPACITY CHARGE

Capacity charges are suspended until such a time as additional capacity related capital investment is required for the System in excess of the historical fees collected.

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37.0 RESERVATION OF CAPACITY

Upon execution of an application and/or agreement for service by the District and the Customer, payment of all costs, charges, and fees by the Customer required by the District and execution of the application and/or agreement(s), the District will reserve Irrigation Water Capacity, as set forth in the application and/or agreement(s). The District is not obligated to provide excess irrigation water to the Customer above that necessary to meet the demand for irrigated acreage physically connected to the system. The District may allocate irrigation water capacity reserved for the Customer to other developers or Customers if the District (i) has funds available to replace the facilities utilized by other such Customers; (ii) the District has preliminary approval by governmental agencies for the replacement facilities; and (iii) the anticipated completion date for the new/replacement facilities is adequate to meet the demand of existing Customers in accordance with the plan of development delivered to the District. If the District allocates reserved capacity to other developers, the District will notify the Customer that has reserved capacity that the Customers has 30 days to file an objection with the District, which must include notice that the Customer will need the reserved capacity with the indicated period.

38.0 GUARANTEED REVENUES-

Customers that have reserved capacity and have not physically connected and are not actively irrigating the irrigated acreage shall pay a Guaranteed Revenue to the District. The Guaranteed Revenue shall be paid monthly based on the unit price per irrigated acre set forth in Appendix A.

39.0 WATER CONSERVATION POLICY

It is the policy of the Tradition Community Development District No. 1, to conserve our water resources, not only in the drier months, but also throughout the year. Even though the water being delivered to the Customer is not of potable quality, it is important that all Customers do their part in protecting the water resources in this area. The restrictive covenants prohibit individual private wells within the development; therefore, all irrigation water users must cooperate in conserving water for current and future users of the Community.

In implementing its water conservation program, the Tradition Community Development District No. 1 has adopted the following as part of its water conservation policy:

39.1 The Customer should make sure landscape is not being over watered. Over watering is not good for water conservation or for the lawn and shrubs. The South Florida Water Management District publication, "Water Use Restrictions -Phase 1" provides guidelines for watering and has been adopted a part of this policy.

39.2 The Customer is encouraged but not required to utilize an adequate supply of mulch in its planting beds which helps retain moisture.

39.3 Natural vegetation should be used in the landscape plan wherever possible. Native plants require less water. Natural areas which have been preserved should not be irrigated.

39.4 The Customer is encouraged to utilize xeriscape landscape practices. Xeriscape is an excellent way to have a beautiful landscape that saves between 30% and 80% of the water used to irrigate a traditional landscape.

Water shortage generally occurs in South Florida during the spring months, when the evapo- transpiration is high and rainfall is low. Water shortage can also occur, however, throughout an entire year, particularly if summer rains are below normal. The Tradition Community Development District No. 1 and the Customers are required to comply with any water restriction requirements imposed by South Florida Water Management District and local government.

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APPENDIX A

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SCHEDULE OF RATES, FEES, AND CHARGES

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TRADITION CDD NO. 1: TIER 1 USERS IRRIGATION RATES, FEES, AND CHARGES

Monthly Volume and Excess Usage Charge

Excess Level 1

\$2.18 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 09/30/2020)

\$2.21 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 10/01/2020)

Excess Level 2

\$3.27 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 09/30/2020)

\$3.31 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 10/01/2020)

Miscellaneous Charges

Account Setup Charge \$20.00

Account Transfer Charge \$20.00

Initial Connection Fee

Controller (Piccolo) \$2,000

Valve/Meter

1.5 inch \$750

2 inch \$750

3 inch \$1100

4 inch \$1750

6 inch \$3200

8 inch \$4500

Rules and Regulation Violation Charge \$50.00 per occurrence

Damage to CDD Facilities Caused by Customer, Actual Cost of Repair

Late Fee Charge 5.0% of balance due, not to exceed \$250/month

Finance Charge 18.0% per annum on balance more than 30 days past due

Plan Review / Inspection Fee \$2500

Includes first inspection. Re-inspections billed at hourly service call rate.

Meter Test Fee Under 2-inch \$75.00

2-inch and above Actual Cost of Test

Returned Check Fee (not sufficient funds) \$25.00

Reconnection Charge

(normal business hours) \$85.00

(outside of normal hours) \$125.00/hr 1 hr min.

Transfer of Service Charge \$30.00

Service Call Charge (1)

(normal business hours) \$125.00/hr

(outside of normal hours) \$150.00/hr 1 hr min.

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within 20 days. After a minimum of 10 days written notice, service may be discontinued.

(1) Charged only if Service Problem is NOT the fault of CDD.

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TRADITION CDD NO. 1: TIER 2 AND 3 USERS IRRIGATION RATES, FEES, AND CHARGES

Monthly Base Facility Charge (2) Per Irrigated Acre

Tier 2 Customers	\$90.63 / month
Tier 3 Customers	\$46.75 / month

Monthly Base Facility Charge (2) Per ERU (single family)

Tier 2 Customers	\$10.41 / month
Tier 3 Customers	\$ 5.37 / month

Monthly Base Facility Charge (2) Per0.4 ERU (multi- family)

Tier 2 Customers	\$ 4.16 / month
Tier 3 Customers	\$ 2.15 / month

Monthly Base Facility Charge (2) Per0.1 ERU (apartment)

Tier 2 Customers	\$ 1.04 / month
Tier 3 Customers	\$ 0.54 / month

(2) Monthly Base Charge will be invoiced regardless of volume of water used.

Monthly Volume and Excess Usage Charge,(Tier 2 and Tier 3 Customers)

Excess Level 1

\$2.18 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 09/30/2020)
\$2.21 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 10/01/2020)

Excess Level 2

\$3.27 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 09/30/2020)
\$3.31 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 10/01/2020)

Miscellaneous Charges

Account Setup Charge \$20.00

Account Transfer Charge \$20.00

Initial Connection Fee

Controller (Piccolo) \$2,000

Valve/Meter

1.5 inch	\$750
2 inch	\$750
3 inch	\$1100
4 inch	\$1750
6 inch	\$3200
8 inch	\$4500

Rules and Regulation Violation Charge \$50.00 per occurrence

Damage to CDD Facilities Caused by Customer Actual Cost of Repair

Late Fee Charge 5.0% of balance due, not to exceed \$250/month

Finance Charge 18.0% per annum on balance more than 30 days past due

Plan Review / Inspection Fee \$2500

Includes first inspection. Re-inspections billed at hourly service call rate.

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TRADITION CDD NO. 1: TIER 2 AND 3 USERS IRRIGATION RATES, FEES, AND CHARGES

(Continued)

Meter Test Fee	Under 2-inch	\$75.00
	2-inch and above	Actual Cost of Test
Returned Check Fee (not sufficient funds)		\$25.00
Reconnection Charge		
		(normal business hours) \$85.00
		(outside of normal hours) \$125.00/hr. 1 hr min.
Transfer of Service Charge		\$30.00
Service Call Charge (1)		
		(normal business hours) \$125.00
		(outside of normal hours) \$150.00/hr. 1 hr min.

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within 20 days. After a minimum of 10 days written notice, service may be discontinued.

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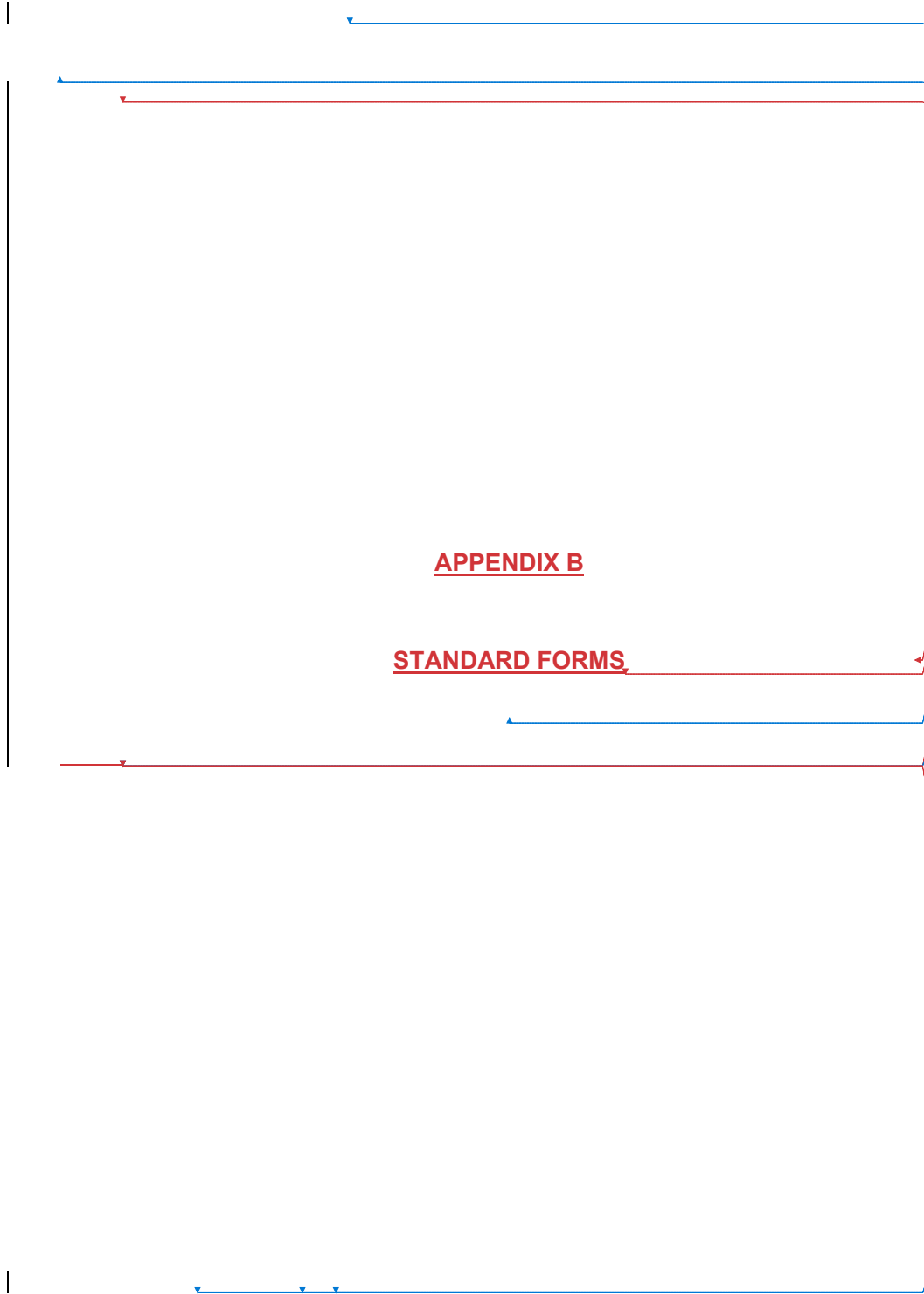
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<#>37.0 GUARANTEED REVENUES - Customers that have reserved capacity and have not physically connected and are not actively irrigating the irrigated acreage shall pay a Guaranteed Revenue to the CompanyDistrict. The Guaranteed Revenue shall be paid monthly based on the unit price per irrigated acre set forth in paragraph 38.0 SCHEDULE OF IRRIGATION RATES, MICELLANEOUS SERVICE CHARGES, AND BILLING INFORMATION.¶

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APPENDIX B

STANDARD FORMS

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SCHEDULE OF IRRIGATION RATES,
MICELLANEOUS SERVICE CHARGES, AND BILLING
INFORMATION (subject to adjustment from time to
time)¶
¶
System Capacity Charge: \$18,818.10 per irrigated
acre¶
¶
Initial Connection Fee:¶
Controller (Motorola Piccolo) ...

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<object>Please referenceMonthly Base
Facility Charge': \$ 195. Appendix A for
additional information on the Tier one, two and
three Irrigation Fee Schedule.

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Monthly Usage (Volume) Charge (per 1,000
gallons): N/A¶
Tier Rate¶
Block 1 \$ _¶
Block 2 \$ _¶

Column Break
under __gallons¶
in excess of __gallons¶
¶
Guaranteed Revenues: \$ 28.28 per irrigated
acre Rules and Regulations Violation Charge:
\$50.00 per occurrence¶
Damage to District Facilities caused by
Customer: Actual cost of repair¶
Late Fee Charge: 5.0% of balance due, not to
exceed \$250.00 per month, if not paid by Due
Date¶
Finance Charge: 18.0% per annum on balance
more than thirty (30) days past due¶
Plan Review & Inspection Fee: \$2,500.00
including first inspection; additional inspections
are billed at hourly service charge.¶
Meter Test Fee/Deposit: Under 2" \$75.00¶ ...

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CUSTOMER GUARANTEE DEPOSIT RECEIPT ACCOUNT NO.

I HEREBY REQUEST AND AUTHORIZE THE TRADITION CDD NO. 1 TO SUPPLY IRRIGATION SERVICE TO THE BELOW DESCRIBED PROPERTY UNTIL RECEIPT OF FORMAL NOTICE FROM ME REQUESTING DISCONTINUANCE OF SUCH IRRIGATION SERVICE.

I AGREE TO PROMPTLY PAY FOR IRRIGATION SERVICE AT THE RATES AND WITHIN THE TIME PERIODS DELINEATED IN THE DISTRICT'S RULES AND REGULATIONS.

I HEREBY AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE TRADITION CDD NO. 1.

SIGNATURE: _____ DATE: _____

NAME: _____

SERVICE ADDRESS: _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ zip: _____

DEPOSIT AMOUNT: _____ ☐ Check No: _____ ☐ Other: _____

RECEIVED BY: _____ Date: _____

TO GUARANTEE THE PAYMENT OF ANY AND ALL INDEBTEDNESS FOR IRRIGATION SERVICES WHICH MAY BE OR BECOME DUE TO TRADITION CDD NO. 1, (HEREINAFTER CALLED THE CDD) BY SAID CUSTOMER. CUSTOMER AGREES THAT SUCH DEPOSIT OR ANY PART THEREOF MAY BE APPLIED BY THE CDD AT ANY TIME IN SATISFACTION OF SAID GUARANTEE. THAT AFTER SUCH APPLICATION, THE REMAINDER THEREOF MAY BE APPLIED IN DISCHARGE OF ANY INDEBTEDNESS OF THE CUSTOMER TO THE CDD, WHATSOEVER AND THAT THE CDD MAY USE SAID DEPOSITS AS IF THE CDD WERE THE ABSOLUTE OWNER THEREOF. UPON DISCONTINUANCE OF ANY OR ALL SERVICES COVERED BY THIS DEPOSIT AND THE PRESENTATION OF THE RECEIPT AND PROPER IDENTIFICATION, THE CDD AGREES TO REFUND TO THE CUSTOMER THAT PORTION OF THE DEPOSIT APPLYING TO THE SERVICE OR SERVICES DISCONTINUED, LESS ANY AMOUNTS THEN DUE THE DISTRICT. THIS DEPOSIT SHALL NOT PRECLUDE THE CDD FROM DISCONTINUING FOR NONPAYMENT ANY AND ALL SERVICES COVERED BY THIS DEPOSIT REGARDLESS OF THE SUFFICIENCY OF SAID DEPOSIT TO COVER SUCH INDEBTEDNESS FOR SUCH SERVICES.

