



**TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT NO.'s 1-10**

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
FEBRUARY 9, 2022  
11:00 A.M.**

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

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.traditioncdd2.org](http://www.traditioncdd2.org)  
[www.traditioncdd3.org](http://www.traditioncdd3.org)  
[www.traditioncdd4.org](http://www.traditioncdd4.org)  
[www.traditioncdd5.org](http://www.traditioncdd5.org)  
[www.traditioncdd6.org](http://www.traditioncdd6.org)  
[www.traditioncdd7.org](http://www.traditioncdd7.org)  
[www.traditioncdd8.org](http://www.traditioncdd8.org)  
[www.traditioncdd9.org](http://www.traditioncdd9.org)  
[www.traditioncdd10.org](http://www.traditioncdd10.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**

**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025012>

**Meeting ID: 334 102 5012**

**Dial In at: 1 929 436 2866**

**REGULAR BOARD MEETING**

**February 9, 2022**

**11:00 a.m.**

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public Not on the Agenda
- F.** Consent Items
  - 1. Approval of November 10, 2021 Regular Board Meeting Minutes.....Page 3
  - 2. Approval of WA #19-143-128; Western Grove 1 – Irrigation.....Page 10
  - 3. Approval of WA #19-143-129; Tradition Parkway / West – Irrigation.....Page 12
  - 4. Approval of WA #19-143-130; The Landings at Tradition Phase 2, Parcel 6.....Page 14
  - 5. Approve and Ratify WA #19-143-127; 11487 SW Kingslake Circle – Pool.....Page 16
- G.** Old Business
- H.** New Business
  - 1. Consider Ratifying and Approving the Solitude Lake Management Services Contract, by CDD No. 1.....Page 18
  - 2. Consider Ratifying and Approving the Agricultural Services International Contract, by CDD No. 1.....Page 24
  - 3. Consider Approval of 2021 Bond Requisition Construction Account; Minto Lake Reimbursement/Town Park.....Page 31
  - 4. Consider Approving ITB #2020-04; Continuing Services Agreement for Miscellaneous Construction Activities - Recommendation to Award, by CDD No. 1.....Page 37
  - 5. Consider Approving ITB #2021-04; Lake Irrigation Intake Replacement Project - Recommendation to Award; by CDD No. 1.....Page 48
  - 6. Appointment of One Voting Member to the Tradition/SG Irrigation System Rate Committee – Seat No. 1 (Non-Voting) and Seat No.'s 2, 7, & 8.
  - 7. Accept Resignation of Chairman Jeremy Bunner – District No.'s 1 & 2 / Seat No. 4; District No.'s 7, 8, 9, & 10 / Seat No. 2
  - 8. Appointment to Vacant Board Seat - District No.'s 1 & 2 / Seat No. 4; District No.'s 7, 8, 9, & 10 / Seat No. 2

9. Accept Resignation of Supervisor Carol Anderson – District No. 3 / Seat No .1

10. Appointment to Vacant Board Seat - District No. 3 / Seat No. 1

11. Consider Resolution No. 2022-02; Election of Officers.....Page 55

**I. Administrative Matters**

1. Manager’s Report

2. Attorney’s Report

3. Engineer’s Report

4. Financial Report.....Page 61

5. Founder’s Report

**J. Board Member Discussion Requests and Comments**

**K. Adjourn**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10  
FISCAL YEAR 2021/2022  
REGULAR BOARD MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-10 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

**October 13, 2021  
\*November 10, 2021\*  
December 8, 2021  
January 12, 2022  
\*February 9, 2022\*  
March 9, 2022  
April 13, 2022  
\*May 11, 2022\*  
June 8, 2022  
July 13, 2022  
\*August 10, 2022\*  
September 14, 2022**

\*An Irrigation System Rate Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.\*

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim



record of the proceedings 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.

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10**

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 10/01/21**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**

**Tradition Town Hall  
10799 SW Civic Lane  
Port St. Lucie, Florida 34987**

**OR**

**Join Zoom Meeting: <https://us02web.zoom.us/j/3341025012>**

**Meeting ID: 334 102 5012**

**OR**

**Dial In at: 1 929 436 2866  
REGULAR BOARD MEETING  
November 10<sup>th</sup>, 2021  
11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No.'s 1-10 of November 10<sup>th</sup>, 2021, was called to order at 11:09 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on October 1<sup>st</sup>, 2021, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

<b>CDD #'s 1,2,7,8,9,10</b>		
Chairman	Jeremy Bunner	Present
Vice Chairman	Lorie Moccia	Present
Supervisor	Carolyn DeSanti	Present via Zoom
Supervisor	Anissa Cruz	Present
Supervisor	Vacant	-

<b>CDD # 3 (No Quorum)</b>		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Absent
Supervisor	Carol Anderson	Absent
Supervisor	Ryan Bartlett	Absent
Supervisor	Roy Perconte	Present

<b>CDD # 4</b>		
Chairman	Gail Cost	Present
Vice Chairman	Norm Ytkin	Present
Supervisor	Rob Siedlecki	Present
Supervisor	Rich Giglia	Present

Supervisor	Vacant	-
------------	--------	---

<b>CDD # 5</b>		
Chairperson	Cathy Powers	Present
Vice Chairperson	Chris King	Present
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present
Supervisor	Joe Pinto	Present

<b>CDD # 6</b>		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Howard Rothman	Absent
Supervisor	Frank Smith	Present
Supervisor	Tom Battaglia	Present

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Dan Harrell	Gonano & Harrell Law

Also present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc.; District Engineer - Kelly Cranford with Culpepper and Terpening; In attendance were: Tony Palumbo with Mattamy Homes and Stef Matthes with Culpepper and Terpening. (See attached sign-in sheet)

#### **D. ADDITIONS OR DELETIONS TO THE AGENDA**

Staff requested (2) items under “New Business:”

**1 – (H-15): Ratify WA #19-143-125; 11736 SW Bennington Circle Pool**

**2 – (H-16): Ratify WA #19-143-126; Tradition Self Storage**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Moccia and passed unanimously by CDD No.1 to Approve the agenda as amended.

#### **E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

#### **F. CONSENT ITEMS**

##### **1. September 1, 2021 Regular Board Meeting**

Minutes of the September 1, 2021 Regular Board Meeting.

##### **2. WA #19-143-105; Primrose School - Transfer to CDD; Irrigation Line from Main to Point of Connection**

WA #19-143-105; Approve and Ratify the CDD Engineer's acceptance of the service line between the existing CDD owned irrigation main and the meter.

**3. WA #19-143-123; 11107 SW Wyndham Way; Pool (Right of Way Use)**

WA #19-143-123; Ratify the approval of Work Authorization.

**4. WA #19-143-124; 11973 SW Knightsbridge Lane; Pool (Right of Way Use)**

WA #19-143-124; Ratify the approval of Work Authorization

**5. WA #19-144-122; Mattamy Tradition Trail; Phase 3 Tradition Parkway**

WA #19-144-122; Ratify the approval of Work Authorization and CDD Engineer's approval.

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Moccia and passed unanimously by CDD No. 1 to Approve all items under Consent as presented.

**G. OLD BUSINESS**

There were no matters of old business to come before the Board.

**H. NEW BUSINESS**

**1. Resolution No. 2021-29 for District No.'s 1-10; Adopting Fiscal Year 2020/2021 Final Amended Budget**

Resolution No. 2021-29 was presented, entitled:

**RESOLUTION NO. 2021-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10 AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Dr. Powers feels that it would be beneficial that each district should have some oversight or control over the overages regarding budget items.

Ms. King explained the process that Vitalia uses to review and approve/deny invoices. She would like to see the same process done by the Master Association.

A **Motion** was made by CDD No.'s 1, 2, 7, 8, 9, & 10 Mr. Bunner, seconded by Ms. Moccia and passed unanimously to Adopt Resolution No. 2021-29.

There was no quorum in CDD No. 3.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Ytkin and passed unanimously to Adopt Resolution No. 2021-29.

A **Motion** was made by CDD No. 5 Dr. Powers, seconded by Ms. King and passed unanimously to Adopt Resolution No. 2021-29.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan and passed unanimously to Adopt Resolution No. 2021-29.

## **2. Engagement Letter from DMBH for District No.'s 1-10; 2021 Audit Proposal**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to Accept the FY: 2021 Audit Proposal and authorize DMBH to perform the FY2020-2021 financial audit.

## **3. Ratify, Approve, and Authorize CPM Landscaping Contract**

Staff was asked to have a Castle Group Representative from the Master HOA at the next meeting for further discussion on the CPM landscaping contract.

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Moccia and passed unanimously by CDD No. 1 to Ratify, Approve, Ratify and Authorize the CPM Landscaping Contract.

## **4. Board Direction of Aquatic Insect Control**

There were multiple comments from the Board and staff regarding the direction of the aquatic insect control. Ultimately, the Founder suggested the Board continue on a case-by-case basis for the FY: 2021-2022.

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Moccia and passed unanimously by CDD No. 1 to continue on a case-by-case basis for the FY: 2021-2022 for aquatic insect control services.

## **5. A Quality Bushog Services Contract by District No. 1; for Mulching in Place of Invasive Tree Material.**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Cruz and passed unanimously by CDD No.1 to Approve the A Quality Bushog Services Contract.

## **6. 2021 Bond Requisition Construction Account; Minto Lake Reimbursement/Town Park (Under Separate Cover)**

Item was tabled for consideration at a future meeting.

## **7. Appointment of One Voting Member to the Tradition/Southern Grove Irrigation System Rate Committee / Seat No. 5**

Mr. Lasher from CDD No. 5, volunteered to be on the Tradition/Southern Grove Irrigation System Rate Committee.

A **Motion** was made by CDD No. 5 Dr. Powers, seconded by Ms. King and passed unanimously by CDD No. 5 to Appoint Mr. Lasher as the CDD No. 5 member of the committee.

## **8. Resignation of Supervisor Geof Hoge – District No. 4 / Seat No. 4**

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Giglia and passed unanimously by CDD No. 4 to Accept the resignation of Supervisor Geof Hoge.

**9. Appointment to Vacant Board Seat - District No. 4 /Seat No. 4**

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Sedlecki and passed unanimously by CDD No.4 to appoint Mr. Robert Burn to District No. 4 / Seat No. 4. Mr. Burn took the Oath of Office before the meeting continued.

**10. Resignation of Supervisor Joel Arrington - District No.'s 1 & 2 / Seat No. 2; District No.'s 7, 8, 9, & 10 / Seat No. 4**

A **Motion** was made by CDD No.1 Mr. Bunner, seconded by Ms. Moccia and passed unanimously by CDD No. 1 to Accept the resignation of Supervisor Joel Arrington.

**11. Appointment to Vacant Board Seats - District No.'s 1 & 2 / Seat No. 2; District No.'s 7, 8, 9, & 10 / Seat No. 4**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to appoint Mr. Frank Covelli to District No.'s 1 & 2 / Seat No. 2; District No.'s 7, 8, 9, & 10 / Seat No. 4. Mr. Covelli took the Oath of Office before the meeting continued.

**12. Resignation of Supervisor Lorie Moccia – District No.'s 1, 2, 7, 8, 9, & 10 / Seat No. 1**

A **Motion** was made by CDD No.1 Mr. Bunner, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to Accept the resignation of Supervisor Lorie Moccia.

**13. Appointment to Vacant Board Seats – District No.'s 1, 2, 7, 8, 9, & 10 / Seat No. 1**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to appoint Mr. Steven Dassa to District No.'s 1, 2, 7, 8, 9, & 10 / Seat No. 1. Mr. Dassa took the Oath of Office before the meeting continued.

**14. Resolution No. 2021-28; Election of Officers**

Resolution No. 2021-28 was presented, entitled:

**RESOLUTION 2021-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO.'S 1, 2, 7, 8, 9, &  
10, AND PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to Adopt Resolution No. 2021-28.

**15. WA #19-143-152; 11736 SW Bennington Circle – Pool**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to Ratify the Approval of WA #19-143-152.

## **16. WA #19-143-126; Tradition Self Storage**

A **Motion** was made by CDD No. 1 Mr. Bunner, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Ratify the Approval of WA #19-143-126.

### **I. ADMINISTRATIVE MATTERS**

#### **1. Manager's Report**

Mr. Sakuma had nothing further to report.

#### **2. Attorney's Report**

Mr. Harrell had nothing further to report at this time.

#### **3. Engineer's Report**

Ms. Cranford had no additional items to note.

#### **4. Financial Report**

Mr. Karmeris gave an overview of the financials.

#### **5. Founder's Report**

No Founder's report was offered.

### **J. BOARD MEMBERS DISCUSSION REQUESTS AND COMMENTS**

#### **1. Supervisors to Discuss Roundabouts**

Stef Matthes with Culpepper and Terpening was available to answer questions regarding the roundabouts.

Mr. Pinto witnessed a pickup truck with a trailer unable to maneuver through the roundabout. He also stated that the area looks bad with the delineators and the arrows need to be moved back to where they can be seen better. Mr. Matthes replied that (4 x 6) signs are being installed soon to help navigate the roundabouts better. Mr. Pinto asked who was paying for this?

Mr. Palumbo explained that the BEEP O&M is paying for the roundabouts and not the CDD's.

Mr. Steinberg has never had any issues using the roundabouts, but the delineators are an issue. Mr. Matthes stated the delineators may only be temporary.

#### **2. Supervisors Tom Battaglia to Discuss Spike Rush Control**

Mr. Battaglia asked what can be done about the Spike Rush and if it will grow further into the lakes?

Mr. Sakuma explained that it only grows to a certain depth.