APPLICATION AND AGREEMENT FOR IRRIGATION SERVICE

Type of Service: Residential General

Applicant Information:

Applicant Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____

Email: _____

Social Security Number/Driver License or Tax Identification Number: _____

Applicant/Agents Signature: _____

Agents Name: _____

Service Location:

Service Address: _____

Subdivision: _____ Plat Book: _____ Pages: _____

Block Number: _____ Lot Number: _____ Unit Number: _____

(To be completed by TIC)

Service Information:

Requested Meter Size: 1" 1 1/2" 2" 3" 4" 6" 8" Other: _____

Service Irrigable Area: _____ Square Feet

_____ Acres Annual Allocation: _____ M.G. Avg.

Monthly Allocation _____ M.G.

Max. Month Allocation _____ M.G. Estimated Peak Demand: _____ GPM (during hours of operation)

General Service Applicants shall submit three (3) sets of construction documents (plans and specifications).

Account Number: _____ Service Start Date: _____

Meter ID No: _____ Size: _____ Service End Date: _____

System Capacity Charge: \$ _____ Fees: \$ _____ Deposit Amount: \$ _____

Total Amount Due: \$ _____

Approved By: _____ Date: _____

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Note:

1. Upon signature by the applicant and approval by Tradition Community Development District No. 1, (the "CDD"), the applicant shall become a Customer of the CDD, and agrees to timely pay for irrigation service and abide by the rules and regulations of the CDD, as contained in the "Tradition Community Development District No. 1, Irrigation Water Rules and Regulations", latest edition.
2. Application to Construct in the "Tradition Irrigation System Design and Construction Standards", latest edition must be consistent with this Application for Service.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

CUSTOMER:

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me, by _____, the _____ of TRADITION _____.

COMMUNITY DEVELOPMENT DISTRICT NO. 1, a community development district created pursuant to Chapter 190, Florida Statutes, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she, by means of physical presence or online notarization and _____ is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20__.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

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STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, by means of physical presence or online notarization, and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this __ day of _____, 20__.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

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Rules and Regulations

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IRRIGATION WATER RULES AND REGULATIONS

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

10489 SW MEETING STREET
PORT ST. LUCIE, FLORIDA

34982 (772) 340-3500

(772) 340-1079 FAX

Effective Date: September 1, 2020

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Appendix A - Rates, Fees, and Charges

Appendix B – Standard Forms

1.0 TECHNICAL TERMS AND ABBREVIATIONS

“AVERAGE METER ERROR” - The algebraic average of the errors determined for the minimum, intermediate, and maximum test flowrates, where the meter error is calculated as $(V_i - V_a)/V_a \times 100$. V_i is the indicated volume read from the meter register. V_a is the actual volume of water passed through the meter for a given duration.

“BASE FACILITY CHARGE” – minimum monthly charge for per irrigated acre for providing irrigation water service to the Customer.

“District” – Tradition Community Development District, its successor's or assigns.

“CONSUMER” – Any person, entity, firm, association, corporation, government agency or similar organization directly supplied with irrigation water service by the District.

“CUSTOMER” - Means the person, entity, firm, association or corporation who has made application for irrigation water service or entered into an agreement to receive irrigation water service from the District and who is liable for the payment of that irrigation water service.

“CUSTOMER'S INSTALLATION” – All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of an installation for utilizing irrigation water for any purpose ordinarily located on the Customer's side of the “Point of Delivery”, whether such installation is owned by Customer, or used by Consumer under lease or otherwise.

“IRRIGATION WATER CAPACITY” – shall be the volume of irrigation water generated from the physically constructed water treatment and distribution facilities available for service.

“MAIN” – Shall refer to a pipe, conduit, or other facility installed to convey irrigation water services to individual service lines or to other mains to the “Point of Delivery” outside of the Customer property unless located within a recorded easement acceptable to the District.

“POINT OF DELIVERY” – The point where the District's pipes or meters are connected with pipes of the Customer.

“RATE SCHEDULE” – Refers to rates or charges for the particular classification of service as established by the District from time to time.

“RECLAIM WATER” – Water that is treated wastewater effluent from the City of Port St. Lucie's waste water treatment plants or other water utilized by District to provide irrigation water service to the Customer.

“REGULAR WORKING HOURS” – shall be Monday through Friday from 9:00 A.M. to 5:00 P.M., except holidays established by the District.

“USAGE CHARGE” – monthly charge for irrigation water consumption at the current rate per 1,000 gallons of water consumed.

2.0 GENERAL INFORMATION

To the extent of inconsistency between the District's Rules and Regulations, with any Statute, Law or Ordinance, then such Statute, Law or Ordinance, shall control to the extent of such inconsistency. These Rules and Regulations are a part of the rate schedules, applications and contracts of the District, and in the absence of specific written agreement to the contrary, they apply without modifications or change to each and every Customer to whom the District renders irrigation water service.

In the event that a portion of these Rules and Regulations are declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of the Rules and Regulations for irrigation water service unless such court order or decision shall so direct.

3.0 APPLICATION TYPE

Customers for irrigation water service will be separated into three tiers that will be determined by the method in which the irrigation water is provided to the project site.

- 3.1 Tier One – Customer connects to an existing irrigation main owned and maintained by the District. The Customer will install a Controller/Piccolo device, an irrigation meter, and may be required to provide a telemetry system depending on the meter's proximity from surrounding Irrigation telemetry systems.
- 3.2 Tier Two – Customer connects to the District's water supply, including lakes or canals, through a remote District owned pump station. The District maintains the pump station and Customer would be responsible for the distribution.
- 3.3 Tier Three – Customer connects to the District's water supply including lakes, canals or from a properly permitted well. Customer owns and maintain the pump station and distribution System. If irrigated area determined by the District, in consultation with SRWMD to require significant withdrawal from District groundwater sources, the customer would be required to install a meter record actual water use. The Customer may be required to provide a telemetry system depending on the meter's proximity to surrounding Irrigation telemetry systems.

4.0 APPLICATION SIGNATURE

Irrigation water service is furnished only upon signed application or agreement accepted by the District and the conditions of such application or agreements are binding upon the Customer as well as upon the District. A copy of the application for irrigation water service is included herein. Payment of all fees will be required with the application. See Section 36 Schedule of Irrigation Rates. Initiation of service and billing will begin on the date the meter is installed.

5.0 APPLICATION BY AGENTS

Applications for irrigation water service requested by persons, firms, entities, partnerships, associations, corporations, and others, shall be rendered only by duly authorized parties. When irrigation water service is rendered under agreement, or agreements, entered into between the District and an agent of the principal, the use of such irrigation water service by the principal shall constitute full and complete ratification by the principal of the agreement

or agreements entered into between agent and the District and under which such irrigation water service is rendered.

6.0 APPLICATION AND AGREEMENT FOR IRRIGATION SERVICE

Upon the Application and Agreement for Irrigation Service being signed by Customer and District, the obligations of Customer under such Application shall be binding upon the Customer, its successors and assigns. The District shall not be required to enter into an Application and Agreement for Irrigation Service prior to the Customer obtaining an Environmental Resources Permit from SFWMD for the area to be serviced.

7.0 WITHHOLDING SERVICE

The District may withhold or discontinue irrigation water service rendered under application made by any member or agent of a household, association, organization or business unless all prior indebtedness to the District of such household, association, organization or business for irrigation water service has been settled in full. Service may also be discontinued for any violation by the Customer of any rule or regulation set forth herein. The District will provide a written notice to the Customer of its intent to withhold service ten (10) days prior to the date service will be withheld. The notice will state the reason for withholding service, a demand for cure, and the date service will be withheld if such cure is not completed by Customer.

8.0 DISPUTE RESOLUTION

Any dispute related to the application for Irrigation Service, the rules and regulations (as amended), and/or Customer agreement(s) including but not limited to rates for supply and delivery of irrigation water and related services, irrigation water allocation, irrigation water pressure, and irrigation water schedules (except payment of monies owed) that the Customer and District cannot resolve amongst themselves shall be submitted to binding arbitration through an alternate dispute resolution provider licensed and certified to conduct binding arbitration in the State of Florida. Such District shall be selected by mutual agreement by the parties. Such arbitration shall be conducted pursuant to and in accordance with the Florida Arbitration Act as set forth in Chapter 682, Florida Statutes. If the parties cannot mutually agree on the selection of an arbitrator or arbitrators, then either party may apply to a court of competent jurisdiction for the appointment of arbitrator(s) pursuant to Section 682.04, Florida Statutes. Discovery shall be conducted according to a discovery schedule agreed upon by the parties and in the event no agreement can be reached, in accordance with a schedule set by the arbitrator(s). In the event that the arbitrator(s) decline to set a discovery schedule, either party may apply to a court of competent jurisdiction to set a discovery schedule. Any dispute not subject to binding arbitration pursuant to these rules and regulations and/or agreement(s) shall be subject to determination by a court of competent jurisdiction. In the event any monies are owed by one party to the other, the party who is owed such sum shall be entitled to bring an action at law for the collection of such sum if not paid within 10 days of the demand for payment. The District contemplates making application to the Public Service Commission ("PSC") to come within its jurisdiction, and to be regulated by PSC. In the event the District requests and PSC agrees to assume jurisdiction over the District and make the District subject to its regulatory authority, this paragraph regarding arbitration is modified to provide that any dispute that was originally subject to binding arbitration shall still be subject to binding arbitration under this provision in the event PSC, for any reason, declines to accept jurisdiction over such dispute.

Venue for any litigation or arbitration arising under these rules and regulations and/or agreement(s) shall be St. Lucie County, Florida.

In any litigation or arbitration proceeding the losing party shall reimburse the prevailing party's reasonable legal fees and cost through all arbitration, trial, and bankruptcy proceedings at the trial and appellate levels.

9.0 LIMITATION OF USE

Irrigation water service purchased from the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. Irrigation water service furnished to the Customer shall be rendered directly to the Customer through District's individual meter and may not be re-metered by the Customer for the purpose of selling or otherwise disposing of irrigation water service to lessees, tenants, or others and, under no circumstances, shall the Customer or Customer's agent or any other individual, association or corporation install meters for the purpose of so re-metering said irrigation water service. In no case shall a Customer, except with the written consent of the District, extend his lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by him. In case of such unauthorized extension, re-metering, sale or disposition of service, Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.

The irrigation water is not suitable for domestic uses. Restricted uses include but are not limited to the following:

- DO NOT** drink
- DO NOT** have hose connections on the irrigation system
- DO NOT** fill swimming pools, hot tubs, wading pools, etc.
- DO NOT** use for recreational activities such as squirt guns, water slides, etc.

10.0 CONTINUITY OF SERVICE

The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation's, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies of the United States, Wars, United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.

11.0 TYPE AND MAINTENANCE

The Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained by Customer, at its expense, in accordance with the standard practice, conforming with the Rules and Regulations of the District, and in full compliance with all Laws and Governmental Regulations applicable to same. The District shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. All Customer pipes, apparatus and equipment shall be installed and designed in accordance with

the “**Irrigation System Design and Construction Standards**”, latest edition, The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected, or which may adversely affect the irrigation water service; and the District reserves the right to discontinue or withhold irrigation water service to such apparatus or device.

12.0 CHANGE OF CUSTOMER'S INSTALLATION

No changes or increases in Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the District shall be made without written consent of the District. The Customer will be liable for any change resulting from a violation of this rule.

13.0 INSPECTION OF CUSTOMER'S INSTALLATION

All Customer's irrigation water service installations or changes shall be inspected, at Customer's expense. Please reference the Tradition/ Southern Grove Community Development District Required Construction Inspections Form for a list of all the required inspection and license requirements for the parties responsible for performing the construction activities. There will be a final inspection upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect. Where municipal or other governmental inspection is required by local rules or ordinances, the District cannot render irrigation water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the District. The District reserves the right to inspect the Customer's installation prior to rendering irrigation water service and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 PROTECTION OF DISTRICT'S PROPERTY

The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises, and shall knowingly permit no one but the District's agents, or persons authorized by law, to have access to the District's pipes and apparatus. In the event of any loss, or damage to property of the District caused by or arising out of the carelessness, neglect or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer. The District may fine the Customer for unauthorized use or tampering of District's property.

15.0 ACCESS TO PREMISES

The duly authorized agents of the District shall have access at all reasonable hours to the premises of the Customer for the purpose of its installing, maintaining and inspecting or removing the District's property, reading meters and other purposes incident to performance under or termination of the District's agreement with the Customer and in such performance shall not be liable for trespass.

16.0 RIGHT OF WAY OR EASEMENTS

The Customer shall grant or cause to be granted to the District and without cost to the District all rights, easements, permits, and privileges which are necessary for the rendering of irrigation water service.

17.0 BILLING PERIODS

A statement of account ("Billing Statement") for irrigation water service will be rendered to the address provided on the Application for Irrigation Service via U.S. Mail prior to the tenth (10th) day of the month ("Statement Date") for the prior month's service. Payment shall be due within twenty (20) days of the Statement Date ("Due Date"). The Billing Statement shall include the current and previous month meter readings, date meter was read, and the year to date usage. Meter readings will be taken on or between the 1st and 5th of each month. Non-receipt of Billing Statement by Customer shall not release or diminish obligation of Customer with respect to payment thereof.

18.0 DELINQUENT BILLS

Billing Statements not paid by the Due Date shall be considered delinquent. All past due balances shall be subject to a late charge of five percent (5%) on the balance due from and after the Due Date, not to exceed \$250 per month ("Late Charge"); which is due upon receipt to avoid interruption of service. Balances beyond thirty (30) days past due shall be subject to an interest charge of eighteen percent (18%) per annum ("Finance Charge"). Irrigation water service may be discontinued if payment of all sums owed including Late Charges and Finance Charges is not received within ten (10) days of written demand for payment. Service will be resumed only upon payment of all outstanding sums owed. A reconnection charge of \$65.00 shall be due for reconnection when performed during regular working hours. After regular working hours, the reconnection charge will be \$85.00. There shall be no liability of any kind against the District for enforcing its rights and remedies (including disconnecting service) for failure of the Customer to pay the Billing Statement as required. In the event services is disconnected due to Customer breach, the Customer shall remain liable for minimum Guaranteed Revenue charges.

No partial payment of any Billing Statement will be accepted by the District as payment in full and will be considered delinquent until such time as full payment is received, except by agreement with District.

19.0 CHANGE OF OCCUPANCY

19.1 FOR INDIVIDUAL COMMERCIAL CUSTOMERS

When change of occupancy takes place on any premises supplied by the District with irrigation water service, WRITTEN NOTICE thereof shall be given at the office of the District not less than three (3) days prior to the date of the change by the outgoing Customer, who will be held responsible for all irrigation water service used on such premises until such written notice is so received and the District has had reasonable time to discontinue irrigation water service. However, if such written notice has not been received, the application of a succeeding occupant for irrigation water service will automatically terminate the prior account. Customer's deposit may be transferred from one service location to another, if both locations are supplied by the District. Consumer's deposit may NOT be transferred from one name to another.

19.2 FOR HOME OWNERS ASSOCIATION/MASTER COMMERCIAL ASSOCIATION

The respective Association shall be responsible for all irrigation charges as set forth in Appendix A "Schedule of Irrigation Rates, Fees, and Charges" for individual parcels/units and common areas regardless of occupancy.

20.0 UNAUTHORIZED CONNECTIONS

Connections to the District's irrigation water system for any purpose whatsoever are to be made only by employees of the District, or by license contractors given that the work is in accordance with District approved plans. Tie-in or coring connections must be observed, witnessed and inspected by District representatives. Unauthorized connections render the service subject to immediate discontinuance without notice and the person, entity, firm, association or corporation responsible for such unauthorized connection shall be liable for all applicable irrigation service charges at the current rate. Irrigation water service will not be restored until such unauthorized connections have been removed and unless settlement is made in full for all irrigation water service charges estimated by the District to have been used by reason of such unauthorized connection.

21.0 METERS

All irrigation water meters shall be furnished at the Customer's expense and shall be accessible and subject to its control. The meter will become the property of the District upon acceptance of the installation. The Customer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters, telemetry systems, and other similar devices. All meter installations are subject to a fee that is determined by the size of the meter. Please see Section 38 for meter installation fees.

22.0 ALL WATER THROUGH METER

That portion of the Customer's installation for irrigation water service shall be so arranged that all irrigation water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit irrigation water to by-pass the meter or metering equipment. All irrigation water passing through the meter shall be paid for by the Customer at the appropriate rate established in the rate schedule. The Customer is responsible for all leaks within the Customer's system. The District, at its discretion, may offer a payment plan for Customer payment due to leaks. However, the volume of water lost due to leaks will be counted against the monthly and annual allocation of irrigation water.

23.0 ADJUSTMENT OF BILLS

When a Customer has been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount shall be credited or billed to the Customer as the case may be, subject to any written settlement between the parties. To the extent such overcharge or undercharge are not contested within one year of billing such overcharge or undercharge shall be deemed accepted and waived.

24.0 CUSTOMER DEPOSIT-ESTABLISHMENT OF CREDIT

Before rendering service, the District requires an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the District's rules for prompt payment. Credit will be deemed so established if:

- a. The Customer furnishes a satisfactory guarantor to secure payment of bills for the service requested. The Customer pays a cash deposit.
- b. The Customer furnishes an irrevocable letter of credit from a bank or a surety bond.

- c. The amount of initial deposit shall be equivalent to the two months billing based on the average allocation.

The District may require, upon reasonable written notice of not less than 30 days, such request or notice being separate and apart from any bill for service, a new deposit, where previously waived or returned, utilized or an additional deposit, in order to secure payment of current bills; provided, however, that the total amount of the required deposit shall not exceed an amount equal to the average actual charge for irrigation water service for two monthly billing periods for the 12 -month period immediately prior to the date of the notice. In the event the Customer has had service less than 12 months, then the utility shall base its new or additional deposit upon the average actual monthly billing available.

25.0 REFUND OF DEPOSIT

(Reserved).

26.0 REQUEST FOR METER TEST BY CUSTOMER

Should any Customer request in writing a bench test of his irrigation water meter, the District may require a deposit to defray cost of testing; such deposit not to exceed the following schedule of fees:

TESTING FEE	
<u>Meter Size</u>	<u>Fee</u>
Under 2 inch	\$75.00
2 inch and over	Actual Cost

If the meter is found to register in excess of the accuracy limits prescribed herein, the deposit will be refunded; but if below such accuracy limit, the deposit will be retained by the District as a service charge for conducting the test.

27.0 ADJUSTMENT OF BILLS FOR METER ERROR

Billing Statements shall be adjusted for meter error based on meter tests made by the District. The accuracy of registration of the meter and its performance in service shall be determined by the Average Meter Error.

28.0 FAST METERS

Whenever a meter tested is found to register in excess of the tolerance provided in the Meter Accuracy Requirements provision herein, the District shall refund to the Customer the amount billed in error for one half the period since the last test, said one half period not to exceed six (6) months except that if it can be shown that the error was due to some cause, the date of which can be fixed. The overcharge shall be computed back to but not beyond such date. The refund shall not include any part of any minimum charge.

29.0 METER ACCURACY REQUIREMENTS

All meters used for measuring quantity of irrigation water delivered to a Customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure. Before being installed for the use of any Customer every irrigation water meter, whether new, repaired or removed from service for any cause, shall be adjusted to register within the accuracy limits set forth in the following table:

ACCURACY LIMITS IN PERCENT

<u>Meter Type</u>	<u>Max. Rate</u>	<u>Interm. Rate</u>	<u>Min. Rate</u>	<u>New / Repaired</u>
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97-102	97-103	95-102	90-102

30.0 QUALITY OF WATER

The District does not in any way represent that the quality of the irrigation water meets state drinking water standards or is suitable for use as construction water. ***THE IRRIGATION WATER IS TO BE USED FOR LANDSCAPE IRRIGATION PURPOSES ONLY.*** All lines must be underground, and no hose bibs will be allowed on the Customer's irrigation system. The Customer is responsible for designing his irrigation system to take into account the quality of the water. This would include possible strainers on the irrigation heads to account for sand, grit, silt particles, and biological matter, which may be in the irrigation delivery system from time to time. The District is not responsible for discoloration, spotting or rusting of Customer's property. The Customer should design and install his/her irrigation system to avoid spray onto homes, driveways, walks, automobiles, or other property. ***THE DISTRICT RESERVES THE RIGHT TO UTILIZE TREATED WASTEWATER EFFLUENT (RECLAIMED WATER) AS A SOURCE OF IRRIGATION WATER.***

31.0 MISCELLANEOUS CHARGES AND REIMBURSEMENTS.

A schedule of charges for services is listed in Appendix A and shall be subject to adjustment by the District from time to time:

32.0 WATERING RESTRICTIONS

The District has established a level of service for the irrigation system to ensure that the consumptive needs of turf grass and landscape plants are met. This established level of service is based on the irrigation needs of plants and watering restrictions periodically imposed by the South Florida Water Management District (SFWMD). All Customers are expected to comply with the watering restrictions established by the District and SFWMD. Failure to comply with the restrictions may subject the Customer to discontinuance of irrigation water service. The District will give a written or electronic notice of any reductions in allocation to the Customer necessitated by a reduction mandated by SFWMD within forty-eight (48) hours of such notice by SFWMD. Upon the effective date of the restriction as provided in the notice, each Customer shall receive its fair share of irrigation water, which fair share shall in no event be less than its pro rata share of any reduced allocation (in other words, any reduction shall be allocated by the District proportionately on the percentage allocation among all Customers under normal operating conditions), subject to the provisions of any applicable legal requirements. The Customer is permitted to request a variance on allowable water usage. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager.

33.0 GENERAL IRRIGATION SYSTEM OPERATING PARAMETERS

The District's irrigation water system utilizes water drawn from the storm water retention lakes within the Tradition project. It is the intention of the District to receive treated waste water effluent (Reclaim Water) from the City of Port St. Lucie to supplement the irrigation water supply. The District has an easement to utilize the storm water retention lakes in such manner, and as such Customers are prohibited from withdrawing water from the storm water retention lakes within the Tradition Project unless agreed to in writing by the District.

The distribution system is pressurized at the District's irrigation water supply plant to 80 pounds per square inch (psi). The minimum pressure in the District's distribution system at the point of connection is 50 psi. The Customer's distribution system shall be designed to meet the maximum demand for any given irrigation period within the Customer's property at a minimum pressure of 50 psi unless otherwise agreed to in writing by the District. The pressures in the distribution system will fluctuate at higher and lower pressures from those stated above as systems turn-on and shut-off, designers shall appropriately account for these conditions in the design of the Customer's distribution systems.

The District is permitted for consumptive use of water through the South Florida Water Management District, which regulates the amount of water that can be used for irrigation purposes. The amount of supplemental irrigation water allocated varies by month depending on the expected rainfall for a given month. The supplemental allocation varies from 0.76-inches in January to 4.58- inches in May.

A table of projected water use by month is provided in the District's "**Irrigation System Design and Construction Standards**", latest edition. For all irrigation service areas, the District's irrigation system is designed to supply on average 0.68 inches per week (gross) during a 3-day per week, 12- hour per day irrigation period for any Customer.

Each Customer will be provided with an allocation of irrigation water during times assigned by the District. Such allocation and irrigation times shall be identified by the District in writing on the approved Application for Irrigation Service. The irrigation within each development must be controlled by time clocks at individual homes or in larger blocks. It is the responsibility of the Customer to design its internal irrigation distribution system to operate within the parameters of the irrigation distribution system of the District as described above. Assistance in determining the best application time will be provided by the Irrigation District staff.

The irrigation system will operate 24-hours per day to allow for maintenance of irrigation systems as required during the day, **but all irrigation shall be performed at night**. If any irrigation system needs to be operated outside of the assigned times for maintenance or grow-in of new landscape material, the user shall notify the District. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager.

Each Customer shall be provided irrigation on a set time and flow basis to facilitate spreading the flow to the greatest extent possible. Each Customer will be provided water based on number of living units, amount of irrigated area, common areas, and other factors deemed pertinent. Typical criteria are show in Table 2.

At the District's option, a central radio based control system opens a supply valve at each individual development for a predetermined period of time. Each development will also be allocated a definite amount of water for each application period. When the predetermined time of flow is met the water service will close. It is imperative that individual subdivision irrigation

designers and operators design each irrigation system correctly and amount of water used for each unit is correct to ensure each unit receives the proper amount of supplemental irrigation. Otherwise, all irrigation cycles may not receive the proper amount of irrigation water.

TABLE 2:TRADITION IRRIGATION SERVICE SIZING

<u>Service Size</u>	<u>Flow Range (gpm)</u>		<u>Irrigated Area (acres)</u>	
	<u>From</u>	<u>To</u>	<u>From</u>	<u>To</u>
2-inch	50	100	0	10
3-inch	100	250	10	25
4-inch	250	500	25	50
6-inch	500	1000	50	100
8-inch	1000	1800	100	200

*Based on average residential values

34.0 IRRIGATION SCHEDULE

The District has established in the SFWMD permit an irrigation schedule for each Customer serviced by the District. The irrigation schedules shall be strictly adhered to.

- 34.1 The District will not change, alter or modify the schedule without good cause, and will provide written or electronic notification of such change, alteration or modification at least 48 hours before such change alteration or modification shall take place. Variances and waivers from the requirements of the Tradition CDD No. 1 Policies and Procedures Manual may be granted by the Board subject to the provisions and limitations contained in Section 120.542, Florida Statutes, and Chapter 28-104, Variance or Waiver, of the Uniform Rules or Procedure. Copies of Section 120.542 and Chapter 28-104 are available from the District Manager
- 34.2 The Customer shall not change, alter or modify the schedule without approval of the District; provided, however, the Customer shall have the right, without the approval of the District, to change, alter or modify the schedule as needed to its portion of the irrigation system in a manner to sufficiently serve its landscaping if such actions are in accordance with the irrigation schedule established in the South Florida Water Management permit, the Customer's Application and Irrigation Service Agreement, and any other agreements that may have been entered into between the District and the Customer.

35.0 RATE SCHEDULE ADJUSTMENTS

Rates shall be determined based on an independent rate study performed by a qualified and reputable utility rate, financial and management firm. Rates may be increased no more than once per calendar year, based upon the "Consumer Price Index for all Urban Consumers (CPI-U): U.S. City Average, by expenditure category and commodity and service group" for the "Water and sewer and trash collection services" expenditure category as published for

the month of October of each year. The District will provide written or electronic notice of rate schedule adjustments no later than October 31, and any increase shall not take effect until on or after January 1 of the following year.

36.0 SYSTEM CAPACITY CHARGE

Capacity charges are suspended until such a time as additional capacity related capital investment is required for the System in excess of the historical fees collected.

37.0 RESERVATION OF CAPACITY

Upon execution of an application and/or agreement for service by the District and the Customer, payment of all costs, charges, and fees by the Customer required by the District and execution of the application and/or agreement(s), the District will reserve Irrigation Water Capacity, as set forth in the application and/or agreement(s). The District is not obligated to provide excess irrigation water to the Customer above that necessary to meet the demand for irrigated acreage physically connected to the system. The District may allocate irrigation water capacity reserved for the Customer to other developers or Customers if the District (i) has funds available to replace the facilities utilized by other such Customers; (ii) the District has preliminary approval by governmental agencies for the replacement facilities; and (iii) the anticipated completion date for the new/replacement facilities is adequate to meet the demand of existing Customers in accordance with the plan of development delivered to the District. If the District allocates reserved capacity to other developers, the District will notify the Customer that has reserved capacity that the Customers has 30 days to file an objection with the District, which must include notice that the Customer will need the reserved capacity with the indicated period.

38.0 GUARANTEED REVENUES-

Customers that have reserved capacity and have not physically connected and are not actively irrigating the irrigated acreage shall pay a Guaranteed Revenue to the District. The Guaranteed Revenue shall be paid monthly based on the unit price per irrigated acre set forth in Appendix A.

39.0 WATER CONSERVATION POLICY

It is the policy of the Tradition Community Development District No. 1, to conserve our water resources, not only in the drier months, but also throughout the year. Even though the water being delivered to the Customer is not of potable quality, it is important that all Customers do their part in protecting the water resources in this area. The restrictive covenants prohibit individual private wells within the development; therefore, all irrigation water users must cooperate in conserving water for current and future users of the Community.

In implementing its water conservation program, the Tradition Community Development District No. 1 has adopted the following as part of its water conservation policy:

- 39.1 The Customer should make sure landscape is not being over watered. Over watering is not good for water conservation or for the lawn and shrubs. The South Florida Water Management District publication, "Water Use Restrictions –Phase 1" provides guidelines for watering and has been adopted a part of this policy.

- 39.2 The Customer is encouraged but not required to utilize an adequate supply of mulch in its planting beds which helps retain moisture.
- 39.3 Natural vegetation should be used in the landscape plan wherever possible. Native plants require less water. Natural areas which have been preserved should not be irrigated.
- 39.4 The Customer is encouraged to utilize xeriscape landscape practices. Xeriscape is an excellent way to have a beautiful landscape that saves between 30% and 80% of the water used to irrigate a traditional landscape.