**K. ADJOURNMENT**

There being no further business to come before the Board, CDD No. 1 Mr. Bunner **moved** for adjournment at 12:49p.m., Mr. Covelli seconded, and the **motion** carried unanimously by CDD No. 1.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date February 9, 2022**

**Subject:** TR - Western Grove 1 - Irrigation  
Work Authorization No. WA 19-143-128  
C&T Project No. 19-143.TR7.006.1121.I

---

**Background:**

This application is a request to irrigate 37.56 acres within the Western Grove 1 (Emry) as a Tier 3 user.

---

**Recommended Action:**

Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

---

**Location:** Tradition Community Development District CDD.07

Within Tradition Irrigation Service Area? Yes

**Fiscal Information:** This project includes minimal infrastructure (a meter) dedicated to the CDD. It is not expected to impact the CDD Irrigation System operational budget.

Grant Related? No  
Additional Comments: None

---

**Board Action:**

Moved by:

Seconded by:

Action Taken:

---

Item Prepared by: Kelly E Cranford, PE

December 10, 2021





0 250 500  
Feet

TR - Western Grove 1 - Irrigation  
WA#: 19-143-128  
Project #:19-143.TR7.006.1121.I

WESTCLIFFE LN

TRADITION PKWY

## Legend

- Subject Property
- Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-128  
Project #:  
19-143.TR7.006.1121.I  
Scale: 1" = 500'  
Date: 11/16/2021

**EXHIBIT 1  
TR - WESTERN GROVE  
1 - IRRIGATION  
SITE LOCATION MAP**



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: February 9, 2022**

**Subject:** TR - Tradition Parkway - West - Irrigation  
Work Authorization No. WA 19-143-129  
C&T Project No. 19-143.TR7.001.1121.I

---

**Background:**

This application is a request to irrigate 4.70 acres within the western expansion of Tradition Parkway right-of-way as a Tier 1 user.

---

**Recommended Action:**

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

---

**Location:** Tradition Community Development District CDD.07

Within Tradition Irrigation Service Area? No, expansion approval in progress

**Fiscal Information:** This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Irrigation System operational budget.

Grant Related? No  
Additional Comments: None

---

**Board Action:**

Moved by:

Seconded by:

Action Taken:

---

Item Prepared by: Kelly E Cranford, PE

December 10, 2021





0 400 800  
Feet

TR - Tradition Parkway - West - Irrigation  
WA#: 19-143-129  
Project #:19-143.TR7.001.1121.I

WESTCLIFFE LANE

FERN LAKE AVENUE

TRADITION PARKWAY

## Legend

- Subject Property
- Other Parcels



Work Authorization #:  
19-143-129  
Project #:  
19-143.TR7.001.1121.I  
Scale: 1" = 800'  
Date: 12/10/2021

**EXHIBIT 1**  
**TR - TRADITION**  
**PARKWAY - WEST -**  
**IRRIGATION**



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date February 9, 2022**

**Subject:** TR - The Landings at Tradition Phase 2, Parcel 6  
Work Authorization No. WA 19-143-130  
C&T Project No. 19-143.TR2.017.1221.W

---

**Background:**

On December 8, 2021, the CDD received a Work Authorization for connecting a commercial development on 5.93 acres within Parcel 11, Tradition Plat 41, to the stormwater management system operated by the Tradition CDD. None of the proposed infrastructure will be operated or maintained by the CDD.

---

**Recommended Action:**

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

---

**Location:** Tradition Community Development District CDD.02

Within Tradition Irrigation Service Area? Yes

**Fiscal Information:** This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

---

**Board Action:**

Moved by:

Seconded by:

Action Taken:

---

Item Prepared by: Kelly E Cranford, PE

January 24, 2022



0 150 300  
Feet

The Landings at Tradition

TR - The Landings at Tradition Phase 2  
WA#: TR - 19-143-130  
Project #:19-143.TR2.017.1221.W

VILLAGE PKWY

MEETING ST

INTERSTATE 95

TRADITION PKWY

## Legend

Streets

Subject Property

Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
TR - 19-143-130  
Project #:  
19-143.TR2.017.1221.W  
Scale: 1" = 300'  
Date: 12/16/2021

**EXHIBIT 1**  
**TR - THE LANDINGS AT**  
**TRADITION PHASE 2**  
**SITE LOCATION MAP**



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date February 9, 2022**

**Subject:** TR – 11487 SW Kingslake Circle Pool  
Work Authorization No. WA 19-143-127  
C&T Project No. 19-143.TR6.017.1021.R

---

**Background:**

On October 24, 2021, the Tradition CDD Engineer received a request to temporarily use a portion of the upland buffer portion of water management Tract L-4 (Lake M-12), Tradition Plat No. 19 – Townpark Phase One, which has been accepted by the CDD for operation and maintenance.

On November 8, 2021, The CDD Engineer approved the temporary use of the Water Management Tract under the following conditions:

1. Schedule a preconstruction meeting with the CDD prior to start of any construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, between the lake and any soil stock piled.
3. Ground surface within the Water Management Tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the conservation area shall be removed immediately.

---

**Recommended Action:**

1. Ratify the approval of Work Authorization 19-143-127.

---

**Location:** Tradition Community Development District CDD.06

Within Tradition Irrigation Service Area? Yes

**Fiscal Information:** This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Stormwater System operational budget.

**Grant Related?** No

**Additional Comments:** None

---

**Board Action:**

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE

November 8, 2021



0 50 100  
Feet

KINGSLAKE CIR

WYNDHAM WAY

11487 SW Kingslake Circle Pool  
WA#: 19-143-127  
Project #:19-143.TR6.017.1021.R

STOCKTON PL

## Legend

- Subject Property
- Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-143-127  
Project #:  
19-143.TR6.017.1021.R  
Scale: 1" = 100'  
Date: 11/10/2021

**EXHIBIT 1**  
**11487 SW KINGSLAKE**  
**CIRCLE POOL**  
**SITE LOCATION MAP**



## Services Contract

This Contract entered into this 9th day of December, 2021, is between **Solitude Lake Management, LLC** (“Independent Contractor”), and **Tradition Community Development District No. 1** (“District”).

**I. Duties of Independent Contractor:** The Independent Contractor shall furnish the equipment and perform the labor necessary for services identified on Schedule A – Services as attached and made a part hereof in the Tradition Community Development District Nos. 1-10 in Port St. Lucie.

**II. Term; Entire Agreement:** This Contract will be for a period of 12 months, commencing on the date entered into and ending on November 30, 2022, unless terminated in writing by either party in accordance with the termination provisions of Section V hereof. This Contract constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior oral or written agreements between the parties. Changes, including changes in price and cost, are ineffective unless properly authorized, signed, and delivered in writing by both parties as an addendum to this Contract.

**III. Compensation:** District agrees to pay Independent Contractor as compensation for the performance of the duties of the Independent Contractor under this Contract. The compensation shall be \$585.00 per month, not to exceed \$7,020.00 per year. Invoices for services will be payable within the time limits and other requirements set forth in the Florida Local Government Prompt Payment Act, Part VII of chapter 218, Florida Statutes.

**IV. Basic Understanding of the Parties:** The parties acknowledge and agree that the District is a local government with a specialized single purpose of providing infrastructure. All of the work of the District is subject to public records, government-in-the-sunshine and related requirements. The parties understand that because the District is a local government certain requirements and limitations apply that would not apply to a private entity. The services provided by the Independent Contractor under this Contract are rendered to the District as an independent contractor and nothing in this Contract shall create an employer/employee, partnership, joint venture, or principal/agent relationship between the parties.

**V. Termination:** This Contract may be terminated with or without cause at any time by either party upon sixty (60) days prior written notice, delivered by first class U.S. mail or electronic mail transmission to the address of the other party as set forth in the signature blocks below, in which event all unaccrued rights, duties and obligations of the parties hereto shall terminate forthwith.

### **VI. Other Related Provisions and Requirements:**

- (a) Work Standard. Work shall be performed professionally in accordance with generally accepted standards of the trade or business.

- (b) Insurance. Independent Contractor shall provide evidence of general liability insurance and property damage insurance naming the District and Special District Services, Inc. as co-insured; and Workmen's Compensation insurance with limits not less than Florida statutory requirements.
- (c) Reimbursement for Negligent Damage. Independent Contractor shall reimburse the District for damages by Independent Contractor to personal and/or real property due to negligence of the Independent Contractor.
- (d) Time of the Essence. The Independent Contractor recognizes that time is of the essence due to the specialized single purpose of the District.
- (e) Disputes; Interpretation; Opportunity to Consult Counsel; Venue. Any controversies arising under this Contract that cannot be resolved by the parties shall be subject either to mediation and if mediation fails then legal action may be instituted and any prevailing party shall be entitled to be reimbursed for all court costs and reasonable attorneys fees incident to such legal action. All interpretations of this Contract shall be governed by the laws of the State of Florida. Each party has had ample opportunity to seek the advice of legal counsel prior to entering this Contract, which shall not be construed against the party responsible for drafting the instrument. In the event it is necessary for either party to initiate legal action regarding this Contract, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court.
- (f) Alternate Services if Breach. If the Independent Contractor ceases work or otherwise breaches this Contract the District has the authority without penalty direct or indirect to contract for the relevant services to be performed by other independent contractors given the nature and specialized single purpose of the District that infrastructure be constructed, acquired and maintained timely at sustained levels of quality over the long term.
- (g) Indemnification. Independent Contractor agrees forever to indemnify and hold harmless the District, Special District Services, Inc., and their respective officers, employees, and agents of and from all losses, liabilities, damages, claims, actions, legal proceedings, settlements, judgments, recoveries, costs, and expenses because of or resulting from loss of, or damage to, property, or injury to or deaths of persons in any way arising out of or in connection with the performance of this Contract and attributable to the negligence or other wrongful conduct of the Independent Contractor or its employees, agents, or subcontractors, including but not limited to any loss or action resulting from the failure of the Independent Contractor to comply with the its obligations under this Contract.

- (h) Severability. The terms of this Contract shall be severable such that, if any term is determined to be illegal, invalid, or unenforceable, such holding shall not affect the viability of any of the other provisions of the Contract, unless the severing of such item would defeat the purpose of this Contract.
- (i) Waiver. No delay or failure on the part of any party in exercising any right, power, or privilege under this Contract shall impair any such right, power, or privilege or be construed as a waiver or acquiescence; nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise thereof or the exercise of any other right, power, or privilege. No waiver shall be valid against any party unless made in writing and signed by the party against whom enforcement of the waiver is sought and then only to the extent expressly specified in such writing.
- (j) Sovereign Immunity. Notwithstanding any other term of this Contract, the District intends to avail itself of the benefits of Section 768.28, Florida Statutes, and of other statutes and common law governing sovereign immunity. In no event will the District's liability exceed the monetary limits set forth in Section 768.28, Florida Statutes. Nothing in this Contract (1) is intended to inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law or (2) shall be construed as consent by an agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.
- (k) Execution; Successors and Assigns. This Contract may be executed in counterparts (including by facsimile or other electronic imaging), any one of which shall be deemed an original and all of which collectively shall be deemed a single instrument. This Contract shall be binding upon and inure to the benefit of the parties and their respective officers, directors, agents, employees, administrators, trustees, executors, receivers, successors, assignees and legal representatives, whether or not a signatory to this Contract.
- (l) Verification of Employment Status. The Independent Contractor shall bear full responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons the Independent Contractor employs in the performance of this Contract. In furtherance of this requirement, the Independent Contractor shall (1) register with and use the United States Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Independent Contractor during the term of this Contract, and (2) if the Independent Contractor enters into an agreement with a subcontractor during the term of this Contract, (i) obtain from the subcontractor an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien," as that term is defined in Section 448.095(1)(k), Florida Statutes, and (ii) maintain a copy of such affidavit for the duration of this Contract.

- (m) Public Records. The Independent Contractor shall allow public access to all documents, papers, letters, or other material subject to the provisions of Florida's Public Records Law, Chapter 119, Florida Statutes, and made or received by the Independent Contractor in conjunction with this Contract. The Independent Contractor acknowledges that the designated public records custodian for the District is Special District Services, Inc.

**PUBLIC RECORDS NOTICE: IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT, SPECIAL DISTRICT SERVICES, INC., AT 772-345-5119, 10807 SW TRADITION SQUARE, PORT ST. LUCIE, FLORIDA 34987.**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**Tradition Community  
Development District No. 1  
c/o Special District Services, Inc.**  
10807 SW Tradition Square  
Port St. Lucie, FL 34987  
Phone: (772) 453-0975  
[www.sdsinc.org](http://www.sdsinc.org)

By:  \_\_\_\_\_

Title: Chairman

Date: 12/09/2021

**Solitude Lake Management, LLC**  
2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453  
(888) 480-5253  
[kevin.murray@solitudelake.com](mailto:kevin.murray@solitudelake.com)

By:  \_\_\_\_\_

Title: Business Manager

Date: 12/09/2021

## **SCHEDULE A - SERVICES**

Weekly irrigation intake grate cleaning.

### **Service Reporting:**

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

### **Permitting (when applicable):**

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

### **Customer Responsibilities:**

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

### **General Qualifications:**

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an

integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



## Services Contract

This Contract entered into this 13<sup>th</sup> day of December, 2021, is between **Agricultural Services International, Inc.** ("Independent Contractor"), and **Tradition Community Development District No. 1** ("District").

**I. Duties of Independent Contractor:** The Independent Contractor shall furnish the qualified labor necessary for supporting the Irrigation Utility per attached exhibit A in the Tradition Community Development District Nos. 1-10 in Port St. Lucie.

**II. Term; Entire Agreement:** This Contract will be for a period of 3 years, commencing on the date entered into unless terminated in writing by either party in accordance with the termination provisions of Section V hereof. This Contract constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior oral or written agreements between the parties. Changes, including changes in price and cost, are ineffective unless properly authorized, signed, and delivered in writing by both parties as an addendum to this Contract.

**III. Compensation:** District agrees to pay Independent Contractor as compensation for the performance of the duties of the Independent Contractor under this Contract. The compensation shall be up to \$55,000.00 per year. Invoices for services will be payable within the time limits and other requirements set forth in the Florida Local Government Prompt Payment Act, Part VII of chapter 218, Florida Statutes.

**IV. Basic Understanding of the Parties:** The parties acknowledge and agree that the District is a local government with a specialized single purpose of providing infrastructure. All of the work of the District is subject to public records, government-in-the-sunshine and related requirements. The parties understand that because the District is a local government certain requirements and limitations apply that would not apply to a private entity. The services provided by the Independent Contractor under this Contract are rendered to the District as an independent contractor and nothing in this Contract shall create an employer/employee, partnership, joint venture, or principal/agent relationship between the parties.

**V. Termination:** This Contract may be terminated with or without cause at any time by either party upon thirty (30) days prior written notice, delivered by first class U.S. mail or electronic mail transmission to the address of the other party as set forth in the signature blocks below, in which event all unaccrued rights, duties and obligations of the parties hereto shall terminate forthwith.

**VI. Other Related Provisions and Requirements:**

- (a) Work Standard. Work shall be performed professionally in accordance with generally accepted standards of the trade or business.
- (b) Insurance. Independent Contractor shall provide evidence of general liability insurance and property damage insurance naming the District and Special District Services, Inc. as co-insured; and Workmen's Compensation insurance with limits not less than Florida statutory requirements.
- (c) Reimbursement for Negligent Damage. Independent Contractor shall reimburse the District for damages by Independent Contractor to personal and/or real property due to negligence of the Independent Contractor.
- (d) Time of the Essence. The Independent Contractor recognizes that time is of the essence due to the specialized single purpose of the District.
- (e) Disputes; Interpretation; Opportunity to Consult Counsel; Venue. Any controversies arising under this Contract that cannot be resolved by the parties shall be subject either to mediation and if mediation fails then legal action may be instituted and any prevailing party shall be entitled to be reimbursed for all court costs and reasonable attorney's fees incident to such legal action. All interpretations of this Contract shall be governed by the laws of the State of Florida. Each party has had ample opportunity to seek the advice of legal counsel prior to entering this Contract, which shall not be construed against the party responsible for drafting the instrument. In the event it is necessary for either party to initiate legal action regarding this Contract, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court.
- (f) Alternate Services if Breach. If the Independent Contractor ceases work or otherwise breaches this Contract the District has the authority without penalty direct or indirect to contract for the relevant services to be performed by other independent contractors given the nature and specialized single purpose of the District that infrastructure be constructed, acquired and maintained timely at sustained levels of quality over the long term.
- (g) Indemnification. Independent Contractor agrees forever to indemnify and hold harmless the District, Special District Services, Inc., and their respective officers, employees, and agents of and from all losses, liabilities, damages, claims, actions, legal proceedings, settlements, judgments, recoveries, costs, and expenses because of or resulting from loss of, or damage to, property, or injury to or deaths of persons in any way arising out of or in connection with the performance of this Contract and attributable to the negligence or other wrongful conduct of the Independent Contractor or its employees, agents, or



subcontractors, including but not limited to any loss or action resulting from the failure of the Independent Contractor to comply with the its obligations under this Contract.

- (h) Severability. The terms of this Contract shall be severable such that, if any term is determined to be illegal, invalid, or unenforceable, such holding shall not affect the viability of any of the other provisions of the Contract, unless the severing of such item would defeat the purpose of this Contract.
- (i) Waiver. No delay or failure on the part of any party in exercising any right, power, or privilege under this Contract shall impair any such right, power, or privilege or be construed as a waiver or acquiescence; nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise thereof or the exercise of any other right, power, or privilege. No waiver shall be valid against any party unless made in writing and signed by the party against whom enforcement of the waiver is sought and then only to the extent expressly specified in such writing.
- (j) Sovereign Immunity. Notwithstanding any other term of this Contract, the District intends to avail itself of the benefits of Section 768.28, Florida Statutes, and of other statutes and common law governing sovereign immunity. In no event will the District's liability exceed the monetary limits set forth in Section 768.28, Florida Statutes. Nothing in this Contract (1) is intended to inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law or (2) shall be construed as consent by an agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.
- (k) Execution; Successors and Assigns. This Contract may be executed in counterparts (including by facsimile or other electronic imaging), any one of which shall be deemed an original and all of which collectively shall be deemed a single instrument. This Contract shall be binding upon and inure to the benefit of the parties and their respective officers, directors, agents, employees, administrators, trustees, executors, receivers, successors, assignees and legal representatives, whether or not a signatory to this Contract.
- (l) Verification of Employment Status. The Independent Contractor shall bear full responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons the Independent Contractor employs in the performance of this Contract. In furtherance of this requirement, the Independent Contractor shall (1) register with and use the United States Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Independent Contractor during the term of this Contract, and (2) if the Independent Contractor enters into an agreement with a subcontractor during the term of this Contract, (i) obtain from


the subcontractor an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien," as that term is defined in Section 448.095(1)(k), Florida Statutes, and (ii) maintain a copy of such affidavit for the duration of this Contract.

- (m) Public Records. The Independent Contractor shall allow public access to all documents, papers, letters, or other material subject to the provisions of Florida's Public Records Law, Chapter 119, Florida Statutes, and made or received by the Independent Contractor in conjunction with this Contract. The Independent Contractor acknowledges that the designated public records custodian for the District is Special District Services, Inc.


**PUBLIC RECORDS NOTICE: IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT, SPECIAL DISTRICT SERVICES, INC., AT 772-345-5119, 10807 SW TRADITION SQUARE, PORT ST. LUCIE, FLORIDA 34987.**

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first above written.

**Tradition Community  
Development District No. 1**  
c/o Special District Services, Inc.  
10807 SW Tradition Square  
Port St. Lucie, FL 34987  
Phone: (772) 345-5119  
[bsakuma@sdsinc.org](mailto:bsakuma@sdsinc.org)

By:   
Title: Chairman  
Date: December 13, 2021

**Agricultural Services  
International, Inc.**  
16050 Orange Avenue  
Fort Pierce, FL 34945  
Phone: (772) 464-1834  
[bill@agriservicesintl.com](mailto:bill@agriservicesintl.com)

By:   
Title: CFO  
Date: 12/13/21



November 12, 2021

Special District Services, Inc.  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

RE: Contracted Services - Irrigation Superintendent

Dear Mr. Frank Sakuma,

Thank you for allowing Agricultural Services International the opportunity to offer a solution for contracted services regarding irrigation for Tradition. Reviewing the job posting, we believe any of our irrigation technicians could perform the work as described in a 20-hour week. In order to cover the cost of the employee and remain a profitable endeavour for our company, we must charge no less than \$50 per hour for an employee. \*

We propose to enter into a contract to perform work as described for a minimum of 20 hours per week for an annual fee of \$55,000. We propose to enter into this agreement for as long as it remains beneficial to both parties.

If you are interested in entering into a contract for irrigation maintenance services, let's set up a meeting to discuss further.

Thank you again for the opportunity and I look forward to speaking with you soon.

Kind Regards,

Bill Marine

A handwritten signature in blue ink, appearing to read "Bill Marine", written over the printed name.

\* Hours in excess of 20 per week will be billed per attached rate sheet.

Fort Pierce  
16050 Orange Avenue  
Ft. Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711

Lake Wales  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 968-2858





## **Service Rate Schedule - 2021**

Agricultural Services International, Inc.'s (ASI) service rate schedule applies to commissioning, startups, maintenance, repairs, evaluation, consultation and training. The rates are in US dollars per each technician required for the job. Rates do not include expenses, local taxes, levies, permits, safety protection equipment or training, special clothing or any other preparation for the job. The rates are subject to change at ASI's discretion and without notice.

<b>Non-technical Service Scheduled Rate:</b>	<b>\$ 65.00/man/hour</b>
<b>Technical Service Scheduled Rate:</b>	<b>\$ 85.00/man/hour</b>
<b>Non-technical Non-Scheduled Rate:</b>	<b>\$110.00/man/hour</b>
<b>Technical Non-Scheduled Rate:</b>	<b>\$135.00/man/hour</b>
<b>Engineering Consultation:</b>	<b>\$150.00/man/hour</b>
<b>Boom Truck Service:</b>	<b>\$200.00/truck/hour</b>
<b>Stand-by Time:</b>	<b>Applicable hourly rate</b>

### **Definitions**

**Scheduled Service** - Service scheduled between both parties with a minimum of 24 hours notice and during regular business hours (9AM-5PM).

**Non-scheduled Service** - Service requested by the customer with less than 24 hours notice and/or service requested by customer on the weekends.

**Non-technical Service** - Includes but is not limited to laying polyethylene tubing and installing low-volume emitters such as microjets or drip.

**Technical Service** - Includes but is not limited to pipe installation or repair, machine operation, valve installation or repair, automation installation, repair or maintenance, etc.

**Engineering Consultation** - Includes evaluation of site conditions, design work, calibration, calculations, etc. It does not include permitting or approved stamped drawings.

Fort Pierce  
16050 Orange Avenue  
Ft. Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711

Lake Wales  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 299-2047

Services include, but are not limited to:

Under the direction and guidance of the Irrigation Superintendent, operates and performs regular maintenance of the irrigation production and distribution system.

**PRINCIPAL DUTIES AND RESPONSIBILITIES-**

1. Plant related work: (may include but is not limited to)
  - a. Operation of the plant;
  - b. Recording pump data;
  - c. Managing the distribution and treatment of irrigation water as well as performing or contracting, when appropriate, improvements and repairs to the pumping equipment, tank, filtration and operating equipment as necessary.
2. Site related work: (may include, but is not limited to)
  - a. Work that ensures a clean and presentable worksite consistent with that of the community.
3. Field related work
  - a. Establishing, repairing and maintaining proper working order and condition of valves, meters and appurtenances;
  - b. Field inspections and testing required for the distribution network and points of service (location services);
  - c. Irrigation distribution system repairs as needed;
  - d. Create working relationships and coordinate with vendors to establish and ensure that the components of the field can communicate with plant operations and interact daily with the water supply needs of multiple irrigation vendors throughout the Tradition neighborhoods, while maintaining a working knowledge of the general operational status of all irrigation distribution systems in the community.
  - e. Required to be on-call after hours in case of mainline breaks in order to isolate and shut down water flow via mainline valves and/or to effectuate emergency repairs to maintain public safety and service.
  - f. Monitor use and distribution of irrigation water to establish proper billing;
  - g. Assist office staff and hired consultants/contractors with establishing new customers and updates to the billing system.

**Tradition Community Development District  
Board Meeting Date: February 9, 2022  
BOARD AGENDA ITEM**

**Subject:**       **Series 2003 Bond Request 41  
Lake Construction Reimbursement per  
Amendment 1 of Purchase and Sale Agreement  
Lakes L-1 through L-5, L7 through L-10**

---

**Background:**

On September 20, 2021, the CDD received a request from Minto Town Park, LLC for reimbursement for the construction of a portion of the Tradition Master Stormwater System including 38.9 acres of lakes.

The lakes were accepted by the CDD for operation and maintenance at the November 4, 2020, Board of Supervisors meeting.

---

**Recommended Action:**

Authorize reimbursement for construction of 38.9 acres of lake which are a portion of the Tradition Surface Water Management System.

---

**Location:**     Tradition Community Development District CDD.06

Within Tradition Irrigation Service Area? Yes

Fiscal Information:   Funding to be provided from the Series 2003 bond funds

Grant Related? No

Additional Comments: None

---

**Board Action:**

Moved by:

Seconded by:

Action Taken:

---

Item Prepared by: Kelly E Cranford, PE

November 9, 2021

## **SERIES 2003 PROJECT ACCOUNT REQUISITION**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 (PORT ST. LUCIE, FLORIDA)**

The undersigned, a Responsible Officer of Tradition Community Development District No. 1 (the "Issuer") hereby submits the following requisition for disbursement from the Series 2003 Project Account established under and pursuant to the terms of the Master Indenture from the Issuer to U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of February 1, 2003, as supplemented by a Fourth Supplemental Trust Indenture dated as of April 1, 2014 between the Issuer and the Trustee (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (A) Requisition Number: 41
- (B) Name of Payee: Minto Townpark, LLC  
4400 West Sample Road, Suite 200  
Coconut Creek, FL 33073-3450
- (C) Amount Payable: \$778,000.00

The undersigned hereby certifies that:

- 1. This requisition is for a Cost of the Series 2003 Project payable from the Series 2003 Project Account that has not previously been paid; and
- 2. Each disbursement set forth above is a proper charge against the Series 2003 Project Account noted above.

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**

By: \_\_\_\_\_  
Responsible Officer

The undersigned, an authorized representative of the Consulting Engineer to the Issuer hereby certifies that this disbursement is for a Cost of the Series 2003 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2003 Project with respect to which such disbursement is being made; and (iii) the Engineer's Report.

### **[CONSULTING ENGINEER]**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



September 20, 2021

B. Frank Sakuma, Jr.  
District Manager  
Special District Services, Inc.  
Tradition Management Offices  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**Re: Lake Park – Lake Construction Reimbursement: WMT’s L-1 through L-5; L-7 through L-10**

Frank:

Recently, Tradition Community Development District No. 1 accepted the transfer of WMT’s L-1 through L-5, WMT’s L-7 through L-10, and M-4 in Lake Park from Minto TownPark, LLC, as referenced in the attached exhibit. As part of this transfer and acceptance, Minto now requests reimbursement from Tradition CDD for \$778,000.00 as outlined in Amendment 1 of our Purchase and Sale Agreement, which was calculated by taking the amount of lake surface area (38.9 acres) and multiplying by the CDD reimbursement rate of \$20,000 per acre of lake surface. As a successor in interest to Horizons St. Lucie Development, LLC (Horizons), Tradition Community Development District No.1 is subject to the post closing obligations of the Purchase and Sale Agreement (PSA) dated November 2, 2002, as amended, between Minto Communities, LLC and Horizons.