Water shortage generally occurs in South Florida during the spring months, when the evapo- transpiration is high and rainfall is low. Water shortage can also occur, however, throughout an entire year, particularly if summer rains are below normal. The Tradition Community Development District No. 1 and the Customers are required to comply with any water restriction requirements imposed by South Florida Water Management District and local government.

APPENDIX A

SCHEDULE OF RATES, FEES, AND CHARGES

TRADITION CDD NO. 1: TIER 1 USERS IRRIGATION RATES, FEES, AND CHARGES

Monthly Volume and Excess Usage Charge

Excess Level 1

\$2.18 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 09/30/2020)

\$2.21 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 10/01/2020)

Excess Level 2

\$3.27 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 09/30/2020)

\$3.31 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 10/01/2020)

Miscellaneous Charges

Account Setup Charge \$20.00

Account Transfer Charge \$20.00

Initial Connection Fee

Controller (Piccolo) \$2,000

Valve/Meter

1.5 inch \$750

2 inch \$750

3 inch \$1100

4 inch \$1750

6 inch \$3200

8 inch \$4500

Rules and Regulation Violation Charge \$50.00 per occurrence

Damage to CDD Facilities Caused by Customer Actual Cost of Repair

Late Fee Charge 5.0% of balance due, not to exceed \$250/month

Finance Charge 18.0% per annum on balance more than 30 days past due

Plan Review / Inspection Fee \$2500

Includes first inspection. Re-inspections billed at hourly service call rate.

Meter Test Fee Under 2-inch \$75.00
2-inch and above Actual Cost of Test

Returned Check Fee (not sufficient funds) \$25.00

Reconnection Charge

(normal business hours) \$85.00
(outside of normal hours) \$125.00/hr 1 hr min.

Transfer of Service Charge \$30.00

Service Call Charge (1)

(normal business hours) \$125.00/hr
(outside of normal hours) \$150.00/hr 1 hr min.

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within 20 days. After a minimum of 10 days written notice, service may be discontinued.

(1) Charged only if Service Problem is NOT the fault of CDD.

TRADITION CDD NO. 1: TIER 2 AND 3 USERS IRRIGATION RATES, FEES, AND CHARGES

Monthly Base Facility Charge (2) Per Irrigated Acre

Tier 2 Customers	\$90.63 / month
Tier 3 Customers	\$46.75 / month

Monthly Base Facility Charge (2) Per ERU (single family)

Tier 2 Customers	\$10.41 / month
Tier 3 Customers	\$ 5.37 / month

Monthly Base Facility Charge (2) Per 0.4 ERU (multi- family)

Tier 2 Customers	\$ 4.16 / month
Tier 3 Customers	\$ 2.15 / month

Monthly Base Facility Charge (2) Per 0.1 ERU (apartment)

Tier 2 Customers	\$ 1.04 / month
Tier 3 Customers	\$ 0.54 / month

(2) Monthly Base Charge will be invoiced regardless of volume of water used.

Monthly Volume and Excess Usage Charge (Tier 2 and Tier 3 Customers)

Excess Level 1

\$2.18 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 09/30/2020)

\$2.21 per 1,000 gallons for usage >90,000 but < 140,000 gallons per irrigated acre (through 10/01/2020)

Excess Level 2

\$3.27 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 09/30/2020)

\$3.31 per 1,000 gallons for usage > or = 140,000 gallons per irrigated acre (through 10/01/2020)

Miscellaneous Charges

Account Setup Charge \$20.00

Account Transfer Charge \$20.00

Initial Connection Fee

Controller (Piccolo) \$2,000

Valve/Meter

1.5 inch \$750

2 inch \$750

3 inch \$1100

4 inch \$1750

6 inch \$3200

8 inch \$4500

Rules and Regulation Violation Charge \$50.00 per occurrence

Damage to CDD Facilities Caused by Customer Actual Cost of Repair

Late Fee Charge 5.0% of balance due, not to exceed \$250/month

Finance Charge 18.0% per annum on balance more than 30 days past due

Plan Review / Inspection Fee \$2500

Includes first inspection. Re-inspections billed at hourly service call rate.

TRADITION CDD NO. 1: TIER 2 AND 3 USERS IRRIGATION RATES, FEES, AND CHARGES
(Continued)

<u>Meter Test Fee</u>	Under 2-inch 2-inch and above	\$75.00 Actual Cost of Test
<u>Returned Check Fee (not sufficient funds)</u>		\$25.00
<u>Reconnection Charge</u>	(normal business hours) (outside of normal hours)	\$85.00 \$125.00/hr 1 hr min.
<u>Transfer of Service Charge</u>		\$30.00
<u>Service Call Charge (1)</u>	(normal business hours) (outside of normal hours)	\$125.00 \$150.00/hr 1 hr min.

Terms of Payment: Bills are due and payable when rendered and become delinquent if not paid within 20 days. After a minimum of 10 days written notice, service may be discontinued.

(1) Charged only if Service Problem is NOT the fault of CDD.

APPENDIX B

STANDARD FORMS

CUSTOMER GUARANTEE DEPOSIT RECEIPT ACCOUNT NO.

I HEREBY REQUEST AND AUTHORIZE THE TRADITION CDD NO. 1 TO SUPPLY IRRIGATION SERVICE TO THE BELOW DESCRIBED PROPERTY UNTIL RECEIPT OF FORMAL NOTICE FROM ME REQUESTING DISCONTINUANCE OF SUCH IRRIGATION SERVICE.

I AGREE TO PROMPTLY PAY FOR IRRIGATION SERVICE AT THE RATES AND WITHIN THE TIME PERIODS DELINEATED IN THE DISTRICT'S RULES AND REGULATIONS.

I HEREBY AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE TRADITION CDD NO. 1.

SIGNATURE: _____ DATE: _____

NAME: _____

SERVICE ADDRESS: _____

BILLING ADDRESS: _____

CITY: _____ STATE: _____ zip: _____

DEPOSIT AMOUNT: _____ ☐ Check No: _____ ☐ Other: _____

RECEIVED BY: _____ Date: _____

TO GUARANTEE THE PAYMENT OF ANY AND ALL INDEBTEDNESS FOR IRRIGATION SERVICES WHICH MAY BE OR BECOME DUE TO TRADITION CDD NO. 1, (HEREINAFTER CALLED THE CDD) BY SAID CUSTOMER. CUSTOMER AGREES THAT SUCH DEPOSIT OR ANY PART THEREOF MAY BE APPLIED BY THE CDD AT ANY TIME IN SATISFACTION OF SAID GUARANTEE. THAT AFTER SUCH APPLICATION, THE REMAINDER THEREOF MAY BE APPLIED IN DISCHARGE OF ANY INDEBTEDNESS OF THE CUSTOMER TO THE CDD WHATSOEVER AND THAT THE CDD MAY USE SAID DEPOSITS AS IF THE CDD WERE THE ABSOLUTE OWNER THEREOF. UPON DISCONTINUANCE OF ANY OR ALL SERVICES COVERED BY THIS DEPOSIT AND THE PRESENTATION OF THE RECEIPT AND PROPER IDENTIFICATION, THE CDD AGREES TO REFUND TO THE CUSTOMER THAT PORTION OF THE DEPOSIT APPLYING TO THE SERVICE OR SERVICES DISCONTINUED, LESS ANY AMOUNTS THEN DUE THE DISTRICT. THIS DEPOSIT SHAL NOT PRECLUDE THE CDD FROM DISCONTINUING FOR NONPAYMENT ANY AND ALL SERVICES COVERED BY THIS DEPOSIT REGARDLESS OF THE SUFFICIENCY OF SAID DEPOSIT TO COVER SUCH INDEBTEDNESS FOR SUCH SERVICES.

APPLICATION AND AGREEMENT FOR IRRIGATION SERVICE

Type of Service: Residential General

Applicant Information:

Applicant Name: _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____

Email: _____

Social Security Number/Driver License or Tax Identification Number: _____

Applicant/Agents Signature: _____

Agents Name: _____

Service Location:

Service Address: _____

Subdivision: _____ Plat Book: _____ Pages: _____

Block Number: _____ Lot Number: _____ Unit Number: _____

=====

(To be completed by TIC)

=====

Service Information:

Requested Meter Size: 1" 1-1/2" 2" 3" 4" 6" 8" Other: _____

Service Irrigable Area: _____ Square Feet

_____ Acres Annual Allocation: _____ M.G. Avg.

Monthly Allocation _____ M.G.

Max. Month Allocation _____ M.G. Estimated Peak Demand: _____ GPM (during hours of operation)

General Service Applicants shall submit three (3) sets of construction documents (plans and specifications).

Account Number: _____ Service Start Date: _____

Meter ID No: _____ Size: _____ Service End Date: _____

System Capacity Charge: \$ _____ Fees: \$ _____ Deposit Amount: \$ _____

Total Amount Due: \$ _____

Approved By: _____ Date: _____

Note:

1. Upon signature by the applicant and approval by Tradition Community Development District No. 1 (the "CDD"), the applicant shall become a Customer of the CDD and agrees to timely pay for irrigation service and abide by the rules and regulations of the CDD as contained in the "**Tradition Community Development District No. 1 Irrigation Water Rules and Regulations**", latest edition.
2. Application to Construct in the "**Tradition Irrigation System Design and Construction Standards**", latest edition must be consistent with this Application for Service.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1	CUSTOMER:
By: _____	By: _____
Name: _____	Name: _____
Title: _____	

STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, the _____ of TRADITION

COMMUNITY DEVELOPMENT DISTRICT NO. 1, a community development district created pursuant to Chapter 190, Florida Statutes, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she , by means of ___ physical presence or ___ online notarization and _____ is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20_.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by_____, by means of __ physical presence or ____ online notarization, and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this__day
of
_____, 20_____.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

Tradition Irrigation
Open Invoices
As of May 31, 2020

	Customer	Num	Due Date	Aging	Open Balance	Comments
1.	Art in Houses, LLC					
		2019-778	01/28/2020	124	87.70	
	Total Art in Houses, LLC				87.70	6/25 customer will bring current in July.
2.	Aycock at Tradition					
		2020-972	04/26/2020	35	201.62	
	Total Aycock at Tradition				201.62	(April) Follow-Up Contact in Progress
3.	Chesterbrook Academy					
		2020-978	04/26/2020	35	132.72	
		2020-1036	05/24/2020	7	132.72	
	Total Chesterbrook Academy				265.44	(2 Months) Follow-Up Contact in Progress.
4.	Cleveland Clinic Florida					
		2020-1039	05/24/2020	7	438.48	
	Total Cleveland Clinic Florida				438.48	(1 Month) 30 Days Out
5.	Covelli Florida Properties, Inc.					
		2020-1040	05/24/2020	7	95.92	
	Total Covelli Florida Properties, Inc.				95.92	(1 Month) 30 Days Out.
6.	Del Webb at Tradition Homeowners Assoc					
		2020-921	03/24/2020	68	2,305.36	
		2020-1042	05/24/2020	7	2,305.36	
	Total Del Webb at Tradition Homeowners Assoc				4,610.72	(2 Months) Follow-Up Contact in Progress.
7.	Fast Developments, LLC					
		2019-177	03/31/2019	427	31.11	
		2019-240	04/28/2019	399	31.11	
		2019-299	05/26/2019	371	31.11	
		2019-363	06/30/2019	336	31.11	
		2019-424	07/21/2019	315	31.11	
		2019-485	08/25/2019	280	31.11	
		2019-548	09/26/2019	248	31.11	
		2019-610	10/22/2019	222	31.11	
		2019-671	11/25/2019	188	31.11	
		2019-732	12/24/2019	159	31.11	
		2019-793	01/28/2020	124	31.11	
	Total Fast Developments, LLC				342.21	(2/19 to 12/19 Guar. Rev. Amt.) Use Attorney.
8.	Heritage Oaks					
		884	02/03/2019	483	306.85	
		2019-117	03/03/2019	455	306.85	
		2019-179	03/31/2019	427	306.85	
		2019-242	04/28/2019	399	306.85	
		2019-301	05/26/2019	371	306.85	
		2019-365	06/30/2019	336	306.85	
		2019-426	07/21/2019	315	306.85	
		2019-487	08/25/2019	280	306.85	
		2019-550	09/26/2019	248	306.85	
		2019-612	10/22/2019	222	306.85	
	Total Heritage Oaks				3,068.50	10/1/19 property escheated to County-foreclosure.
9.	Heron Preserves					
		2020-1048	05/24/2020	7	222.95	
	Total Heron Preserves				222.95	(1 Month) 30 Days Out.
10.	Hilton - Homewood Suites, PSL					
		2020-1049	05/24/2020	7	342.56	
	Total Hilton - Homewood Suites, PSL				342.56	6/25 Hand delivered to Manager onsite.
11.	Innovo Development Group, LLC					
		2020-993	04/26/2020	35	185.96	
	Total Innovo Development Group, LLC				185.96	(April) Follow-Up Contact in Progress.
12.	RDP II LLC					
		2020-940	03/24/2020	68	88.09	
	Total RDP II LLC				88.09	(March) Follow-Up Contact in Progress.
13.	Recovery Sports Grill					
		2020-941	03/24/2020	68	74.39	
		2020-1004	04/26/2020	35	74.39	
		2020-1061	05/24/2020	7	74.39	
	Total Recovery Sports Grill				223.17	6/25 Hand delivered to premises (closed).
14.	Seven Restaurants, LLC					
		2020-1003	04/21/2020	40	88.09	
	Total Seven Restaurants, LLC				88.09	(April) Follow-Up Contact in Progress.
15.	The Lakes at Tradition					
		2020-885	03/02/2020	90	12,198.41	
		2020-951	03/24/2020	68	12,198.41	
		2020-1014	04/26/2020	35	12,198.41	
		2020-1072	05/24/2020	7	12,198.41	
	Total The Lakes at Tradition				48,793.64	6/30 notice of intent to withhold service issued.
16.	The Preserves Phase I & II					
		2020-877	03/02/2020	90	157.58	
		2020-952	03/24/2020	68	202.41	
		2020-1015	04/26/2020	35	157.58	
		2020-1073	05/24/2020	7	291.67	
	Total The Preserves Phase I & II				809.24	6/11 customer will bring current in July.
17.	Victoria Parc					
		2019-829	01/28/2020	124	297.64	
	Total Victoria Parc				297.64	6/11 customer will bring current in July.
18.	Victoria Parc 2					
		2019-583	09/26/2019	248	92.05	
		2019-646	10/22/2019	222	92.05	
	Total Victoria Parc 2				184.10	6/25 email delivered to HOA Manager.
19.	Westcliffe Estates HOA					
		2019-835	01/28/2020	124	112.67	
		2020-894	03/02/2020	90	113.30	
		2020-967	03/24/2020	68	108.28	
		2020-1026	04/26/2020	35	113.30	
		2020-1084	05/24/2020	7	113.30	
	Total Westcliffe Estates HOA				560.85	6/25 customer will bring current in July.
TOTAL					60,906.88	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