As required by the First Amendment of the PSA dated July 2, 2003, Horizons/Tradition CDD has an obligation to reimburse Minto \$30,000 per acre of lake. This obligation is defined as the “Reimbursement Cap” within the Agreement. The CDD is required to reimburse Minto \$20,000 per acre of lake and Horizons/ contributes \$10,000 per acre of lake to arrive at the total \$30,000 per acre of lake reimbursement obligation.

Please accept this letter as our formal request for the payment of \$778,000.00 (38.9 acres multiplied by \$20,000 per acre). Please process this request such that we can also request payment concurrent with acceptance, transfer, and reimbursement by CDD No. 1 for \$20,000 per acre of lake.

Please contact me at (954) 495-5209 if you have any questions regarding this issue.

Sincerely,

**MINTO TOWNPARK, LLC**

A handwritten signature in blue ink, appearing to read "Jared Stern".

Jared Stern  
Sr. Director of Land Development & Planning

Cc:  
John Carter, Minto Communities





CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS | LAND SURVEYORS

## TRADITION COMMUNITY DEVELOPMENT DISTRICT BOARD AGENDA ITEM – SEPTEMBER 2020

**Subject:** Lake Park Phase 3 –Lakes  
Turn Over Request to Tradition Community Development District (CDD) for  
Perpetual Maintenance and Operation  
WA 6-7-1114

---

### Background

Recorded plats within Lake Park Phase 3 show Water Management Tracts for approximately 38.9 acres of lakes and interconnecting Water Management Easements (WME) as dedicated to Tradition CDD No. 1.

Lake M-1A	- Tract L-10, Lakepark at Tradition, Plat 2
Lake M-1B	- Tract L-9, Lakepark at Tradition, Plat 2
Lake M-2A	- Tract L-8, Lakepark at Tradition, Plat 2
Lake M-2B	- Tract L-7, Lakepark at Tradition, Plat 2
Lake M-3A	- Tract L-5, Lakepark at Tradition, Plat 1
Lake M-3B	- Tract L-4, Lakepark at Tradition, Plat 1
Lake M-4	- WMT, Tradition Plat No. 65
Lake M-5	- Tract L-3, Lakepark at Tradition, Plat 1
Lake M-6	- Tract L-2, Lakepark at Tradition, Plat 1
Lake M-8	- Tract L-1, Lakepark at Tradition, Plat 1
Lake Connections	- 20 ft WME, Lakepark at Tradition, Plat 1 - 20 ft WME, Lakepark at Tradition, Plat 2

Staff have inspected the lakes and found them to be in compliance with District standards. As-built drawings, engineer certifications, and Bill of Sale are located in the District files. A right-of-way application has been filed with the CDD for the irrigation distribution system located within the water management tracts. Non-fundable vertical restoration deposits have been submitted to the CDD in the amount of \$14,630.

Minto and their engineer are evaluating the existing stormwater system in the older portion of the development (west of the original entrance) starting with a video inspection of the pipes to ensure there are not any physical blockages and following up with stormwater modeling and a revised design for the overall system outfall if warranted. The recent complaints of roadway flooding are associated with discharge into lakes previously accepted by the CDD.

---

### Recommended Action

Accept maintenance responsibility for the above listed lakes and pipes connecting the lakes which are part of the Tradition Master Stormwater System.



CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS | LAND SURVEYORS

Approve Chair to execute SFWMD Transfer Form.

---

Location: Tradition CDD 6  
Drainage Basin Minto  
Within Tradition Irrigation Service Area? yes

Fiscal Information: Annual operation and maintenance expenses for the new lake once the lake is constructed and turned over to the CDD. The new lake is included in the master plan for the development. Annual expenses related to the piped connection to remainder of master system should be negligible.

The CDD received a \$8,654.00 surface water deposit from Minto in January 2015. Upon acceptance of the remainder of the surface water management system, the deposit will be returned to Minto.

Grant Related? No  
Additional Comments: None

---

**Board Action**

Moved by:	Seconded by:	Action Taken:
-----------	--------------	---------------

---

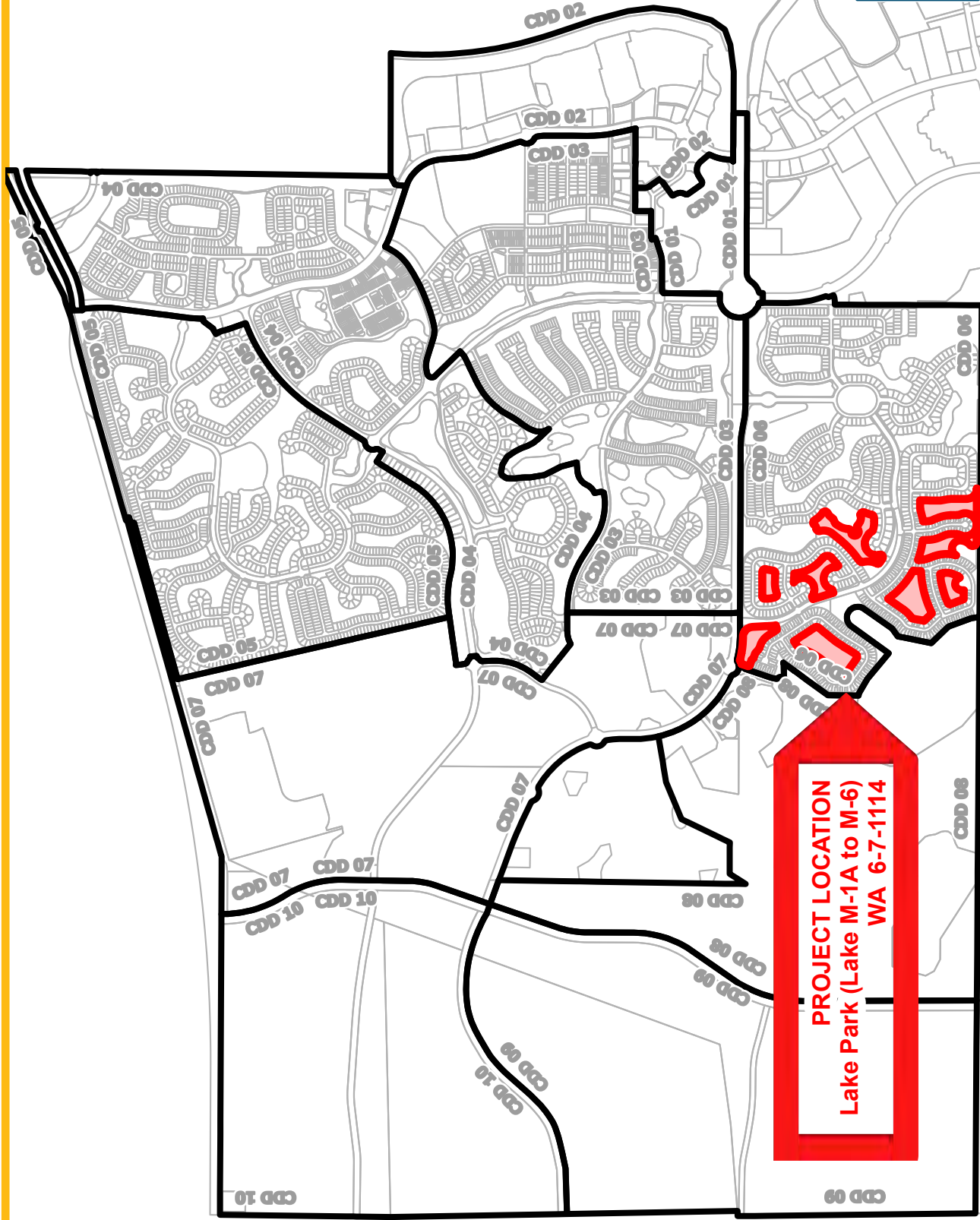
Item Prepared by: Kelly Cranford, P.E.

Project Number: 19-143.TR6.100



0 500 1,000 2,000  
Feet

LEGEND  
Project Location  
Parcels



# TRADITION CDD Agenda Item WA 6-7-1114 Location Map

Project No: 19-085  
Drawn By: RC  
File Name: WA 6-7-1114.aprx  
Scale: As Shown  
Date: 12-18-19

January 14, 2022

**VIA: Email to:** [bsakuma@sdsinc.org](mailto:bsakuma@sdsinc.org)

B. Frank Sakuma, Jr.  
District Manager  
Special District Services, Inc.  
Tradition Management Offices  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**RE: Tradition / Southern Grove Community Development District  
ITB #2020-04 Continuing Services Agreement for  
Miscellaneous Construction Activities  
Recommendation for Award**

Dear Mr. Sakuma:

Invitations to Bid were sent to 13 contractors and we received two bid responses (Felix Associations of Florida, Inc. and Armadillo Earth Works LLC). Culpepper & Terpening, Inc has reviewed both bid responses and found them responsive to the Invitation to Bid. A copy of the bids is attached.

We recommend entering into continuing service agreements with both firms. The cost for line items left blank on the bid form would need to be negotiated prior to award of particular tasks.

Should you have any questions, please do not hesitate to contact me at (772) 464- 3537 ext. 222 or via email at [KCranford@CT-Eng.com](mailto:KCranford@CT-Eng.com).

Sincerely,  
CULPEPPER & TERPENING, INC.  
Tradition CDD Engineer



Kelly Cranford, P.E., Env. SP Senior Project Engineer

**TRADITION / SOUHERN GROVE CDD - ITB 2020-04 BID TAB**

Fill in gray cells (unit price) only. Leave blank if you do not want to bid on line item.

**1 Stormwater, New Installation and Replacements**

FDOT Item		Description	Units	Quantity for	Unit Price Standard	Unit Price Emergency Response
Bid Item	Ref. #			Bid Comparison		
1.01		Culvert - Corrugated Poly Pipe 24" (Air trained)	LF	100 lf		
1.02		Culvert - Corrugated Poly Pipe 30" (Air trained)	LF	100 lf		
1.03		Culvert - Reinforced Concrete Pipe 24 "	LF	300 lf		
1.04		Culvert - Reinforced Concrete Pipe 30"	LF	100 lf		
1.05		Culvert - Reinforced Concrete Pipe 36 "	LF	100 lf		
1.06		Culvert - Reinforced Concrete Pipe 42 "	LF	100 lf		
1.07		Culvert - Reinforced Concrete Pipe 48"	LF	500 lf		
1.08		Culvert - Reinforced Concrete Pipe 54"	LF	100 lf		
1.09		Culvert - Reinforced Concrete Pipe 60"	LF	300 lf		
1.10		Culvert - Reinforced Concrete Pipe 72"	LF	300 lf		
1.11		Culvert - HDPE Pipe 24 "	LF	300 lf		
1.12		Culvert - HDPE Pipe 30"	LF	300 lf		
1.13		Culvert - HDPE Pipe 36 "	LF	300 lf		
1.14		Culvert - HDPE Pipe 42 "	LF	100 lf		
1.15		Culvert - HDPE Pipe 48"	LF	300 lf		
1.16		Culvert - HDPE Pipe 54"	LF	100 lf		
1.17		Culvert - HDPE Pipe 60"	LF	100 lf		
1.18		Culvert - CMP Pipe 24 "	LF	300 lf		
1.19		Culvert - CMP Pipe 30"	LF	300 lf		
1.20		Culvert - CMP Pipe 36 "	LF	300 lf		
1.21		Culvert - CMP Pipe 42 "	LF	300 lf		
1.22		Culvert - CMP Pipe 48"	LF	300 lf		
1.23		Culvert - CMP Pipe 54"	LF	100 lf		
1.24		Culvert - CMP Pipe 60"	LF	100 lf		
1.25		Ditch Bottom Inlet Type C - 10' Deep or Less	EA	10 ea		
1.26		Ditch Bottom Inlet Type C- More than 10' Deep	EA	10 ea		
1.27		Ditch Bottom Inlet Type C - 10' Deep or Less (Alt Bottom)	EA	5 ea		

1.28	Ditch Bottom Inlet Type C - More than 10' Deep (Alt Bottom)	EA	5 ea		
1.29	Ditch Bottom Inlet Type D - 10' Deep or Less	EA	2 ea		
1.30	Ditch Bottom Inlet Type D - More than 10' Deep	EA	2 ea		
1.31	Ditch Bottom Inlet Type E - 10' Deep or Less	EA	5 ea		
1.32	Ditch Bottom Inlet Type E - More than 10' Deep	EA	5 ea		
1.33	Ditch Bottom Inlet Type H - 10' Deep or Less	EA	1 ea		
1.34	Ditch Bottom Inlet Type H - More than 10' Deep	EA	1 ea		
1.35	Ditch Bottom Inlet Type H - 10' Deep or Less (Alt Bottom)	EA	1 ea		
1.36	Ditch Bottom Inlet Type H - More than 10' Deep (Alt Bottom)	EA	1 ea		
1.37	Ditch Bottom Inlet Type J - 10' Deep or Less	EA	1 ea		
1.38	Ditch Bottom Inlet Type J - More than 10' Deep	EA	1 ea		
1.39	Ditch Bottom Inlet Type J - 10' Deep or Less (Alt Bottom)	EA	1 ea		
1.40	Ditch Bottom Inlet Type J - More than 10' Deep (Alt Bottom)	EA	1 ea		
1.41	Ditch Bottom Inlet Type K - 10' Deep or Less	EA	1 ea		
1.42	Ditch Bottom Inlet Type K - More than 10' Deep	EA	1 ea		
1.43	Ditch Bottom Inlet Type K - 10' Deep or Less (Alt Bottom)	EA	1 ea		
1.44	Ditch Bottom Inlet Type K - More than 10' Deep (Alt Bottom)	EA	1 ea		
1.45	Endwall 24" or Equivalent - All Materials	EA	1 ea		
1.46	Endwall 30" or Equivalent - All Materials	EA	1 ea		
1.47	Endwall 36" or Equivalent - All Materials	EA	1 ea		
1.48	Endwall 42" or Equivalent - All Materials	EA	1 ea		
1.49	Mitered End Section 15" or Equivalent - All Materials	EA	1 ea		
1.50	Mitered End Section 18" or Equivalent - All Materials	EA	1 ea		
1.51	Mitered End Section 48" or Equivalent - All Materials	EA	1 ea		
1.52	Mitered End Section 54" or Equivalent - All Materials	EA	1 ea		
1.53	Mitered End Section 60" or Equivalent - All Materials	EA	1 ea		
1.54	Mitered End Section 66" or Equivalent - AU Materials	EA	1 ea		



1.55	Mitered End Section 72" or Equivalent - All Materials	EA	1 ea		
1.56	Yard Drains (per FDOT Index 282)	EA	1 ea		
1.57	Yard Drain (18" x 18", plastic) w/ 20 lf 10" PVC pipe	EA	10 ea		
1.58	Rip Rap Rubble - Includes Fabric & Bedding Stone (must meet FDOT, USDA, NRCS and other entity standards) - FDOT Certified	TN	1.0 tons		
1.59	Rip Rap Rubble - Includes Fabric & Bedding Stone (must meet FDOT, USDA, NRCS and other entity standards) - Not FDOT Certified	TN	1.0 tons		
1.60	Structure/ Inlet Connection to Existing	EA	2 ea		
1.61	Concrete Collars - 30" or less	EA	1 ea		
1.62	Concrete Collars - 36" or greater	EA	2 ea		
1.63	Miscellaneous Concrete Removal	CY	10 cy		
1.64	Underwater Inspection - Video	HR	8.0 hrs		
1.65	Sediment Removal - Pipes and Structures	CY	10 cy		
1.66	Slip Line Pipe, 60"	LF	100 lf		
1.67	Trash Guard Installation on Existing Control Structure, 4 ft x 6 ft, FDOT standard	EA	2 ea		
1.68	Baffle Installation on Existing Control Structure, 4 ft diameter, trash grate on top, gasket against structure	EA	2 ea		
1.69	Modification of bleeder in existing concrete structure, not accessible by land	EA	2 ea		
1.70	Inspection of existing concrete structure, not accessible by land	EA	2 ea		
1.71	Refurbish Sheet Pile Weir (Sandblast & Protective Coating)	SF	1.0 sf		
1.72	Refurbish Sheet Pile Weir (Steel Plate Repair)	SF	1.0 sf		
1.73	Cleaning & Sealing Concrete Cap (Includes Siloxane Penetrant Sealer)	LS	1		
1.74	Dredging, up to 12 ft deep	CY	10 cy		
1.75	Replace existing flat yard drain grate w/ domed grate, 12" x 12"	EA	5 ea		

Category 1, Standard Total \$0  
Category 1, Weighted Average #DIV/0!



1/14/2022

4 of 10

Category 1, Emergency Avg

#DIV/0!



## 2 Pavement and Sidewalk Repair

FDOT Item		Description	Units	Quantity for	Unit Price Standard	Unit Price Emergency Response
Bid Item	Ref. #			Bid Comparison		
2.01		Asphalt Type 9.5 Superpave (per FDOT Standards)- 1.5" thick includes stripping, to be placed by hand for less than 25 SY per location - Less than 2 ton	SY	15 sy		
2.02		Asphalt Type 9.5 Superpave (per FDOT Standards) - 1.5" thick includes stripping, to be placed by paver for more than 25 SY per location - More than 2 ton	SY	100 sy		
2.03		Curb - Type "D" - includes end section (per FDOT Standards)	LF	50 lf		
2.04		Curb - Type "F" - includes end section (per FDOT Standards)	LF	50 lf		
2.05		Curb - Type "Drop Curb" - includes end section (per FDOT Standards)	LF	50 lf		
2.06		Optional Base (Coquina Rock per FOOT Standards) - 12" thick typ. - Optional base group 9" or 11"	SY	50 sy		
2.07		Optional Base (Asphalt per FOOT Standards) - 6" thick typ. - Optional base group 9" or 11"	SY	50 sy		
2.08		Flowable Fill	CY	20 cy		
2.09		Sidewalk - 4" Thick 0-50 ft in length (per FDOT Standards) Includes Curb Ramps	SY	100 sy		
2.10		Sidewalk - 4" Thick 51-100 ft in length (per FDOT Standards) Includes Curb Ramps	SY	100 sy		
2.11		Sidewalk - 6" Thick 0-50 ft in length (per FDOT Standards) includes Driveway Repair/Replacement and Curb Ramps	SY	100 sy		
2.12		Sidewalk - 6" Thick 51 - 100 ft in length (per FDOT Standards) includes Driveway Repair/Replacement and Curb Ramps	SY	100 sy		
2.13		Cast in Place Detectable Warning Surface	EA	5 ea		
2.14		Hand Rails (per FDOT Index 860)	LF	40 lf		
2.15		Curb Removal	LF	50 lf		
2.16		Pavement and Base Removal	SY	20 sy		
2.17		Paver Brick Driveway - Remove &				

2.18	Sign Installation, CDD standard, single post	EA	5 ea		
2.19	Sign Relocation, single post	EA	5 ea		
2.20	Thermoplastic - 6" Solid White (Edge Line)	LF	200 lf		
2.21	Thermoplastic - 12" Solid White (Crosswalks)	LF	80 lf		
2.22	Thermoplastic - 24" Solid White (Stop Bars)	LF	48 lf		
2.23	Thermoplastic - 6" Solid Yellow (Edge Line)	LF	200 lf		
2.24	Thermoplastic - 6" Double Solid Yellow	LF	200 lf		
2.25	Thermoplastic - 6" (10' - 30') Skip Yellow	LF	100 lf		
2.26	Sidewalk Leveling, grinding	LF	300 lf		
2.27	Root barrier installation	LF	100 lf		
2.28	Sidewalk Overlay	SY	200 sy		
2.29	Sidewalk Leveling, Horizontal Cutting	LF	100 lf		
2.30	Sidewalk crack repair	EA	100 ea		

Category 2, Standard Total	\$0
Category 2, Weighted Average	#DIV/0!

Category 2, Emergency Total	\$0
Category 2, Emergency Avg	#DIV/0!

### 3 Irrigation Facility and Distribution System

FDOT Item		Units	Quantity for		Unit Price Standard	Unit Price Emergency Response
Bid Item	Ref. #		Bid	Comparison		
3.01		EA	20 ea			
3.02		EA	10 ea			
3.03		EA	2 ea			
3.04		EA	5 ea			
3.05		EA	5 ea			
3.06		EA	2 ea			
3.07		EA	10 ea			
3.08		LF	60 lf			
3.09		LF	60 lf			
3.10		LF	40 lf			
3.11		HR	8.0 hrs			

Category 3, Standard Total	\$0
Category 3, Weighted Average	#DIV/0!
Category 3, Emergency Total	\$0
Category 3, Emergency Avg	#DIV/0!

#### 4 General Site Work and Landscaping

FDOT Item		Description	Units	Quantity for		Unit Price Standard	Unit Price Emergency Response
Bid Item	Ref. #			Bid Comparison	n		
4.01		Embankment/ Fill - Material from CDD Site	CY	80 cy			
4.02		Embankment/ Fill - Material Supplied by Contractor	CY	80 cy			
4.03		Sod - Bahia - includes watering for first 30 days	SY	100 sy			
4.04		Sod - Floratam - includes watering	SY	20 sy			
4.05		Excavation & Embankment	CY	120 cy			
4.06		Utility Box Adjustment	EA	10 ea			

Category 4, Standard Total	\$0
Category 4, Weighted Average	#DIV/0!
Category 4, Emergency Total	\$0
Category 4, Emergency Avg	#DIV/0!

## 5 Electrical

FDOT Item		Quantity for		Unit Price	Unit Price
Bid Item	Ref. #	Description	Units	Comparison	Emergency Response
5.01		Conduit F&I, Underground	LF	1,000 lf	
5.02		Pull and Junction Box, F&I	EA	5 ea	
5.03		LED Street Light Cobra Assembly, F&I	EA	2 ea	
5.04		Street Light, replace bulb	EA	12 ea	
5.05		Street Light, remove and replace with new LED Cobra Head Assembly, F&I	EA	3 ea	
5.06		LED Shield F&I	EA	3 ea	
5.07		Conventional Photo Cell – Remove and Replace	EA	12 ea	
5.08		Existing Street Light Assembly, Remove	EA	2 ea	
5.09		Reconnaissance and/or Damage Assessment	HR	4.0 hrs	
5.10		Photometric Survey	HR	4.0 hrs	

Category 5, Standard Total	\$0
Category 5, Weighted Average	#DIV/0!
Category 5, Emergency Total	\$0
Category 5, Emergency Avg	#DIV/0!

## 6 Additional Items

FDOT Item		Quantity for		Unit Price	
Bid Item	Ref. #	Description	Units	Bid Comparison	Emergency Response
6.01		Emergency Mobilization / Demobilization, in addition to normal mobilization fee	LS	4	\$1,000.00 /lf
6.02		Maintenance of Traffic - Sidewalk, includes permitting through City	LS	4	\$1,500.00 /lf
6.03		Maintenance of Traffic - Lane Closure, includes permitting through City	LS	2	
6.04		Maintenance of Traffic - Road Closure, includes permitting through City	LS	2	
6.05		6 Man Crew - Includes Supervisor	HR	12.0 hrs	\$325.00 /hr
6.06		Additional Equipment Operator	HR	3.0 hrs	\$47.00 /hr
6.07		Additional Laborer	HR	3.0 hrs	\$29.00 /hr
6.08		Back Hoe {Rubber Tire}	HR	4.0 hrs	\$55.00 /hr
6.09		Dump Truck (10 CY or More)	HR	2.0 hrs	\$75.00 /hr
6.10		Front End Loader	HR	4.0 hrs	\$60.00 /hr
6.11		Hydraulic Excavator (Grada1)	HR	1.0 hrs	\$120.00 /hr
6.12		Hydraulic Excavator (Track Hoe)	HR	1.0 hrs	\$94.00 /hr
6.13		Skid Steer Loader	HR	1.0 hrs	\$60.00 /hr
6.14		Fence Removal & Relocation of Existing - Chain Link, 4 ft tall	LF	20 lf	
6.15		Fence Removal & Relocation of Existing - Wooden, 6 ft tall	LF	20 lf	
6.16		Fence Removal & Relocation of Existing - Vinyl, 6 ft tall	LF	20 lf	
6.17		Fence Removal & Replacement with New- Chain Link, 4 ft tall	LF	20 lf	
6.18		Fence Removal & Replacement with New - Wooden, 6 ft tall	LF	20 lf	
6.19		Fence Removal & Replacement with New - Vinyl, 6 ft tall	LF	20 lf	
6.20		Arrow Board - Advanced Warning Panel	DAY	2 days	\$10.00 /day
6.21		Message Sign - Trailer Mounted	DAY	2 days	\$20.00 /day

Category 5, Standard Total \$9,072  
Category 5, Weighted Average \$756

Category 5, Emergency Total \$12,743  
Category 5, Emergency Avg \$1.062

January 14, 2022

**VIA:** Email to: [bsakuma@sdsinc.org](mailto:bsakuma@sdsinc.org)

B. Frank Sakuma, Jr.  
District Manager  
Special District Services, Inc.  
Tradition Management Offices  
10807 SW Tradition Square  
Port St. Lucie, FL 34987

**RE: Tradition Community Development District  
ITB #2021-04 Lake MAS-IRR Irrigation Intake Replacement  
Recommendation for Award**

Dear Mr. Sakuma:

The ITB was publicly advertised and we received one bid response, from Agricultural Services International. Culpepper & Terpening, Inc has reviewed the bid response and found it responsive to the Invitation to Bid. Agricultural Services International provided the lowest responsive quote price at \$475,372.80. A copy of the bid is attached.

Based upon the above, we recommend awarding the work to Agricultural Services International for the price of \$475,372.80. We trust that this recommendation meets with your approval.

Should you have any questions, please do not hesitate to contact me at (772) 464- 3537 ext. 222 or via email at [KCranford@CT-Eng.com](mailto:KCranford@CT-Eng.com).

Sincerely,  
CULPEPPER & TERPENING, INC.  
Tradition CDD Engineer



Kelly Cranford, P.E., Env SP Senior Project Engineer



## **BID SUBMITTAL**

**ITB # 2021-04**

### **Lake MAS-IRR Irrigation Intake Replacement**

Submittal Deadline: Wednesday, December 22, 2021 @ 5:00 p.m.

Submit To: Tradition Community Development District  
Kelly Cranford, PE., Tradition Community Development District Engineer  
Via email: [KCranford@CT-Eng.com](mailto:KCranford@CT-Eng.com)

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Bid as principal or principals are named herein, and that no other person than herein mentioned has any interest in the Bid or in the Contract to be entered into; that this Bid or Contract is made without connection with any other person, company, or parties making a Bid; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that they have examined the site of the work and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done; that they have examined the Bid Documents and Plans relative thereto, and has read all amendments furnished prior to the opening of bids; and that they have satisfied themselves relative to the materials to supplied and work to be performed.