Financial Report For May 2020

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10
MONTHLY FINANCIAL REPORT
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TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - MAY 31, 2020

	FISCAL YEAR 2019/2020	FISCAL YEAR 10/01/19 - 05/31/20	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		
REVENUES				
O & M ASSESSMENTS - ADMIN & MAINT	1,403,641	1,466,174	104.46%	
DEBT ASSESSMENTS	4,471,692	4,721,865	105.59%	
INTEREST INCOME	0	32,502	100.00%	
STORMWATER	660,000	827,637	125.40%	
OTHER INCOME	0	46,312	100.00%	
FUND CARRY FORWARD	213,750	0	0.00%	
Total Revenues	\$ 6,749,083	\$ 7,094,490	105.12%	

EXPENDITURES - ADMIN				
AUDIT	55,000	15,200	27.64%	
BANK FEES	670	0	0.00%	
CONSULTING FEES	0	688	0.00%	
DISSEMINATION AGENT	1,000	0	0.00%	
DISTRICT COUNSEL	60,000	22,569	37.62%	
MANAGEMENT	100,000	60,000	60.00%	
DUES, LICENSES, FEES	1,750	1,750	100.00%	Paid for year
ENGINEERING	30,000	104,339	347.80%	Total Engineering budget is 60,000 split between Admin and Maint.
IMPACT FEE ADMINISTRATION	25,000	0	0.00%	
GENERAL INSURANCE	75,000	88,636	118.18%	Insurance was higher than budgeted. ADA lawsuit scares increased premiums.
WEBSITE	7,500	5,000	66.67%	
LEGAL ADVERTISING	6,500	3,038	46.73%	
MISCELLANEOUS	300	625	208.30%	Includes Prior Year Conference Call charges, auditor may move item.
MEETING ROOM	3,300	0	0.00%	
TRAVEL AND PER DIEM	4,000	1,066	26.64%	
OFFICE SUPPLIES	100	1,040	1039.52%	Additional storage office rental.
POSTAGE AND SHIPPING	1,000	65	6.46%	
COPIES	5,000	3,255	65.10%	
SUPERVISOR FEES	64,800	16,800	25.93%	
SUPERVISOR PAYROLL TAXES	0	1,285	100.00%	Built in to Supervisor Fee Budgeted Amount
SUPERVISOR PAYROLL FEES	0	391	100.00%	Built in to Supervisor Fee Budgeted Amount

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - MAY 31, 2020

	FISCAL YEAR		FISCAL YEAR		% Of	COMMENTS
	2019/2020	10/01/19 - 05/31/20	10/01/19 - 05/31/20	Budget		
TELEPHONE	0	1,291	100.00%	Office internet		
TRUSTEE SERVICES	12,000	12,416	103.47%	Annual payment made in May		
OFFICE RENT	23,100	12,161	52.65%			
CONTINGENCY - ADMIN	19	1,500	7944.92%	Continuing Disclosure Fee - Annual (Added to FY21 Budget)		
TOTAL ADMIN EXPENSES	476,039	353,114	74.18%			
EXPENDITURES - MAINT						
LAKE MAINTENANCE	142,580	86,455	60.64%			
BUILDING, BRIDGE, MONUMENT MAINT.	45,000	-6,551	-14.56%	Credit - reversal of check that cleared 9/27/19		
CONTINGENCY - MAINT.	30,000	4,549	15.16%	Wild boar removal		
COMMUNITY AREA MAINTENANCE	50,000	52,711	105.42%	Purchased 50 new benches		
LAKE PORTER SERVICE	0	0	0.00%			
PAINTING	5,000	0	0.00%			
FENCE MAINTENANCE	10,000	0	0.00%			
ELECTRIC	60,000	32,597	54.33%			
ENGINEERING - MAINT.	30,000	0	0.00%			
FIELD MANAGEMENT	185,000	123,335	66.67%			
FOUNTAIN MAINTENANCE	40,000	3,758	9.40%			
LANDSCAPING MAINTENANCE & MATERIALS	663,000	623,131	93.99%	Increased landscaping enhancement taking place.		
IRRIGATION	145,000	99,277	68.47%			
IRRIGATION PARTS & REPAIR	65,000	10,639	16.37%			
PEST CONTROL	3,500	1,228	35.08%			
ROAD REPAIR	0	0	0.00%			
SECURITY	50,000	24,884	49.77%			
SIDEWALK CLEANING	20,000	0	0.00%			
SIDEWALK REPAIR	10,000	10,687	106.87%	Did sidewalk repair in January 2020		
SIGNAGE	10,000	1,027	10.27%			
STREETLIGHTS	25,000	18,601	74.41%			
STORMWATER MANAGEMENT	6,000	5,319	88.65%			
TREE/PLANT REPLACEMENT & TRIM	90,000	0	0.00%			
WETLAND UPLAND MAINTENANCE	4,000	0	0.00%			
TOTAL MAINTENANCE EXPENSES	1,689,080	1,091,648	64.63%			

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - MAY 31, 2020

	FISCAL YEAR 2019/2020	FISCAL YEAR 10/01/19 - 05/31/20	% Of Budget	COMMENTS
ANNUAL BUDGET	ACTUAL			
Total Expenditures	\$ 2,165,119	\$ 1,444,762	66.73%	
EXCESS / (SHORTFALL)	\$ 4,583,964	\$ 5,649,728		
PAYMENT TO TRUSTEE	(4,113,956)	(4,464,326)		108.52% Budget is net of fees and discounts, not everyone takes the 4% discount
BALANCE	\$ 470,008	\$ 1,185,402		
COUNTY APPRAISER & TAX COLLECTOR FEE	(235,013)	(238,009)		101.27%
DISCOUNTS FOR EARLY PAYMENTS	(235,013)	(218,973)		93.17%
NET EXCESS / (SHORTFALL)	\$ (19)	\$ 728,420		

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06/30/20

Accrual Basis

Z Tradition (Acct Funds) CDD
Long Term Debt Balance Sheet
As of May 31, 2020

	<u>May 31, 20</u>
ASSETS	
Other Assets	
05-5150 · Amount Available In DSF	7,292,620.00
05-5155 · Amount To Be Provided	<u>36,567,380.00</u>
Total Other Assets	<u>43,860,000.00</u>
TOTAL ASSETS	<u>43,860,000.00</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2014)	<u>43,860,000.00</u>
Total Long Term Liabilities	<u>43,860,000.00</u>
Total Liabilities	<u>43,860,000.00</u>
TOTAL LIABILITIES & EQUITY	<u>43,860,000.00</u>

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06/30/20

Accrual Basis

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
 October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	2,687.00	-2,687.00	0.0%
01-3100 · O & M Assessments	110,686.50	140,149.04	-29,462.54	79.0%
01-3810 · Debt Assessments	4,721,865.16	4,471,692.00	250,173.16	105.6%
01-3820 · Debt Assess-Paid To Trustee	-4,464,325.93	-4,113,956.00	-350,369.93	108.5%
01-3830 · Assessment Fees	-238,009.01	-235,013.00	-2,996.01	101.3%
01-3831 · Assessment Discounts	-218,972.77	-235,013.00	16,040.23	93.2%
01-9000 · Bond Prepayments - Series 2014	13,979.84	0.00	13,979.84	100.0%
01-9010 · Prepaid Bonds To Trustee (2014)	-13,979.84	0.00	-13,979.84	100.0%
01-9400 · Other Income	22,009.94	0.00	22,009.94	100.0%
01-9405 · Stormwater Fees	10,403.15	8,296.00	2,107.15	125.4%
01-9407 · Engineering Revenue Fees	24,302.00	0.00	24,302.00	100.0%
01-9410 · Interest Income (GF)	32,197.22	0.00	32,197.22	100.0%
Total Income	156.26	38,842.04	-38,685.78	0.4%
Expense				
01-1308 · Dissemination Agent	0.00	13.00	-13.00	0.0%
01-1310 · Engineering	1,002.80	185.00	817.80	542.1%
01-1311 · Management Fees	369.51	616.00	-246.49	60.0%
01-1313 · Field Management	1,550.38	2,325.00	-774.62	66.7%
01-1314 · Consulting Fee	4.28	0.00	4.28	100.0%
01-1315 · Legal Fees	139.02	369.00	-229.98	37.7%
01-1316 · Impact Fee Administration	0.00	154.00	-154.00	0.0%
01-1317 · Travel and Per Diem	13.42	50.00	-36.58	26.8%
01-1318 · Assessment/Tax Roll	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	93.63	6,500.00	-6,406.37	1.4%
01-1325 · Supervisor Fees	211.20	815.00	-603.80	25.9%
01-1326 · Payroll tax expense	16.18	0.00	16.18	100.0%
01-1327 · Payroll Processing fees	4.95	0.00	4.95	100.0%
01-1332 · Development Coordinator	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	74.94	142.00	-67.06	52.8%
01-1450 · Insurance	27,959.00	7,581.00	20,378.00	368.8%
01-1480 · Legal Advertisements	18.74	40.00	-21.26	46.9%
01-1511 · Bank Fees	0.00	8.00	-8.00	0.0%
01-1512 · Miscellaneous	3.91	2.00	1.91	195.5%
01-1513 · Postage and Delivery	0.44	6.00	-5.56	7.3%
01-1514 · Office Supplies	6.44	1.00	5.44	644.0%
01-1515 · Telephone	7.98	0.00	7.98	100.0%
01-1516 · Copies	20.08	31.00	-10.92	64.8%
01-1517 · Meeting Room	0.00	20.00	-20.00	0.0%
01-1518 · Web Site	30.83	750.00	-719.17	4.1%
01-1520 · Security	312.82	629.00	-316.18	49.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	156.10	151.00	5.10	103.4%
01-1743 · Continuing Disclosure Fee	18.88	0.00	18.88	100.0%
01-1801 · Landscaping Maintenance	7,832.79	8,334.00	-501.21	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	1,131.00	-1,131.00	0.0%
01-1805 · Stormwater Management (GF)	66.91	75.00	-8.09	89.2%
01-1806 · Lake Porter	0.00	0.00	0.00	0.0%
01-1807 · Irrigation Parts & Repair	133.75	817.00	-683.25	16.4%
01-1808 · Irrigation	1,247.95	1,823.00	-575.05	68.5%
01-1810 · Engineering / Inspections	0.00	377.00	-377.00	0.0%
01-1812 · Signage & Amenities Repair	12.95	126.00	-113.05	10.3%
01-1813 · Wetland Upland Maintenance	0.00	50.00	-50.00	0.0%
01-1814 · Electricity	409.74	754.00	-344.26	54.3%
01-1815 · Miscellaneous Maintenance	57.22	377.00	-319.78	15.2%
01-1816 · Building Maintenance	-82.38	566.00	-648.38	-14.6%
01-1817 · Common Area Maintenance	662.60	629.00	33.60	105.3%
01-1818 · Fountain Maintenance & Chemical	47.28	503.00	-455.72	9.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	15.43	44.00	-28.57	35.1%
01-1823 · Painting	0.00	63.00	-63.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	126.00	-126.00	0.0%
01-1825 · Lake Maintenance	1,086.77	1,792.00	-705.23	60.6%
01-1826 · Capital Expenditures	0.00	0.00	0.00	0.0%
01-1827 · Streetlights	233.85	314.00	-80.15	74.5%

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06/30/20

Accrual Basis

Tradition CDD No. 1
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
01-1828 · Road Repair	0.00	0.00	0.00	0.0%
01-1829 · Sidewalk Cleaning	0.00	251.00	-251.00	0.0%
01-1830 · Sidewalk Repair	134.37	126.00	8.37	106.6%
Total Expense	44,049.76	38,841.00	5,208.76	113.4%
Net Income	-43,893.50	1.04	-43,894.54	-4,220,528.8%

9:15 AM
06/30/20
Accrual Basis

Tradition CDD No. 1
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	1,564,571.56
01-1001 · Synovus CK 4401	2,018,221.94
01-1003 · Synovus MMA 4902	294,735.93
Total Checking/Savings	3,877,529.43
Other Current Assets	
01-1205 · Accounts Receivable - Opening	4,700.00
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	5,899.78
Total Current Assets	3,883,429.21
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-17,606.00
Total Other Assets	-17,606.00
TOTAL ASSETS	3,865,823.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	177,935.15
Total Accounts Payable	177,935.15
Other Current Liabilities	
01-2023 · Due To Other Funds	376,019.84
01-2025 · Deposits - Engr Deposit	46,253.33
01-2026 · Deposits - Lake Bank Restoratio	535,941.27
01-2030 · Due to CDD2	132,591.97
01-2031 · Due to CDD3	332,380.25
01-2032 · Due to CDD4	330,868.17
01-2033 · Due to CDD5	325,462.47
01-2034 · Due to CDD6	307,305.47
01-2035 · Due to CDD7	77,362.44
01-2036 · Due to CDD8	10,159.28
01-2037 · Due to CDD9	9,026.29
01-2038 · Due to CDD10	24,220.83
Total Other Current Liabilities	2,507,591.61
Total Current Liabilities	2,685,526.76
Total Liabilities	2,685,526.76
Equity	
30000 · Opening Balance Equity	1,139,977.53
99-9999 · Retained Earnings	84,212.42
Net Income	-43,893.50
Total Equity	1,180,296.45
TOTAL LIABILITIES & EQUITY	3,865,823.21

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06/30/20

Accrual Basis

Tradition CDD No. 2
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	18,201.00	-18,201.00	0.0%
01-3100 · Assessments	109,418.01	101,992.12	7,425.89	107.3%
01-9400 · Other Income	0.00	0.00	0.00	0.0%
01-9405 · Stormwater Fees	70,473.30	56,199.00	14,274.30	125.4%
01-9410 · Interest Income (GF)	54.39	0.00	54.39	100.0%
Total Income	179,945.70	176,392.12	3,553.58	102.0%
Expense				
01-1308 · Dissemination Agent	0.00	85.00	-85.00	0.0%
01-1310 · Engineering	6,792.75	1,251.00	5,541.75	543.0%
01-1311 · Management Fees	2,502.77	4,171.00	-1,668.23	60.0%
01-1314 · Consulting Fee	28.70	0.00	28.70	100.0%
01-1315 · Legal Fees	941.42	2,503.00	-1,561.58	37.6%
01-1316 · Impact Fee Administration	0.00	1,043.00	-1,043.00	0.0%
01-1317 · Travel and Per Diem	90.74	341.00	-250.26	26.6%
01-1318 · Assessment/Tax Roll	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	634.03	5,500.00	-4,865.97	11.5%
01-1325 · Supervisor Fees	1,430.53	5,518.00	-4,087.47	25.9%
01-1326 · Payroll Taxes	109.43	0.00	109.43	100.0%
01-1327 · Payroll Processing Fees	33.26	0.00	33.26	100.0%
01-1332 · Development Coordinator	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	507.28	964.00	-456.72	52.6%
01-1450 · Insurance	10,328.00	8,511.00	1,817.00	121.3%
01-1480 · Legal Advertisements	126.70	271.00	-144.30	46.8%
01-1511 · Bank Fees	0.00	57.00	-57.00	0.0%
01-1512 · Miscellaneous	26.06	13.00	13.06	200.5%
01-1513 · Postage and Delivery	2.69	42.00	-39.31	6.4%
01-1514 · Office Supplies	43.36	4.00	39.36	1,084.0%
01-1515 · Telephone	53.83	0.00	53.83	100.0%
01-1516 · Copies	135.77	209.00	-73.23	65.0%
01-1517 · Meeting Room	0.00	138.00	-138.00	0.0%
01-1518 · Web Site	208.56	750.00	-541.44	27.8%
01-1520 · Security	2,118.87	4,258.00	-2,139.13	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,057.25	1,022.00	35.25	103.4%
01-1743 · Continuing Disclosure Fee	127.72	0.00	127.72	100.0%
01-1801 · Landscaping Maintenance	53,060.03	56,455.00	-3,394.97	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	7,664.00	-7,664.00	0.0%
01-1805 · Stormwater Management (GF)	453.00	511.00	-58.00	88.6%
01-1806 · Lake Porter	0.00	0.00	0.00	0.0%
01-1807 · Irrigation Parts & Repair	905.89	5,535.00	-4,629.11	16.4%
01-1808 · Irrigation	8,453.53	12,347.00	-3,893.47	68.5%
01-1809 · Field Management	10,502.13	15,753.00	-5,250.87	66.7%
01-1810 · Engineering / Inspections	0.00	2,555.00	-2,555.00	0.0%
01-1812 · Signage & Amenities Repair	87.53	852.00	-764.47	10.3%
01-1813 · Wetland Upland Maintenance	0.00	341.00	-341.00	0.0%
01-1814 · Electricity	2,775.37	5,109.00	-2,333.63	54.3%
01-1815 · Miscellaneous Maintenance	387.43	2,555.00	-2,167.57	15.2%
01-1816 · Building Maintenance	-557.82	3,832.00	-4,389.82	-14.6%
01-1817 · Common Area Maintenance	4,488.33	4,258.00	230.33	105.4%
01-1818 · Fountain Maintenance & Chemical	320.07	3,406.00	-3,085.93	9.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	104.41	298.00	-193.59	35.0%
01-1823 · Painting	0.00	426.00	-426.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	852.00	-852.00	0.0%
01-1825 · Lake Maintenance	7,361.69	12,141.00	-4,779.31	60.6%
01-1826 · Streetlights	1,583.91	2,129.00	-545.09	74.4%
01-1828 · Road Repair	0.00	0.00	0.00	0.0%
01-1829 · Sidewalk Cleaning	0.00	1,703.00	-1,703.00	0.0%
01-1830 · Sidewalk Repair	910.09	852.00	58.09	106.8%
Total Expense	118,310.31	176,400.00	-58,089.69	67.1%
Net Income	61,635.39	-7.88	61,643.27	-782,175.0%

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06/30/20
Accrual Basis

Tradition CDD No. 2
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,560.46
Total Checking/Savings	8,560.46
Other Current Assets	
01-1210 · Due from CDD1	132,591.97
Total Other Current Assets	132,591.97
Total Current Assets	141,152.43
TOTAL ASSETS	141,152.43
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	74,647.92
Net Income	61,635.39
Total Equity	141,152.43
TOTAL LIABILITIES & EQUITY	141,152.43

10:04 AM

06/30/20

Accrual Basis

Tradition CDD No. 3
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	46,921.00	-46,921.00	0.0%
01-3100 · Assessments	255,222.16	237,900.96	17,321.20	107.3%
01-9405 · Stormwater Fees	181,678.87	144,880.00	36,798.87	125.4%
01-9410 · Interest Income (GF)	0.11	0.00	0.11	100.0%
Total Income	436,901.14	429,701.96	7,199.18	101.7%
Expense				
01-1308 · Dissemination Agent	0.00	220.00	-220.00	0.0%
01-1310 · Engineering	17,511.42	3,226.00	14,285.42	542.8%
01-1311 · Management Fees	6,452.04	10,753.00	-4,300.96	60.0%
01-1314 · Consulting Fee	74.00	0.00	74.00	100.0%
01-1315 · Legal Fees	2,426.95	6,452.00	-4,025.05	37.6%
01-1316 · Impact Fee Administration	0.00	2,688.00	-2,688.00	0.0%
01-1317 · Travel and Per Diem	233.92	878.00	-644.08	26.6%
01-1318 · Assessment/Tax Roll	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	1,634.51	5,500.00	-3,865.49	29.7%
01-1325 · Supervisor Fees	3,687.84	14,225.00	-10,537.16	25.9%
01-1326 · Payroll Taxes - Supervisors	282.12	0.00	282.12	100.0%
01-1327 · Payroll Fees - Supervisors	85.76	0.00	85.76	100.0%
01-1332 · Development Coordinator	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	1,307.75	2,484.00	-1,176.25	52.6%
01-1450 · Insurance	7,716.00	7,050.00	666.00	109.4%
01-1480 · Legal Advertisements	326.63	699.00	-372.37	46.7%
01-1511 · Bank Fees	0.00	147.00	-147.00	0.0%
01-1512 · Miscellaneous	67.19	32.00	35.19	210.0%
01-1513 · Postage and Delivery	6.94	108.00	-101.06	6.4%
01-1514 · Office Supplies	111.78	11.00	100.78	1,016.2%
01-1515 · Telephone	138.78	0.00	138.78	100.0%
01-1516 · Copies	350.02	538.00	-187.98	65.1%
01-1517 · Meeting Room	0.00	355.00	-355.00	0.0%
01-1518 · Web Site	537.67	750.00	-212.33	71.7%
01-1520 · Security	5,462.37	10,976.00	-5,513.63	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,725.54	2,634.00	91.54	103.5%
01-1743 · Continuing Disclosure Fee	329.27	0.00	329.27	100.0%
01-1801 · Landscaping Maintenance	136,786.49	145,538.00	-8,751.51	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	19,756.00	-19,756.00	0.0%
01-1805 · Stormwater Management (GF)	1,167.81	1,317.00	-149.19	88.7%
01-1806 · Lake Porter	0.00	0.00	0.00	0.0%
01-1807 · Irrigation Parts & Repair	2,335.36	14,268.00	-11,932.64	16.4%
01-1808 · Irrigation	21,792.85	31,830.00	-10,037.15	68.5%
01-1809 · Field Management	27,074.06	40,610.00	-13,535.94	66.7%
01-1810 · Engineering / Inspections	0.00	6,585.00	-6,585.00	0.0%
01-1812 · Signage & Amenities Repair	225.66	2,195.00	-1,969.34	10.3%
01-1813 · Wetland Upland Maintenance	0.00	878.00	-878.00	0.0%
01-1814 · Electricity	7,154.78	13,171.00	-6,016.22	54.3%
01-1815 · Miscellaneous Maintenance	998.79	6,585.00	-5,586.21	15.2%
01-1816 · Building Maintenance	-1,438.04	9,878.00	-11,316.04	-14.6%
01-1817 · Common Area Maintenance	11,570.74	10,976.00	594.74	105.4%
01-1818 · Fountain Maintenance & Chemical	825.12	8,781.00	-7,955.88	9.4%
01-1819 · Lawn Maintenance	0.00	31,298.00	-31,298.00	0.0%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	269.17	768.00	-498.83	35.0%
01-1823 · Painting	0.00	1,098.00	-1,098.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	2,195.00	-2,195.00	0.0%
01-1825 · Lake Maintenance	18,978.14	0.00	18,978.14	100.0%
01-1826 · Streetlights	4,083.26	5,488.00	-1,404.74	74.4%
01-1828 · Road Repair	0.00	0.00	0.00	0.0%
01-1829 · Sidewalk Cleaning	0.00	4,390.00	-4,390.00	0.0%
01-1830 · Sidewalk Repair	2,346.17	2,195.00	151.17	106.9%
Total Expense	285,813.86	429,701.00	-143,887.14	66.5%
Net Income	151,087.28	0.96	151,086.32	15,738,258.3%

9:59 AM
06/30/20
Accrual Basis

Tradition CDD No. 3
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	18.38
Total Checking/Savings	18.38
Other Current Assets	
01-1210 · Due from CDD1	332,380.25
Total Other Current Assets	332,380.25
Total Current Assets	332,398.63
TOTAL ASSETS	332,398.63
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	180,015.96
Net Income	151,087.28
Total Equity	332,398.63
TOTAL LIABILITIES & EQUITY	332,398.63

10:10 AM

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Accrual Basis

Tradition CDD No. 4
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	46,884.00	-46,884.00	0.0%
01-3100 · Assessments	254,912.25	237,612.00	17,300.25	107.3%
01-9405 · Stormwater Fees	181,535.92	0.00	181,535.92	100.0%
01-9410 · Interest Income (GF)	9.29	0.00	9.29	100.0%
Total Income	436,457.46	284,496.00	151,961.46	153.4%
Expense				
01-1308 · Dissemination Agent	0.00	219.00	-219.00	0.0%
01-1310 · Engineering	17,497.63	3,223.00	14,274.63	542.9%
01-1311 · Management Fees	6,446.96	10,745.00	-4,298.04	60.0%
01-1314 · Consulting Fee	73.94	0.00	73.94	100.0%
01-1315 · Legal Fees	2,425.04	6,447.00	-4,021.96	37.6%
01-1316 · Impact Fee Administration	0.00	2,686.00	-2,686.00	0.0%
01-1317 · Travel and Per Diem	233.74	877.00	-643.26	26.7%
01-1318 · Assessment/Tax Roll	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	1,633.23	5,500.00	-3,866.77	29.7%
01-1321 · Field Management	27,052.73	40,578.00	-13,525.27	66.7%
01-1325 · Supervisor Fees	3,684.94	14,213.00	-10,528.06	25.9%
01-1326 · Payroll Taxes - Supervisors	281.89	0.00	281.89	100.0%
01-1327 · Payroll Fees - Supervisors	85.69	0.00	85.69	100.0%
01-1332 · Development Coordinator	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	1,306.72	2,482.00	-1,175.28	52.6%
01-1450 · Insurance	7,585.00	6,938.00	647.00	109.3%
01-1480 · Legal Advertisements	326.37	698.00	-371.63	46.8%
01-1511 · Bank Fees	0.00	147.00	-147.00	0.0%
01-1512 · Miscellaneous	67.14	32.00	35.14	209.8%
01-1513 · Postage and Delivery	6.93	107.00	-100.07	6.5%
01-1514 · Office Supplies	111.69	11.00	100.69	1,015.4%
01-1515 · Telephone	138.67	0.00	138.67	100.0%
01-1516 · Copies	349.74	537.00	-187.26	65.1%
01-1517 · Meeting Room	0.00	355.00	-355.00	0.0%
01-1518 · Web Site	537.24	750.00	-212.76	71.6%
01-1520 · Security	5,458.06	10,967.00	-5,508.94	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,723.40	2,632.00	91.40	103.5%
01-1743 · Continuing Disclosure Fee	329.01	0.00	329.01	100.0%
01-1801 · Landscaping Maintenance	136,678.73	145,424.00	-8,745.27	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	19,741.00	-19,741.00	0.0%
01-1805 · Stormwater Management (GF)	1,166.89	1,316.00	-149.11	88.7%
01-1806 · Lake Porter	0.00	0.00	0.00	0.0%
01-1807 · Irrigation Parts & Repair	2,333.52	14,257.00	-11,923.48	16.4%
01-1808 · Irrigation	21,775.69	31,805.00	-10,029.31	68.5%
01-1810 · Engineering / Inspections	0.00	6,580.00	-6,580.00	0.0%
01-1812 · Signage & Amenities Repair	225.48	2,193.00	-1,967.52	10.3%
01-1813 · Wetland Upland Maintenance	0.00	877.00	-877.00	0.0%
01-1814 · Electricity	7,149.14	13,161.00	-6,011.86	54.3%
01-1815 · Miscellaneous Maintenance	998.00	6,580.00	-5,582.00	15.2%
01-1816 · Building Maintenance	-1,436.90	9,870.00	-11,306.90	-14.6%
01-1817 · Common Area Maintenance	11,561.62	10,967.00	594.62	105.4%
01-1818 · Fountain Maintenance & Chemical	824.47	8,774.00	-7,949.53	9.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	268.96	768.00	-499.04	35.0%
01-1823 · Painting	0.00	1,097.00	-1,097.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	2,193.00	-2,193.00	0.0%
01-1825 · Lake Maintenance	18,963.19	31,274.00	-12,310.81	60.6%
01-1826 · Streetlights	4,080.05	5,484.00	-1,403.95	74.4%
01-1828 · Road Repair	0.00	0.00	0.00	0.0%
01-1829 · Sidewalk Cleaning	0.00	4,387.00	-4,387.00	0.0%
01-1830 · Sidewalk Repair	2,344.32	2,193.00	151.32	106.9%
Total Expense	285,463.92	429,260.00	-143,796.08	66.5%
Net Income	150,993.54	-144,764.00	295,757.54	-104.3%

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06/30/20
Accrual Basis

Tradition CDD No. 4
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	1,508.45
Total Checking/Savings	1,508.45
Other Current Assets	
01-1210 · Due from CDD1	330,868.17
Total Other Current Assets	330,868.17
Total Current Assets	332,376.62
TOTAL ASSETS	332,376.62
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	179,891.73
Net Income	150,993.54
Total Equity	332,376.62
TOTAL LIABILITIES & EQUITY	332,376.62