The Bidder proposes and agrees, if the bid is accepted, to contract with the Tradition Community Development District (CDD), Florida, in the form of Contract/Agreement specified for "Lake Mas-Irr Irrigation Intake Replacement" within the Tradition CDD in Port St. Lucie, Florida, in full and complete accordance with the shown, noted, described, and reasonably intended requirements of the Scope of Work/Specifications, Plans, and Contract Documents, to the full and entire satisfaction of the Tradition CDD and the City of Port St. Lucie, Florida.

The Bidder proposes to furnish all materials, equipment, labor, and perform the work submitted in their Bid Submittal for the Tradition CDD.

The Bidder has completed and attached electronic pdf format copies of the following forms as part of the Bid Proposal:

- Bid Submittal (pages 11 and 12 of this document)
- Bid Tabulation (provided to Bidders as separate excel file)
- Qualification Information (pages 13 and 14 of this document)
- Affidavit and Signature (pages 15 and 16 of this document)



We, the undersigned, agree to furnish and deliver the completed project in accordance with the Scope of Work/Specifications and Plans for the Project, and subject to all terms, conditions, and requirements provided therein, and in the various Bid Documents, for the following price:

\$475,372.80 (figures)

Four Hundred Seventy Five Thousand Three  
Hundred Seventy Two Dollars and 80/100 (written)

The work will be completed within 120 calendar days of the Notice to Proceed. This work duration may be considered in determining the award.

Contractor's Project Manager:

Print or Type Name Michelle Preston

Telephone Number 772-913-3963

Email michelle@asi.ag

Bid of:

Company Agricultural Services International

Address 116050 Orange Avenue  
Fort Pierce, FL 34945

Signed Michelle P

Title Project Manager

Date 12/20/2021

### QUALIFICATION INFORMATION

Bidder: Agricultural Services International

The Bidder has been in business at present location for 40 years.

The Bidder has been actively engaged in irrigation work for 40 years.

Certified irrigation designers will work on this project. ☒ Yes ☐ No

Signature: Michael P. Title: Project Manager

References: Provide information for three (3) projects for which the Bidder has provided similar work during the past three (3) years.

**Reference 1:**

Project Description: Clover Park Irrigation Improvements

Project Location: St. Lucie West Project Completion Date: November 2020

Owner or Project Manager Name: Willie Redden Jr.

Owner or Project Manager Address: 1302 Virginia Avenue  
Fort Pierce, FL 34982

Owner or Project Manager Phone Number: 772-462-2159

**Reference 2:**

Project Description: On-going turbine pump maintenance,  
turbine pump and filtration installation

Project Location: The Villages Project Completion Date: 2019-Present

Owner or Project Manager Name: Ryan Schoel

Owner or Project Manager Address: 1030 Lake Sumter Landing  
The Villages, FL 32162

Owner or Project Manager Phone Number: 352-274-4165

**Reference 3:**

Project Description: Set 48" wet well for agricultural  
irrigation

Project Location: Fort Pierce, FL Project Completion Date: 2018

Owner or Project Manager Name: Matt Hamilton

Owner or Project Manager Address: Brown Ranch  
11626 90th Ave  
Vero Beach, FL 32966

Owner or Project Manager Phone Number: 772-216-7169

### AFFIDAVIT AND SIGNATURE

Contractor Address: 16050 Orange Avenue  
Fort Pierce, FL 34945

Telephone: 772-468-0888

Email: michelle@asi.ag

I, Michelle Preston, Project Manager,  
(Print Signer's Name and Office Held)

The undersigned, of Agricultural Services International  
(Print Name of Company)

The above-named contractor does declare and affirm this 20<sup>th</sup> day of December, 2021 that I hold the aforementioned office of the above-named company, and I affirm the following:

#### **Affidavit 1:**

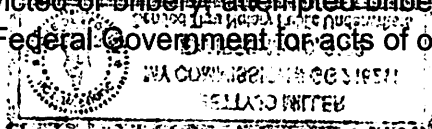
The contractor, his agent, servants, and/or employees, have not in any way colluded with anyone for and on behalf of the contractor or themselves, to obtain information that would give the contractor an unfair advantage over others, nor have they colluded with anyone of and on behalf of the contractor, or themselves, to gain any favoritism in the award of the contract herein.

#### **Affidavit 2:**

No officer or employee of Tradition Community Development District (CDD), whether elected or appointed, has in any manner whatsoever, any interest in or has received prior hereto or will receive subsequent hereto any benefit, monetary or material, or consideration from the profits or emoluments of this contract, job, work, or service for the Tradition CDD, and that no officer or employee has accepted or received or will receive in the future a service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally, nor has any such officer or employee of the Tradition CDD received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable to the Tradition CDD in connection with this contract, job, work, or service for the Tradition CDD, excepting however, the receipt of dividends on corporation stock.

#### **Affidavit 3:**

Neither I, nor the contractor, nor any officer, director, or partners, or any of its employees, who are directly involved in obtaining contracts with the Tradition Community Development District have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state, or of the Federal Government for acts of omissions committed after July 1, 1977.



**Affidavit 4:**

A person or affiliate who has been placed on the convicted vendor/contractor list following a conviction for a public entity crime, may not submit a proposal/bid on a contract to provide any goods or services to the Tradition Community Development District (CDD), may not submit a proposal/bid on a contract to the Tradition CDD for the construction or repair of a public building or public work, may not submit proposals/bids on leases of real property to the Tradition CDD, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with the Tradition CDD, and may not transact business with the Tradition CDD in excess of \$10,000 for a period of thirty-six (36) months from the date of being placed on the convicted vendor/contractor list.

The Tradition CDD will not intentionally award publicly-funded contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provision contained in 8 U.S.C. Section 1324a(e) {(Section 274A(e) of the Immigration and Nationality Act ("INA")}. The Tradition CDD shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A (e) of the INA. Such violation by the recipient of the employment provisions contained in Section 274(e) of the INA shall be grounds for unilateral cancellation of the contract by the Tradition CDD.

Neither I, nor the contractor, nor any officer, director, or partners, or any of its employees who are directly involved in obtaining contracts with the Tradition CDD have been convicted of a public entity crime, nor do we employ unauthorized alien workers.

**Declaration and Affirmation:**

I do solemnly declare and affirm under the penalties of perjury, that the contents of the foregoing affidavits are true and correct to the best of my knowledge, information and belief.

WITNESSES:

Chase Anderson  
Dalton Jones

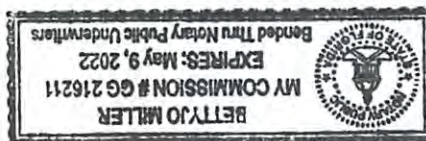
CONTRACTOR

By: Michelle P.

STATE OF Florida }  
 COUNTY OF St Lucie }

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2021, by Michelle Preston / Agricultural Services, and who is personally known by me or who has produced: \_\_\_\_\_ as identification.

Betty J. Miller  
 Notary Public



Print, type, or stamp commissioned name and affix official seal.

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 1, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 1 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 1**

---

Secretary / Assistant Secretary

---

Chairman

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 2, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 2 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 2:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 2**

---

Secretary / Assistant Secretary

---

Chairman



**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 7, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 7 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 7:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 7**

---

Secretary / Assistant Secretary

---

Chairman

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 8, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 8 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 8:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 8**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 9, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 9 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 9:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 9**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 10, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 10 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 10:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
Carolyn DeSanti	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 10**

---

Secretary / Assistant Secretary

---

Chairman

# TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-10

## **Financial Report For December 2021**



**TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10**  
**MONTHLY FINANCIAL REPORT**  
**TABLE OF CONTENTS**

Tradition CDD #1-10 RECAP.....	Page 3-5
Tradition CDD Long Term Debt.....	Page 6
Tradition CDD #1.....	"Page"7-;
Tradition CDD #2.....	Page 12-13
Tradition CDD #3.....	Page 34-15
Tradition CDD #4.....	Page 36-37
Tradition CDD #5.....	Page 38-39
Tradition CDD #6.....	Page 3: /3;
Tradition CDD #7.....	Page 22-23
Tradition CDD #8.....	Page 24-25
Tradition CDD #9.....	Page 46-47
Tradition CDD #10.....	Page 48-49
Tradition Irrigation.....	Page 4: -52
Tradition Irrigation Accounts Receivable.....	Page 33
Tradition Irrigation Long Term Debt.....	Page 34

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - DECEMBER 31, 2021

FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 12/31/21	% Of Budget	COMMENTS
ANNUAL BUDGET	ACTUAL		

REVENUES

O & M ASSESSMENTS - ADMIN & MAINT	1,379,123	1,214,812	88.09%
DEBT ASSESSMENTS	4,342,633	3,844,412	88.53%
BOND PREPAYMENTS	0	6,139	0.00%
INTEREST INCOME	0	659	0.00%
STORMWATER	750,000	0	0.00%
OTHER INCOME	0	23,899	0.00%
DEVELOPER CONTRIBUTION - BEEP	1,113,700	0	0.00%
FUND CARRY FORWARD	576,117	436,794	75.82%

**Total Revenues**  
**\$ 8,161,573 \$ 5,526,714 67.72%**

EXPENDITURES - ADMIN

AUDIT	55,000	0	0.00%
BANK FEES	670	0	0.00%
DISSEMINATION AGENT	1,000	0	0.00%
DISTRICT COUNSEL	80,000	9,513	11.89%
MANAGEMENT	93,360	23,340	25.00%
ASSESSMENT ROLL	10,000	0	0.00%
DUES, LICENSES, FEES	1,750	1,750	100.00%
ENGINEERING	50,000	57,731	115.46%
IMPACT FEE ADMINISTRATION		0	0.00%
GENERAL INSURANCE	96,400	100,384	104.13%
WEBSITE	7,500	1,875	25.00%
LEGAL ADVERTISING	6,500	176	2.71%
MISCELLANEOUS	1,000	248	24.82%
HOLIDAY DECORATIONS	35,000	0	0.00%
MEETING ROOM	0	0	0.00%
TRAVEL AND PER DIEM	2,000	426	21.32%
OFFICE SUPPLIES	2,500	984	39.38%
POSTAGE AND SHIPPING	400	0	0.00%
COPIES	4,500	0	0.00%
SUPERVISOR FEES	64,800	3,600	5.56%
SUPERVISOR PAYROLL TAXES	0	275	100.00%

Invoices will be sorted between Admin Eng and Maint Eng below.

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - DECEMBER 31, 2021

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 12/31/21	% Of Budget	COMMENTS
	ANNUAL BUDGET	ACTUAL		
SUPERVISOR PAYROLL FEES	0	62	100.00%	
TELEPHONE	0	0	100.00%	
TRUSTEE SERVICES	14,000	-3,709	-26.49%	Refund of duplicate payment made in previous ficsal year. Auditors will likley move.
OFFICE RENT	25,000	28,095	112.38%	
CONTINUING DISCLOSURE FEE	1,500	0	0.00%	
CONTINGENCY - ADMIN	5,000	0	0.00%	
BEEP - CAPITAL	720,000	9,080	1.26%	Developer Funded
<b>TOTAL ADMIN EXPENSES</b>	<b>1,277,880</b>	<b>233,832</b>	<b>18.30%</b>	
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	242,300	47,185	19.47%	
BEEP OPERATIONS	393,700	151,202	38.41%	Developer Funded
BUILDING, BRIDGE, MONUMENT MAINT.	10,000	0	0.00%	
CONTINGENCY - MAINT.	30,000	0	0.00%	
COMMUNITY AREA MAINTENANCE	40,000	1,941	4.85%	
DEVELOPMENT COORDINATOR	59,320	14,830	25.00%	
PAINTING	5,000	0	0.00%	
FENCE MAINTENANCE	3,000	0	0.00%	
ELECTRIC	60,000	15,773	26.29%	
ENGINEERING - MAINT.	100,000	0	0.00%	
FIELD MANAGEMENT	191,910	47,978	25.00%	
FOUNTAIN MAINTENANCE	40,000	435	1.09%	
LANDSCAPING MAINTENANCE & MATERIALS	847,000	276,242	32.61%	
IRRIGATION	150,000	37,676	25.12%	
IRRIGATION PARTS & REPAIR	25,000	5,193	20.77%	
PEST CONTROL	6,500	0	0.00%	
SECURITY	42,000	7,004	16.68%	
SIDEWALK CLEANING	20,000	44,911	224.56%	Pressure Clean of Tradition Parkway
SIDEWALK REPAIR	10,000	0	0.00%	
SIGNAGE	10,000	0	0.00%	
STREETLIGHTS	45,000	28,862	64.14%	
STORMWATER MANAGEMENT	6,000	0	0.00%	
TREE/PLANT REPLACEMENT & TRIM	90,000	1,030	1.14%	
WETLAND UPLAND MAINTENANCE	4,000	3,718	92.95%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>2,430,730</b>	<b>683,980</b>	<b>28.14%</b>	

TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP  
FISCAL YEAR 2021/2022  
OCTOBER 1, 2021 - DECEMBER 31, 2021

	FISCAL YEAR 2021/2022	FISCAL YEAR 10/01/21 - 12/31/21	% Of Budget	COMMENTS
ANNUAL BUDGET	ACTUAL			
Total Expenditures	\$ 3,708,610	\$ 917,812	24.75%	
EXCESS / (SHORTFALL)	\$ 4,452,963	\$ 4,608,902	103.50%	
PAYMENT TO TRUSTEE BOND PREPAYMENTS	(3,995,223) -	(3,616,797) (6,139)	90.53%	
BALANCE	\$ 457,740	\$ 985,966		
COUNTY APPRAISER & TAX COLLECTOR FEE DISCOUNTS FOR EARLY PAYMENTS	(228,870) (228,870)	(211,265) (202,394)	92.31% 88.43%	
NET EXCESS / (SHORTFALL)	-	\$ 572,308		

11:33 AM

01/31/22

Accrual Basis

**Z Tradition (Acct Funds) CDD**  
**Long Term Debt Balance Sheet**  
 As of December 31, 2021

---

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Other Assets	
05-5150 · Amount Available In DSF (2014)	4,022,906.43
05-5152 · Amount Available In DSF-9-2021	1,088,306.56
05-5155 · Amount To Be Provided	<u>52,203,787.01</u>
Total Other Assets	<u>57,315,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>57,315,000.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2014)	39,560,000.00
05-5216 · Special Assessment Dbt (9-2021)	<u>17,755,000.00</u>
Total Long Term Liabilities	<u>57,315,000.00</u>
Total Liabilities	<u>57,315,000.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>57,315,000.00</u></b>



# Tradition CDD No. 1

## Profit & Loss Budget vs. Actual

### October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-1610 · BEEP Developer Contribution	0.00	1,113,700.00	-1,113,700.00	0.0%
01-3000 · Carry Forward	0.00	6,793.92	-6,793.92	0.0%
01-3100 · O & M Assessments	209,315.16	139,031.00	70,284.16	150.6%
01-3810 · Debt Assessments	3,844,411.79	4,342,633.00	-498,221.21	88.5%
01-3820 · Debt Assess-Paid To Trustee	-3,616,796.61	-3,995,223.00	378,426.39	90.5%
01-3830 · Assessment Fees	-211,265.15	-228,870.00	17,604.85	92.3%
01-3831 · Assessment Discounts	-202,393.53	-228,870.00	26,476.47	88.4%
01-9000 · Bond Prepayments - Series 2014	6,139.00	0.00	6,139.00	100.0%
01-9010 · Prepaid Bonds To Trustee (2014)	-6,139.00	0.00	-6,139.00	100.0%
01-9400 · Other Income	13,348.80	0.00	13,348.80	100.0%
01-9405 · Stormwater Fees	0.00	9,365.00	-9,365.00	0.0%
01-9407 · Engineering Revenue Fees	1,050.00	0.00	1,050.00	100.0%
01-9408 · Application Fee	9,500.00	0.00	9,500.00	100.0%
01-9410 · Interest Income (GF)	653.25	0.00	653.25	100.0%
<b>Total Income</b>	<b>47,823.71</b>	<b>1,158,559.92</b>	<b>-1,110,736.21</b>	<b>4.1%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	12.00	-12.00	0.0%
01-1310 · Engineering	355.08	307.00	48.08	115.7%
01-1311 · Management Fees	143.58	574.00	-430.42	25.0%
01-1313 · Field Management	599.12	2,396.00	-1,796.88	25.0%
01-1314 · Consulting Fee	0.00	0.00	0.00	0.0%
01-1315 · Legal Fees	58.55	492.00	-433.45	11.9%
01-1317 · Travel and Per Diem	2.68	12.00	-9.32	22.3%
01-1318 · Assessment/Tax Roll	0.00	61.00	-61.00	0.0%
01-1320 · Audit Fees	0.00	6,500.00	-6,500.00	0.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll tax expense	39.34	0.00	39.34	100.0%
01-1327 · Payroll Processing fees	8.81	0.00	8.81	100.0%
01-1332 · Development Coordinator	185.21	741.49	-556.28	25.0%
01-1440 · Rents & Leases	172.81	154.49	18.32	111.9%
01-1450 · Insurance	33,747.00	593.49	33,153.51	5,686.2%
01-1480 · Legal Advertisements	1.13	40.49	-39.36	2.8%
01-1511 · Bank Fees	0.00	4.49	-4.49	0.0%
01-1512 · Miscellaneous	1.56	6.49	-4.93	24.0%
01-1513 · Postage and Delivery	0.00	2.49	-2.49	0.0%
01-1514 · Office Supplies	6.10	15.49	-9.39	39.4%
01-1515 · Telephone	0.00	0.00	0.00	0.0%
01-1516 · Copies	0.00	28.00	-28.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	215.00	-215.00	0.0%
01-1520 · Security	87.49	524.00	-436.51	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-46.35	175.00	-221.35	-26.5%
01-1600 · BEEP Capital				
01-1601 · BEEP	0.00	0.00	0.00	0.0%
01-1600 · BEEP Capital - Other	9,080.00	720,000.00	-710,920.00	1.3%
<b>Total 01-1600 · BEEP Capital</b>	<b>9,080.00</b>	<b>720,000.00</b>	<b>-710,920.00</b>	<b>1.3%</b>
01-1606 · BEEP O&M				
01-1607 · Insurance	0.00	0.00	0.00	0.0%
01-1608 · Legal	1,155.00	0.00	1,155.00	100.0%
01-1606 · BEEP O&M - Other	150,046.68	393,700.00	-243,653.32	38.1%
<b>Total 01-1606 · BEEP O&amp;M</b>	<b>151,201.68</b>	<b>393,700.00</b>	<b>-242,498.32</b>	<b>38.4%</b>

9:38 AM

01/31/22

Accrual Basis

**Tradition CDD No. 1**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
01-1743 · Continuing Disclosure Fee	0.00	19.00	-19.00	0.0%
01-1801 · Landscaping Maintenance	3,449.40	10,576.00	-7,126.60	32.6%
01-1802 · Tree/Plant Replacement & Trim	12.89	1,124.00	-1,111.11	1.1%
01-1805 · Stormwater Management (GF)	0.00	75.00	-75.00	0.0%
01-1807 · Irrigation Parts & Repair	64.88	312.00	-247.12	20.8%
01-1808 · Irrigation	470.48	1,873.00	-1,402.52	25.1%
01-1810 · Engineering / Inspections	0.00	1,249.00	-1,249.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	125.00	-125.00	0.0%
01-1813 · Wetland Upland Maintenance	46.45	50.00	-3.55	92.9%
01-1814 · Electricity	196.98	749.00	-552.02	26.3%
01-1815 · Miscellaneous Maintenance	0.00	0.00	0.00	0.0%
01-1816 · Building Maintenance	0.00	125.00	-125.00	0.0%
01-1817 · Common Area Maintenance	24.28	499.00	-474.72	4.9%
01-1818 · Fountain Maintenance & Chemical	5.47	499.00	-493.53	1.1%
01-1820 · Contingency	0.00	405.00	-405.00	0.0%
01-1822 · Pest Control	0.00	81.00	-81.00	0.0%
01-1823 · Painting	0.00	62.00	-62.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	37.00	-37.00	0.0%
01-1825 · Lake Maintenance	589.22	3,026.00	-2,436.78	19.5%
01-1827 · Streetlights	360.42	562.00	-201.58	64.1%
01-1829 · Sidewalk Cleaning	560.83	250.00	310.83	224.3%
01-1830 · Sidewalk Repair	0.00	125.00	-125.00	0.0%
<b>Total Expense</b>	<b>202,147.59</b>	<b>1,158,559.92</b>	<b>-956,412.33</b>	<b>17.4%</b>
<b>Net Income</b>	<b>-154,323.88</b>	<b>0.00</b>	<b>-154,323.88</b>	<b>100.0%</b>

**Tradition CDD No. 1**  
**Balance Sheet**  
As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	1,961,701.76
01-1001 · Synovus CK 4401	1,530,751.29
01-1003 · Synovus MMA 4902	296,577.09
Total Checking/Savings	3,789,030.14
Accounts Receivable	
11000 · Accounts Receivable	38,054.73
Total Accounts Receivable	38,054.73
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	3,832,984.65
<b>TOTAL ASSETS</b>	<b><u>3,832,984.65</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	1,150,030.48
Total Accounts Payable	1,150,030.48
Other Current Liabilities	
01-2023 · Due To Other Funds	376,019.84
01-2025 · Deposits - Engr Deposit	48,467.33
01-2026 · Deposits - Lake Bank Restoratio	535,941.27
01-2027 · Deposits - Entry Signage	500,000.00
01-2030 · Due to CDD2	50,678.99
01-2031 · Due to CDD3	108,990.32
01-2032 · Due to CDD4	106,647.33
01-2033 · Due to CDD5	103,813.29
01-2034 · Due to CDD6	99,008.24
01-2035 · Due to CDD7	37,509.49
01-2036 · Due to CDD8	-19,358.83
01-2037 · Due to CDD9	-10,327.19
01-2038 · Due to CDD10	-37,774.33
Total Other Current Liabilities	1,899,615.75
Total Current Liabilities	3,049,646.23
Total Liabilities	3,049,646.23
Equity	
30000 · Opening Balance Equity	618,489.13
99-9999 · Retained Earnings	319,173.17
Net Income	-154,323.88
Total Equity	783,338.42
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,832,984.65</u></b>

**Tradition CDD No. 2**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	40,663.00	-40,663.00	0.0%
01-3100 · Assessments	71,048.80	87,625.00	-16,576.20	81.1%
01-3810 · Debt Assessment	0.00	0.00	0.00	0.0%
01-3820 · Debt Assess-Paid To Trustee	0.00	0.00	0.00	0.0%
01-3830 · Assessment Fees	0.00	0.00	0.00	0.0%
01-3831 · Assessment Discounts	0.00	0.00	0.00	0.0%
01-9405 · Stormwater Fees	0.00	56,057.00	-56,057.00	0.0%
01-9410 · Interest Income (GF)	1.09	0.00	1.09	100.0%
<b>Total Income</b>	<b>71,049.89</b>	<b>184,345.00</b>	<b>-113,295.11</b>	<b>38.5%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	75.00	-75.00	0.0%
01-1310 · Engineering	2,125.06	1,840.00	285.06	115.5%
01-1311 · Management Fees	859.13	3,437.00	-2,577.87	25.0%
01-1315 · Legal Fees	350.16	2,945.00	-2,594.84	11.9%
01-1317 · Travel and Per Diem	15.69	74.00	-58.31	21.2%
01-1318 · Assessment/Tax Roll	0.00	368.00	-368.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes	39.34			
01-1327 · Payroll Processing Fees	8.81			
01-1332 · Development Coordinator	1,108.42	4,434.00	-3,325.58	25.0%
01-1440 · Rents & Leases	1,034.17	920.00	114.17	112.4%
01-1450 · Insurance	11,793.00	3,548.00	8,245.00	332.4%
01-1480 · Legal Advertisements	6.48	239.00	-232.52	2.7%
01-1511 · Bank Fees	0.00	25.00	-25.00	0.0%
01-1512 · Miscellaneous	9.13	37.00	-27.87	24.7%
01-1513 · Postage and Delivery	0.00	15.00	-15.00	0.0%
01-1514 · Office Supplies	36.23	92.00	-55.77	39.4%
01-1516 · Copies	0.00	166.00	-166.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	1,288.00	-1,288.00	0.0%
01-1520 · Security	523.51	3,139.00	-2,615.49	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-277.19	1,046.00	-1,323.19	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	112.00	-112.00	0.0%
01-1801 · Landscaping Maintenance	20,646.92	63,307.00	-42,660.08	32.6%
01-1802 · Tree/Plant Replacement & Trim	76.98	6,727.00	-6,650.02	1.1%
01-1805 · Stormwater Management (GF)	0.00	448.00	-448.00	0.0%
01-1807 · Irrigation Parts & Repair	388.16	1,869.00	-1,480.84	20.8%
01-1808 · Irrigation	2,815.98	11,211.00	-8,395.02	25.1%
01-1809 · Field Management	3,585.94	14,344.00	-10,758.06	25.0%
01-1810 · Engineering / Inspections	0.00	7,474.00	-7,474.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	747.00	-747.00	0.0%
01-1813 · Wetland Upland Maintenance	277.88	299.00	-21.12	92.9%
01-1814 · Electricity	1,178.87	4,485.00	-3,306.13	26.3%
01-1815 · Miscellaneous Maintenance	0.00	2,242.00	-2,242.00	0.0%
01-1816 · Building Maintenance	0.00	747.00	-747.00	0.0%
01-1817 · Common Area Maintenance	145.09	2,990.00	-2,844.91	4.9%
01-1818 · Fountain Maintenance & Chemical	32.51	2,990.00	-2,957.49	1.1%
01-1820 · Contingency	0.00	184.00	-184.00	0.0%
01-1822 · Pest Control	0.00	486.00	-486.00	0.0%
01-1823 · Painting	0.00	374.00	-374.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	224.00	-224.00	0.0%
01-1825 · Lake Maintenance	3,526.70	18,110.00	-14,583.30	19.5%
01-1826 · Streetlights	2,157.22	3,363.00	-1,205.78	64.1%
01-1829 · Sidewalk Cleaning	3,356.75	1,495.00	1,861.75	224.5%
01-1830 · Sidewalk Repair	0.00	747.00	-747.00	0.0%
<b>Total Expense</b>	<b>56,543.44</b>	<b>184,345.00</b>	<b>-127,801.56</b>	<b>30.7%</b>
<b>Net Income</b>	<b>14,506.45</b>	<b>0.00</b>	<b>14,506.45</b>	<b>100.0%</b>

10:31 AM

01/31/22

Accrual Basis

**Tradition CDD No. 2**  
**Balance Sheet**  
**As of December 31, 2021**

---

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1173	8,568.51
Total Checking/Savings	8,568.51
Other Current Assets	
01-1210 · Due from CDD1	50,679.00
Total Other Current Assets	50,679.00
Total Current Assets	59,247.51
<b>TOTAL ASSETS</b>	<b><u>59,247.51</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	4,869.12
99-9999 · Retained Earnings	39,871.94
Net Income	14,506.45
Total Equity	59,247.51
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>59,247.51</u></b>