10:18 AM

06/30/20

Accrual Basis

Tradition CDD No. 5
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	46,464.00	-46,464.00	0.0%
01-3100 · Assessments	252,240.48	235,122.00	17,118.48	107.3%
01-9405 · Stormwater Fees	179,908.23	143,468.00	36,440.23	125.4%
01-9410 · Interest Income (GF)	20.42	0.00	20.42	100.0%
Total Income	432,169.13	425,054.00	7,115.13	101.7%
Expense				
01-1308 · Dissemination Agent	0.00	217.00	-217.00	0.0%
01-1310 · Engineering	17,340.78	3,195.00	14,145.78	542.7%
01-1311 · Management Fees	6,389.17	10,649.00	-4,259.83	60.0%
01-1314 · Consulting Fee	73.28	0.00	73.28	100.0%
01-1315 · Legal Fees	2,403.30	6,389.00	-3,985.70	37.6%
01-1316 · Impact Fee Administration	0.00	2,662.00	-2,662.00	0.0%
01-1317 · Travel and Per Diem	231.64	870.00	-638.36	26.6%
01-1318 · Assessment/Tax Roll	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	1,618.59	5,500.00	-3,881.41	29.4%
01-1321 · Field Management	26,810.24	40,214.00	-13,403.76	66.7%
01-1325 · Supervisor Fees	3,651.91	14,086.00	-10,434.09	25.9%
01-1326 · Payroll Taxes - Supervisors	279.37	0.00	279.37	100.0%
01-1327 · Payroll Fees - Supervisors	84.92	0.00	84.92	100.0%
01-1332 · Development Coordinator	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	1,295.01	2,460.00	-1,164.99	52.6%
01-1450 · Insurance	7,023.00	6,457.00	566.00	108.8%
01-1480 · Legal Advertisements	323.45	692.00	-368.55	46.7%
01-1511 · Bank Fees	0.00	146.00	-146.00	0.0%
01-1512 · Miscellaneous	66.54	32.00	34.54	207.9%
01-1513 · Postage and Delivery	6.87	106.00	-99.13	6.5%
01-1514 · Office Supplies	110.69	11.00	99.69	1,006.3%
01-1515 · Telephone	137.42	0.00	137.42	100.0%
01-1516 · Copies	346.61	532.00	-185.39	65.2%
01-1517 · Meeting Room	0.00	351.00	-351.00	0.0%
01-1518 · Web Site	532.43	750.00	-217.57	71.0%
01-1520 · Security	5,409.14	10,869.00	-5,459.86	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,698.99	2,609.00	89.99	103.4%
01-1743 · Continuing Disclosure Fee	326.06	0.00	326.06	100.0%
01-1801 · Landscaping Maintenance	135,453.56	144,120.00	-8,666.44	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	19,564.00	-19,564.00	0.0%
01-1805 · Stormwater Management (GF)	1,156.43	1,304.00	-147.57	88.7%
01-1806 · Lake Porter	0.00	0.00	0.00	0.0%
01-1807 · Irrigation Parts & Repair	2,312.60	14,129.00	-11,816.40	16.4%
01-1808 · Irrigation	21,580.49	31,519.00	-9,938.51	68.5%
01-1810 · Engineering / Inspections	0.00	6,521.00	-6,521.00	0.0%
01-1812 · Signage & Amenities Repair	223.46	2,174.00	-1,950.54	10.3%
01-1813 · Wetland Upland Maintenance	0.00	870.00	-870.00	0.0%
01-1814 · Electricity	7,085.06	13,043.00	-5,957.94	54.3%
01-1815 · Miscellaneous Maintenance	989.05	6,521.00	-5,531.95	15.2%
01-1816 · Building Maintenance	-1,424.02	9,782.00	-11,206.02	-14.6%
01-1817 · Common Area Maintenance	11,457.99	10,869.00	588.99	105.4%
01-1818 · Fountain Maintenance & Chemical	817.08	8,695.00	-7,877.92	9.4%
01-1820 · Contingency	0.00	0.00	0.00	0.0%
01-1822 · Pest Control	266.55	761.00	-494.45	35.0%
01-1823 · Painting	0.00	1,087.00	-1,087.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	2,174.00	-2,174.00	0.0%
01-1825 · Lake Maintenance	18,793.21	30,993.00	-12,199.79	60.6%
01-1826 · Streetlights	4,043.47	5,434.00	-1,390.53	74.4%
01-1828 · Road Repair	0.00	0.00	0.00	0.0%
01-1829 · Sidewalk Cleaning	0.00	4,348.00	-4,348.00	0.0%
01-1830 · Sidewalk Repair	2,323.31	2,174.00	149.31	106.9%
Total Expense	282,412.65	425,054.00	-142,641.35	66.4%
Net Income	149,756.48	0.00	149,756.48	100.0%

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06/30/20
Accrual Basis

Tradition CDD No. 5
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,212.18
Total Checking/Savings	3,212.18
Other Current Assets	
01-1210 · Due from CDD1	325,462.47
Total Other Current Assets	325,462.47
Total Current Assets	328,674.65
TOTAL ASSETS	328,674.65
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	178,358.41
Net Income	149,756.48
Total Equity	328,674.65
TOTAL LIABILITIES & EQUITY	328,674.65

10:24 AM

06/30/20

Accrual Basis

Tradition CDD No. 6
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	44,114.00	-44,114.00	0.0%
01-3100 · Assessments	240,187.44	223,887.00	16,300.44	107.3%
01-9405 · Stormwater Fees	170,807.99	136,211.00	34,596.99	125.4%
01-9410 · Interest Income (GF)	104.56	0.00	104.56	100.0%
Total Income	411,099.99	404,212.00	6,887.99	101.7%
Expense				
01-1308 · Dissemination Agent	0.00	206.00	-206.00	0.0%
01-1310 · Engineering	16,463.68	3,033.00	13,430.68	542.8%
01-1311 · Management Fees	6,066.00	10,110.00	-4,044.00	60.0%
01-1314 · Consulting Fee	69.57	0.00	69.57	100.0%
01-1315 · Legal Fees	2,281.74	6,066.00	-3,784.26	37.6%
01-1316 · Impact Fee Administration	0.00	2,528.00	-2,528.00	0.0%
01-1317 · Travel and Per Diem	219.92	826.00	-606.08	26.6%
01-1320 · Audit Fees	1,536.72	5,500.00	-3,963.28	27.9%
01-1325 · Supervisor Fees	3,467.19	13,373.00	-9,905.81	25.9%
01-1326 · Payroll Taxes - Supervisors	265.24	0.00	265.24	100.0%
01-1327 · Payroll Fees - Supervisors	80.63	0.00	80.63	100.0%
01-1337 · Lake Maintenance	17,842.64	29,426.00	-11,583.36	60.6%
01-1440 · Rents & Leases	1,229.51	2,335.00	-1,105.49	52.7%
01-1450 · Insurance	7,021.00	6,463.00	558.00	108.6%
01-1480 · Legal Advertisements	307.09	657.00	-349.91	46.7%
01-1511 · Bank Fees	0.00	138.00	-138.00	0.0%
01-1512 · Miscellaneous	63.17	30.00	33.17	210.6%
01-1513 · Postage and Delivery	6.52	101.00	-94.48	6.5%
01-1514 · Office Supplies	105.09	10.00	95.09	1,050.9%
01-1515 · Telephone	130.47	0.00	130.47	100.0%
01-1516 · Copies	329.08	506.00	-176.92	65.0%
01-1517 · Meeting Room	0.00	334.00	-334.00	0.0%
01-1518 · Web Site	505.50	750.00	-244.50	67.4%
01-1520 · Security	5,135.54	10,319.00	-5,183.46	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	2,562.47	2,477.00	85.47	103.5%
01-1743 · Continuing Disclosure Fee	309.57			
01-1801 · Landscaping Maintenance	128,602.26	136,830.00	-8,227.74	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	18,574.00	-18,574.00	0.0%
01-1805 · Stormwater Management (GF)	1,097.94	1,238.00	-140.06	88.7%
01-1807 · Irrigation Parts & Repair	2,195.63	13,415.00	-11,219.37	16.4%
01-1808 · Irrigation	20,488.94	29,925.00	-9,436.06	68.5%
01-1809 · Field Management	25,454.16	38,180.00	-12,725.84	66.7%
01-1810 · Engineering / Inspections	0.00	6,191.00	-6,191.00	0.0%
01-1812 · Signage & Amenities Repair	212.15	2,064.00	-1,851.85	10.3%
01-1813 · Wetland Upland Maintenance	0.00	826.00	-826.00	0.0%
01-1814 · Electricity	6,726.69	12,383.00	-5,656.31	54.3%
01-1815 · Miscellaneous Maintenance	939.03	6,191.00	-5,251.97	15.2%
01-1816 · Building Maintenance	-1,351.99	9,287.00	-10,638.99	-14.6%
01-1817 · Common Area Maintenance	10,878.44	10,319.00	559.44	105.4%
01-1818 · Fountain Maintenance & Chemical	775.76	8,255.00	-7,479.24	9.4%
01-1822 · Pest Control	253.07	722.00	-468.93	35.1%
01-1823 · Painting	0.00	1,032.00	-1,032.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	2,064.00	-2,064.00	0.0%
01-1825 · Streetlights	3,838.95	5,160.00	-1,321.05	74.4%
01-1829 · Sidewalk Cleaning	0.00	4,128.00	-4,128.00	0.0%
01-1830 · Sidewalk Repair	2,205.79	2,064.00	141.79	106.9%
Total Expense	268,490.16	404,211.00	-135,720.84	66.4%
Net Income	142,609.83	1.00	142,608.83	14,260,983.0%

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06/30/20
Accrual Basis

Tradition CDD No. 6
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,459.92
Total Checking/Savings	16,459.92
Other Current Assets	
01-1210 · Due from CDD1	307,305.47
Total Other Current Assets	307,305.47
Total Current Assets	323,765.39
TOTAL ASSETS	323,765.39
LIABILITIES & EQUITY	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	180,185.29
Net Income	142,609.83
Total Equity	323,765.39
TOTAL LIABILITIES & EQUITY	323,765.39

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06/30/20

Accrual Basis

Tradition CDD No. 7
Profit & Loss Budget vs. Actual
 October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3000 · Carry Forward	0.00	8,479.00	-8,479.00	0.0%
01-3100 · Assessments	91,195.33	85,006.00	6,189.33	107.3%
01-9405 · Stormwater Fees	32,829.60	26,180.00	6,649.60	125.4%
01-9410 · Interest Income (GF)	30.55	0.00	30.55	100.0%
Total Income	124,055.48	119,665.00	4,390.48	103.7%
Expense				
01-1308 · Dissemination Agent	0.00	40.00	-40.00	0.0%
01-1310 · Engineering	8,850.47	4,125.00	4,725.47	214.6%
01-1311 · Management Fees	8,250.44	13,751.00	-5,500.56	60.0%
01-1314 · Consulting Fee	94.63	0.00	94.63	100.0%
01-1315 · Legal Fees	3,103.42	8,250.00	-5,146.58	37.6%
01-1316 · Impact Fee Administration	0.00	3,438.00	-3,438.00	0.0%
01-1317 · Travel and Per Diem	42.27	159.00	-116.73	26.6%
01-1320 · Audit Fees	2,090.11	5,500.00	-3,409.89	38.0%
01-1321 · Field Management	4,892.30	7,338.00	-2,445.70	66.7%
01-1325 · Supervisor Fees	666.39	2,570.00	-1,903.61	25.9%
01-1326 · Payroll Taxes - Supervisors	50.97	0.00	50.97	100.0%
01-1327 · Payroll Fees - Supervisors	15.49	0.00	15.49	100.0%
01-1440 · Rents & Leases	1,672.27	3,176.00	-1,503.73	52.7%
01-1450 · Insurance	5,251.00	8,000.00	-2,749.00	65.6%
01-1480 · Legal Advertisements	417.67	894.00	-476.33	46.7%
01-1511 · Bank Fees	0.00	27.00	-27.00	0.0%
01-1512 · Miscellaneous	85.92	41.00	44.92	209.6%
01-1513 · Postage and Delivery	8.87	138.00	-129.13	6.4%
01-1514 · Office Supplies	142.94	14.00	128.94	1,021.0%
01-1515 · Telephone	177.46	0.00	177.46	100.0%
01-1516 · Copies	447.58	688.00	-240.42	65.1%
01-1517 · Meeting Room	0.00	454.00	-454.00	0.0%
01-1518 · Web Site	687.53	750.00	-62.47	91.7%
01-1520 · Security	987.05	1,983.00	-995.95	49.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	492.50	476.00	16.50	103.5%
01-1743 · Continuing Disclosure Fee	59.49			
01-1801 · Landscaping Maintenance	24,717.44	26,299.00	-1,581.56	94.0%
01-1802 · Tree/Plant Replacement & Trim	0.00	3,570.00	-3,570.00	0.0%
01-1805 · Stormwater Management (GF)	211.02	238.00	-26.98	88.7%
01-1807 · Irrigation Parts & Repair	422.00	2,578.00	-2,156.00	16.4%
01-1808 · Irrigation	3,937.99	5,752.00	-1,814.01	68.5%
01-1810 · Engineering / Inspections	0.00	1,190.00	-1,190.00	0.0%
01-1812 · Signage & Amenities Repair	40.77	397.00	-356.23	10.3%
01-1813 · Wetland Upland Maintenance	0.00	159.00	-159.00	0.0%
01-1814 · Electricity	1,292.87	2,380.00	-1,087.13	54.3%
01-1815 · Miscellaneous Maintenance	180.48	1,190.00	-1,009.52	15.2%
01-1816 · Building Maintenance	-259.85	1,785.00	-2,044.85	-14.6%
01-1817 · Common Area Maintenance	2,090.84	1,983.00	107.84	105.4%
01-1818 · Fountain Maintenance & Chemical	149.10	1,587.00	-1,437.90	9.4%
01-1822 · Pest Control	48.64	139.00	-90.36	35.0%
01-1823 · Painting	0.00	198.00	-198.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	397.00	-397.00	0.0%
01-1825 · Lake Maintenance	3,429.36	5,656.00	-2,226.64	60.6%
01-1826 · Streetlights	737.85	992.00	-254.15	74.4%
01-1829 · Sidewalk Cleaning	0.00	793.00	-793.00	0.0%
01-1830 · Sidewalk Repair	423.95	397.00	26.95	106.8%
Total Expense	76,084.23	119,667.00	-43,582.77	63.6%
Net Income	47,971.25	-2.00	47,973.25	-2,398,562.5%

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06/30/20
Accrual Basis

Tradition CDD No. 7
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,808.15
Total Checking/Savings	4,808.15
Other Current Assets	
01-1210 · Due from CDD1	77,362.44
Total Other Current Assets	77,362.44
Total Current Assets	82,170.59
TOTAL ASSETS	82,170.59
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	34,199.34
Net Income	47,971.25
Total Equity	82,170.59
TOTAL LIABILITIES & EQUITY	82,170.59

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06/30/20

Accrual Basis

Tradition CDD No. 8
Profit & Loss Budget vs. Actual
 October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	40,232.42	37,501.96	2,730.46	107.3%
01-9410 · Interest Income (GF)	26.11	0.00	26.11	100.0%
Total Income	40,258.53	37,501.96	2,756.57	107.4%
Expense				
01-1310 · Engineering	4,464.69	2,781.00	1,683.69	160.5%
01-1311 · Management Fees	5,562.71	9,271.00	-3,708.29	60.0%
01-1314 · Consulting Fee	63.80	0.00	63.80	100.0%
01-1315 · Legal Fees	2,092.42	5,563.00	-3,470.58	37.6%
01-1316 · Impact Fee Administration	0.00	2,318.00	-2,318.00	0.0%
01-1317 · Travel and Per Diem	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	1,409.22	5,000.00	-3,590.78	28.2%
01-1440 · Rents & Leases	1,127.50	2,142.00	-1,014.50	52.6%
01-1450 · Insurance	5,251.00	8,000.00	-2,749.00	65.6%
01-1480 · Legal Advertisements	281.61	603.00	-321.39	46.7%
01-1512 · Miscellaneous	57.93	28.00	29.93	206.9%
01-1513 · Postage and Delivery	5.98	93.00	-87.02	6.4%
01-1514 · Office Supplies	96.37	9.00	87.37	1,070.8%
01-1515 · Telephone	119.65	0.00	119.65	100.0%
01-1516 · Copies	301.77	464.00	-162.23	65.0%
01-1517 · Meeting Room	0.00	306.00	-306.00	0.0%
01-1518 · Web Site	463.55	750.00	-286.45	61.8%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	0.00	0.00	0.0%
Total Expense	21,473.20	37,503.00	-16,029.80	57.3%
Net Income	18,785.33	-1.04	18,786.37	-1,806,281.7%

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Accrual Basis

Tradition CDD No. 8
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,111.62
Total Checking/Savings	4,111.62
Other Current Assets	
01-1210 · Due from CDD1	10,159.28
Total Other Current Assets	10,159.28
Total Current Assets	14,270.90
TOTAL ASSETS	14,270.90
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-4,514.43
Net Income	18,785.33
Total Equity	14,270.90
TOTAL LIABILITIES & EQUITY	14,270.90

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06/30/20

Accrual Basis

Tradition CDD No. 9
Profit & Loss Budget vs. Actual
 October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	30,716.91	28,632.00	2,084.91	107.3%
01-9410 · Interest Income (GF)	24.65	0.00	24.65	100.0%
Total Income	30,741.56	28,632.00	2,109.56	107.4%
Expense				
01-1310 · Engineering	2,785.11	1,735.00	1,050.11	160.5%
01-1311 · Management Fees	3,470.07	5,783.00	-2,312.93	60.0%
01-1314 · Consulting Fee	39.80	0.00	39.80	100.0%
01-1315 · Legal Fees	1,305.27	3,470.00	-2,164.73	37.6%
01-1316 · Impact Fee Administration	0.00	1,446.00	-1,446.00	0.0%
01-1317 · Travel and Per Diem	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	879.08	5,000.00	-4,120.92	17.6%
01-1440 · Rents & Leases	703.34	1,336.00	-632.66	52.6%
01-1450 · Insurance	5,251.00	8,000.00	-2,749.00	65.6%
01-1480 · Legal Advertisements	175.67	376.00	-200.33	46.7%
01-1512 · Miscellaneous	36.14	17.00	19.14	212.6%
01-1513 · Postage and Delivery	3.73	58.00	-54.27	6.4%
01-1514 · Office Supplies	60.12	6.00	54.12	1,002.0%
01-1515 · Telephone	74.64	0.00	74.64	100.0%
01-1516 · Copies	188.25	289.00	-100.75	65.1%
01-1517 · Meeting Room	0.00	191.00	-191.00	0.0%
01-1518 · Web Site	289.17	750.00	-460.83	38.6%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
Total Expense	15,436.39	28,632.00	-13,195.61	53.9%
Net Income	15,305.17	0.00	15,305.17	100.0%

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06/30/20
Accrual Basis

Tradition CDD No. 9
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	3,880.66
Total Checking/Savings	3,880.66
Other Current Assets	
01-1210 · Due from CDD1	9,026.29
Total Other Current Assets	9,026.29
Total Current Assets	12,906.95
TOTAL ASSETS	12,906.95
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-2,398.22
Net Income	15,305.17
Total Equity	12,906.95
TOTAL LIABILITIES & EQUITY	12,906.95

11:10 AM

06/30/20

Accrual Basis

Tradition CDD No. 10
Profit & Loss Budget vs. Actual
 October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Assessments	81,362.01	75,840.00	5,522.01	107.3%
01-9410 · Interest Income (GF)	34.60	0.00	34.60	100.0%
Total Income	81,396.61	75,840.00	5,556.61	107.3%
Expense				
01-1310 · Engineering	11,630.10	7,245.00	4,385.10	160.5%
01-1311 · Management Fees	14,490.33	24,151.00	-9,660.67	60.0%
01-1314 · Consulting Fee	166.20	0.00	166.20	100.0%
01-1315 · Legal Fees	5,450.57	14,490.00	-9,039.43	37.6%
01-1316 · Impact Fee Administration	0.00	6,038.00	-6,038.00	0.0%
01-1317 · Travel and Per Diem	0.00	0.00	0.00	0.0%
01-1320 · Audit Fees	3,670.88	5,500.00	-1,829.12	66.7%
01-1325 · Supervisor Fees	0.00	0.00	0.00	0.0%
01-1440 · Rents & Leases	2,937.03	5,579.00	-2,641.97	52.6%
01-1450 · Insurance	5,251.00	8,000.00	-2,749.00	65.6%
01-1480 · Legal Advertisements	733.57	1,570.00	-836.43	46.7%
01-1512 · Miscellaneous	150.91	72.00	78.91	209.6%
01-1513 · Postage and Delivery	15.58	242.00	-226.42	6.4%
01-1514 · Office Supplies	251.04	24.00	227.04	1,046.0%
01-1515 · Telephone	311.68	0.00	311.68	100.0%
01-1516 · Copies	786.10	1,208.00	-421.90	65.1%
01-1517 · Meeting Room	0.00	797.00	-797.00	0.0%
01-1518 · Web Site	1,207.52	750.00	457.52	161.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	0.00	0.00	0.0%
Total Expense	47,227.51	75,841.00	-28,613.49	62.3%
Net Income	34,169.10	-1.00	34,170.10	-3,416,910.0%

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06/30/20
Accrual Basis

Tradition CDD No. 10
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,444.85
Total Checking/Savings	5,444.85
Other Current Assets	
01-1210 · Due from CDD1	24,220.83
Total Other Current Assets	24,220.83
Total Current Assets	29,665.68
TOTAL ASSETS	29,665.68
LIABILITIES & EQUITY	
Equity	
99-9999 · Retained Earnings	-4,503.42
Net Income	34,169.10
Total Equity	29,665.68
TOTAL LIABILITIES & EQUITY	29,665.68

Tradition Irrigation
Profit & Loss Budget vs. Actual
October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget	COMMENTS
Ordinary Income/Expense					
Income					
01-3300 • Irrigation Revenue	902,417.44	1,042,000.00	-139,582.56	86.6%	On track to have revenue higher than budgeted
01-3820 • Debt Assess-Paid To Trustee	-245,950.00	-366,825.00	120,875.00	67.05%	
01-9407 • Engineering Revenue Fees	7,226.52	7,500.00	-273.48	96.35%	
01-9410 • Interest Income (GF)	3,233.14	0.00	3,233.14	100.0%	
Total Income	666,927.10	682,675.00	-15,747.90	97.69%	
Expense					
01-1310 • Engineering	71,578.93	9,580.00	61,998.93	747.17%	Construction req add'l Eng Work
01-1311 • Management Fees	190,272.00	285,408.00	-95,136.00	66.67%	
01-1314 • Professional Fees - Other	7,840.66	5,000.00	2,840.66	156.81%	Rate Study
01-1316 • Field Supplies (Other)	0.00	2,000.00	-2,000.00	0.0%	
01-1317 • Travel and Per Diem	0.00	387.00	-387.00	0.0%	
01-1318 • Vehicle, Gas & Repair	0.00	1,000.00	-1,000.00	0.0%	
01-1319 • Water	114.49	170.00	-55.51	67.35%	
01-1320 • General Repair & Maintenance	8,449.19	40,435.00	-31,985.81	20.9%	
01-1321 • HVAC	0.00	4,305.00	-4,305.00	0.0%	
01-1322 • Other Utilities	0.00	1,542.00	-1,542.00	0.0%	
01-1324 • Development Coordinator	78,000.00	117,000.00	-39,000.00	66.67%	
01-1332 • Bad Debt	0.00	4,833.00	-4,833.00	0.0%	
01-1335 • City Franchise Fee	37,466.06	68,475.00	-31,008.94	54.72%	
01-1450 • Insurance	0.00	20,032.00	-20,032.00	0.0%	
01-1511 • Bank Fees	0.00	1,216.00	-1,216.00	0.0%	
01-1512 • Miscellaneous	43,285.57	0.00	43,285.57	100.0%	PFM Consulting Irrig System Support
01-1513 • Postage and Delivery	190.70	253.00	-62.30	75.38%	
01-1514 • Office Supplies	225.45	250.00	-24.55	90.18%	
01-1515 • Telephone	1,228.12	1,921.00	-692.88	63.93%	
01-1540 • Dues, License & Subscriptions	0.00	2,237.00	-2,237.00	0.0%	
01-1550 • Trustee Fees (GF)	0.00	5,000.00	-5,000.00	0.0%	
01-1801 • Landscaping Maintenance	84.00	10,608.00	-10,524.00	0.79%	
01-1807 • Irrigation Parts & Repair	12,945.50	0.00	12,945.50	100.0%	New Computer System
01-1808 • Irrigation Maintenance	255,405.58	0.00	255,405.58	100.0%	Leaking valve repair/Hoover pump 5 year ext warranty
01-1814 • Electricity	63,120.91	101,023.00	-37,902.09	62.48%	
Total Expense	770,207.16	682,675.00	87,532.16	112.82%	
Net Ordinary Income	-103,280.06	0.00	-103,280.06	100.0%	
Net Income	-103,280.06	0.00	-103,280.06	100.0%	

Tradition Irrigation
Balance Sheet
As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	386,963.68
Total Checking/Savings	386,963.68
Accounts Receivable	
01-1200 · Accounts Receivable	157,471.82
Total Accounts Receivable	157,471.82
Other Current Assets	
01-1201 · Accounts Receivable Prior Mgr B	-1,519.02
01-2023 · Due From Other Funds	17,900.21
01-2031 · Construction WIP - Del Webb Exp	11,616.25
Total Other Current Assets	27,997.44
Total Current Assets	572,432.94
Fixed Assets	
01-2030 · Equipment and Furniture	23,957.00
Total Fixed Assets	23,957.00
Other Assets	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-9,910.18
01-2045 · Pulte Del Webb Expansion	-29,920.90
Total Other Assets	-39,736.08
TOTAL ASSETS	556,653.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	111,416.99
Total Accounts Payable	111,416.99
Other Current Liabilities	
01-2021 · Accounts Payable (Prior Mgr)	26.02
01-2024 · Due to Other Funds	20,032.00
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
Total Other Current Liabilities	31,448.24
Total Current Liabilities	142,865.23
Long Term Liabilities	
01-2022 · Revenue Bonds Payable - Long T	170,096.00
Total Long Term Liabilities	170,096.00
Total Liabilities	312,961.23
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	434,324.21
Net Income	-103,280.06
Total Equity	243,692.63
TOTAL LIABILITIES & EQUITY	556,653.86

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**Tradition Irrigation
A/R Aging Summary
As of May 31, 2020**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Art in Houses, LLC	0.00	0.00	0.00	0.00	87.70	87.70
Aycock at Tradition	0.00	201.62	201.62	0.00	0.00	403.24
Brennity at Tradition	0.00	3,014.55	0.00	0.00	0.00	3,014.55
Chesterbrook Academy	0.00	132.72	132.72	0.00	0.00	265.44
Christ Family Church	0.00	146.81	146.81	0.00	0.00	293.62
Cleveland Clinic Florida	0.00	438.48	0.00	0.00	0.00	438.48
Covelli Florida Properties, Inc.	0.00	95.92	0.00	0.00	0.00	95.92
Del Webb at Tradition Homeowners Assoc	0.00	2,305.36	0.00	2,305.36	0.00	4,610.72
Estates at Tradition	0.00	5,436.80	0.00	0.00	0.00	5,436.80
Fast Developments, LLC	0.00	0.00	0.00	0.00	342.21	342.21
Heartland Dental	0.00	31.32	31.32	0.00	0.00	62.64
Heritage Oaks	0.00	0.00	0.00	0.00	3,068.50	3,068.50
Heron Preserves	0.00	222.95	0.00	0.00	0.00	222.95
Hilton - Homewood Suites, PSL	0.00	342.56	342.56	0.00	0.00	685.12
Innovo Development Group, LLC	0.00	0.00	185.96	0.00	0.00	185.96
Martin Health System	0.00	910.24	0.00	0.00	0.00	910.24
Minto Town Park, LLC	0.00	0.00	0.00	0.00	1,006.79	1,006.79
RDP II LLC	0.00	0.00	0.00	88.09	0.00	88.09
Recovery Sports Grill	0.00	74.39	74.39	148.78	0.00	297.56
Renaissance CS at Tradition	0.00	759.51	0.00	0.00	0.00	759.51
Seven Restaurants, LLC	0.00	88.09	88.09	0.00	0.00	176.18
The Lakes at Tradition	0.00	12,448.41	12,448.41	24,896.82	0.00	49,793.64
The Preserves Phase I & II	0.00	291.67	157.58	359.99	0.00	809.24
Town Park Master Assoc., Inc.	0.00	22,427.72	0.00	0.00	0.00	22,427.72
Trad Health, LLC	0.00	64.01	0.00	0.00	0.00	64.01
Tradition CDD #1	0.00	12,404.68	0.00	0.00	0.00	12,404.68
Treasure Coast Physicians Properties, LLC	0.00	0.00	0.00	-51.68	0.00	-51.68
Victoria Parc	0.00	0.00	0.00	0.00	297.64	297.64
Victoria Parc 2	0.00	0.00	0.00	0.00	184.10	184.10
Victoria Parc at Tradition HOA	0.00	5,137.66	5,137.66	5,137.66	0.20	15,413.18
Vitalia at Tradition	0.00	33,116.22	0.00	0.00	0.00	33,116.22
Westcliffe Estates HOA	0.00	113.30	113.30	221.58	112.67	560.85
TOTAL	0.00	100,204.99	19,060.42	33,106.60	5,099.81	157,471.82

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06/30/20

Accrual Basis

Z Tradition Irrigation Fund
Long Term Debt Balance Sheet
As of May 31, 2020

	<u>May 31, 20</u>
ASSETS	
Other Assets	
05-5150 · Amount Available In DSF	469,380.20
05-5155 · Amount To Be Provided	<u>5,415,619.80</u>
Total Other Assets	<u>5,885,000.00</u>
TOTAL ASSETS	<u>5,885,000.00</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2017)	<u>5,885,000.00</u>
Total Long Term Liabilities	<u>5,885,000.00</u>
Total Liabilities	<u>5,885,000.00</u>
TOTAL LIABILITIES & EQUITY	<u>5,885,000.00</u>