**Tradition CDD No. 3**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	120,729.00	-120,729.00	0.0%
01-3100 · Assessments	185,904.75	229,277.00	-43,372.25	81.1%
01-9405 · Stormwater Fees	0.00	166,431.00	-166,431.00	0.0%
<b>Total Income</b>	<b>185,904.75</b>	<b>516,437.00</b>	<b>-330,532.25</b>	<b>36.0%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	222.00	-222.00	0.0%
01-1310 · Engineering	6,309.25	5,464.00	845.25	115.5%
01-1311 · Management Fees	2,550.74	10,203.00	-7,652.26	25.0%
01-1315 · Legal Fees	1,039.64	8,743.00	-7,703.36	11.9%
01-1317 · Travel and Per Diem	46.60	219.00	-172.40	21.3%
01-1318 · Assessment/Tax Roll	0.00	1,093.00	-1,093.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes - Supervisors	39.34			
01-1327 · Payroll Fees - Supervisors	8.81			
01-1332 · Development Coordinator	3,290.88	13,164.00	-9,873.12	25.0%
01-1440 · Rents & Leases	3,070.43	2,732.00	338.43	112.4%
01-1450 · Insurance	8,170.00	10,535.00	-2,365.00	77.6%
01-1480 · Legal Advertisements	19.24	710.00	-690.76	2.7%
01-1511 · Bank Fees	0.00	73.00	-73.00	0.0%
01-1512 · Miscellaneous	27.12	109.00	-81.88	24.9%
01-1513 · Postage and Delivery	0.00	44.00	-44.00	0.0%
01-1514 · Office Supplies	107.58	273.00	-165.42	39.4%
01-1516 · Copies	0.00	492.00	-492.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	3,825.00	-3,825.00	0.0%
01-1520 · Security	1,554.30	9,320.00	-7,765.70	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-822.99	3,107.00	-3,929.99	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	333.00	-333.00	0.0%
01-1801 · Landscaping Maintenance	61,300.17	187,956.00	-126,655.83	32.6%
01-1802 · Tree/Plant Replacement & Trim	228.56	19,972.00	-19,743.44	1.1%
01-1805 · Stormwater Management (GF)	0.00	1,331.00	-1,331.00	0.0%
01-1807 · Irrigation Parts & Repair	1,152.46	5,548.00	-4,395.54	20.8%
01-1808 · Irrigation	8,360.58	33,286.00	-24,925.42	25.1%
01-1809 · Field Management	10,646.56	42,586.00	-31,939.44	25.0%
01-1810 · Engineering / Inspections	0.00	22,191.00	-22,191.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	2,219.00	-2,219.00	0.0%
01-1813 · Wetland Upland Maintenance	825.02	888.00	-62.98	92.9%
01-1814 · Electricity	3,500.03	13,314.00	-9,813.97	26.3%
01-1815 · Miscellaneous Maintenance	0.00	6,657.00	-6,657.00	0.0%
01-1816 · Building Maintenance	0.00	2,219.00	-2,219.00	0.0%
01-1817 · Common Area Maintenance	430.79	8,876.00	-8,445.21	4.9%
01-1818 · Fountain Maintenance & Chemical	96.52	8,876.00	-8,779.48	1.1%
01-1820 · Contingency	0.00	546.00	-546.00	0.0%
01-1822 · Pest Control	0.00	1,442.00	-1,442.00	0.0%
01-1823 · Painting	0.00	1,110.00	-1,110.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	666.00	-666.00	0.0%
01-1825 · Lake Maintenance	10,470.70	53,768.00	-43,297.30	19.5%
01-1826 · Streetlights	6,404.73	9,986.00	-3,581.27	64.1%
01-1829 · Sidewalk Cleaning	9,966.12	4,438.00	5,528.12	224.6%
01-1830 · Sidewalk Repair	0.00	2,219.00	-2,219.00	0.0%
<b>Total Expense</b>	<b>139,515.68</b>	<b>516,437.00</b>	<b>-376,921.32</b>	<b>27.0%</b>
<b>Net Income</b>	<b>46,389.07</b>	<b>0.00</b>	<b>46,389.07</b>	<b>100.0%</b>

10:37 AM

01/31/22

Accrual Basis

## Tradition CDD No. 3

**Balance Sheet**

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1181	18.38
Total Checking/Savings	18.38
Other Current Assets	
01-1210 · Due from CDD1	108,990.33
Total Other Current Assets	108,990.33
Total Current Assets	109,008.71
<b>TOTAL ASSETS</b>	<b><u>109,008.71</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	1,295.39
99-9999 · Retained Earnings	61,324.25
Net Income	46,389.07
Total Equity	109,008.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>109,008.71</u></b>

# Tradition CDD No. 4

## Profit & Loss Budget vs. Actual

### October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	122,183.98	-122,183.98	0.0%
01-3100 · Assessments	187,992.68	231,854.00	-43,861.32	81.1%
01-9405 · Stormwater Fees	0.00	168,437.00	-168,437.00	0.0%
01-9410 · Interest Income (GF)	0.18	0.00	0.18	100.0%
<b>Total Income</b>	<b>187,992.86</b>	<b>522,474.98</b>	<b>-334,482.12</b>	<b>36.0%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	225.00	-225.00	0.0%
01-1310 · Engineering	6,385.33	5,530.00	855.33	115.5%
01-1311 · Management Fees	2,581.49	10,326.00	-7,744.51	25.0%
01-1315 · Legal Fees	1,052.17	8,848.00	-7,795.83	11.9%
01-1317 · Travel and Per Diem	47.16	221.00	-173.84	21.3%
01-1318 · Assessment/Tax Roll	0.00	1,106.00	-1,106.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	10,774.93	43,100.00	-32,325.07	25.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes - Supervisors	39.34			
01-1327 · Payroll Fees - Supervisors	8.81			
01-1332 · Development Coordinator	3,330.56	13,322.00	-9,991.44	25.0%
01-1440 · Rents & Leases	3,107.45	2,765.49	341.96	112.4%
01-1450 · Insurance	8,022.00	10,662.49	-2,640.49	75.2%
01-1480 · Legal Advertisements	19.48	719.00	-699.52	2.7%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	27.44	111.00	-83.56	24.7%
01-1513 · Postage and Delivery	0.00	44.00	-44.00	0.0%
01-1514 · Office Supplies	108.87	277.00	-168.13	39.3%
01-1516 · Copies	0.00	498.00	-498.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	3,871.00	-3,871.00	0.0%
01-1520 · Security	1,573.04	9,432.00	-7,858.96	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-832.92	3,144.00	-3,976.92	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	337.00	-337.00	0.0%
01-1801 · Landscaping Maintenance	62,039.32	190,222.00	-128,182.68	32.6%
01-1802 · Tree/Plant Replacement & Trim	231.32	20,212.00	-19,980.68	1.1%
01-1805 · Stormwater Management (GF)	0.00	1,347.00	-1,347.00	0.0%
01-1807 · Irrigation Parts & Repair	1,166.36	5,615.00	-4,448.64	20.8%
01-1808 · Irrigation	8,461.39	33,687.00	-25,225.61	25.1%
01-1810 · Engineering / Inspections	0.00	22,458.00	-22,458.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	2,246.00	-2,246.00	0.0%
01-1813 · Wetland Upland Maintenance	834.97	898.00	-63.03	93.0%
01-1814 · Electricity	3,542.23	13,475.00	-9,932.77	26.3%
01-1815 · Miscellaneous Maintenance	0.00	6,737.00	-6,737.00	0.0%
01-1816 · Building Maintenance	0.00	2,246.00	-2,246.00	0.0%
01-1817 · Common Area Maintenance	435.98	8,983.00	-8,547.02	4.9%
01-1818 · Fountain Maintenance & Chemical	97.69	8,983.00	-8,885.31	1.1%
01-1820 · Contingency	0.00	553.00	-553.00	0.0%
01-1822 · Pest Control	0.00	1,460.00	-1,460.00	0.0%
01-1823 · Painting	0.00	1,123.00	-1,123.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	674.00	-674.00	0.0%
01-1825 · Lake Maintenance	10,596.95	54,417.00	-43,820.05	19.5%
01-1826 · Streetlights	6,481.95	10,106.00	-3,624.05	64.1%
01-1829 · Sidewalk Cleaning	10,086.30	4,492.00	5,594.30	224.5%
01-1830 · Sidewalk Repair	0.00	2,246.00	-2,246.00	0.0%
<b>Total Expense</b>	<b>140,942.11</b>	<b>522,474.98</b>	<b>-381,532.87</b>	<b>27.0%</b>
<b>Net Income</b>	<b>47,050.75</b>	<b>0.00</b>	<b>47,050.75</b>	<b>100.0%</b>

10:45 AM

01/31/22

Accrual Basis

## Tradition CDD No. 4

# Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1211	<u>1,510.09</u>
Total Checking/Savings	1,510.09
Other Current Assets	
01-1210 · Due from CDD1	<u>106,647.34</u>
Total Other Current Assets	106,647.34
Total Current Assets	<u>108,157.43</u>
<b>TOTAL ASSETS</b>	<b><u>108,157.43</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	1,491.35
99-9999 · Retained Earnings	59,615.33
Net Income	<u>47,050.75</u>
Total Equity	<u>108,157.43</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>108,157.43</u></b>

**Tradition CDD No. 5**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	121,313.00	-121,313.00	0.0%
01-3100 · Assessments	186,740.22	230,309.00	-43,568.78	81.1%
01-9405 · Stormwater Fees	0.00	167,233.00	-167,233.00	0.0%
01-9410 · Interest Income (GF)	0.41			
<b>Total Income</b>	<b>186,740.63</b>	<b>518,855.00</b>	<b>-332,114.37</b>	<b>36.0%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	223.00	-223.00	0.0%
01-1310 · Engineering	6,339.68	5,491.00	848.68	115.5%
01-1311 · Management Fees	2,563.04	10,252.00	-7,688.96	25.0%
01-1315 · Legal Fees	1,044.65	8,785.00	-7,740.35	11.9%
01-1317 · Travel and Per Diem	46.83	220.00	-173.17	21.3%
01-1318 · Assessment/Tax Roll	0.00	1,098.00	-1,098.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	10,697.91	42,792.00	-32,094.09	25.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes - Supervisors	39.34			
01-1327 · Payroll Fees - Supervisors	8.81			
01-1332 · Development Coordinator	3,306.75	13,227.00	-9,920.25	25.0%
01-1440 · Rents & Leases	3,085.24	2,745.00	340.24	112.4%
01-1450 · Insurance	7,442.00	10,586.00	-3,144.00	70.3%
01-1480 · Legal Advertisements	19.34	714.00	-694.66	2.7%
01-1511 · Bank Fees	0.00	74.00	-74.00	0.0%
01-1512 · Miscellaneous	27.25	110.00	-82.75	24.8%
01-1513 · Postage and Delivery	0.00	44.00	-44.00	0.0%
01-1514 · Office Supplies	108.09	275.00	-166.91	39.3%
01-1516 · Copies	0.00	494.00	-494.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	3,843.00	-3,843.00	0.0%
01-1520 · Security	1,561.79	9,365.00	-7,803.21	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-826.96	3,122.00	-3,948.96	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	334.00	-334.00	0.0%
01-1801 · Landscaping Maintenance	61,595.83	188,862.00	-127,266.17	32.6%
01-1802 · Tree/Plant Replacement & Trim	229.66	20,068.00	-19,838.34	1.1%
01-1805 · Stormwater Management (GF)	0.00	1,338.00	-1,338.00	0.0%
01-1807 · Irrigation Parts & Repair	1,158.02	5,574.00	-4,415.98	20.8%
01-1808 · Irrigation	8,400.91	33,447.00	-25,046.09	25.1%
01-1810 · Engineering / Inspections	0.00	22,298.00	-22,298.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	2,230.00	-2,230.00	0.0%
01-1813 · Wetland Upland Maintenance	829.00	892.00	-63.00	92.9%
01-1814 · Electricity	3,516.91	13,379.00	-9,862.09	26.3%
01-1815 · Miscellaneous Maintenance	0.00	6,689.00	-6,689.00	0.0%
01-1816 · Building Maintenance	0.00	2,230.00	-2,230.00	0.0%
01-1817 · Common Area Maintenance	432.86	8,919.00	-8,486.14	4.9%
01-1818 · Fountain Maintenance & Chemical	96.99	8,919.00	-8,822.01	1.1%
01-1820 · Contingency	0.00	549.00	-549.00	0.0%
01-1822 · Pest Control	0.00	1,449.00	-1,449.00	0.0%
01-1823 · Painting	0.00	1,115.00	-1,115.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	669.00	-669.00	0.0%
01-1825 · Lake Maintenance	10,521.20	54,028.00	-43,506.80	19.5%
01-1826 · Streetlights	6,435.62	10,034.00	-3,598.38	64.1%
01-1829 · Sidewalk Cleaning	10,014.19	4,460.00	5,554.19	224.5%
01-1830 · Sidewalk Repair	0.00	2,230.00	-2,230.00	0.0%
<b>Total Expense</b>	<b>139,417.45</b>	<b>518,855.00</b>	<b>-379,437.55</b>	<b>26.9%</b>
<b>Net Income</b>	<b>47,323.18</b>	<b>0.00</b>	<b>47,323.18</b>	<b>100.0%</b>

10:53 AM

01/31/22

Accrual Basis

**Tradition CDD No. 5**  
**Balance Sheet**  
**As of December 31, 2021**

---

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1203	3,215.18
Total Checking/Savings	3,215.18
Other Current Assets	
01-1210 · Due from CDD1	103,813.29
Total Other Current Assets	103,813.29
Total Current Assets	107,028.47
<b>TOTAL ASSETS</b>	<b><u>107,028.47</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	559.76
99-9999 · Retained Earnings	59,145.53
Net Income	47,323.18
Total Equity	107,028.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>107,028.47</u></b>



**Tradition CDD No. 6**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	111,117.00	-111,117.00	0.0%
01-3100 · Assessments	172,121.68	212,280.00	-40,158.32	81.1%
01-9405 · Stormwater Fees	0.00	153,186.00	-153,186.00	0.0%
01-9410 · Interest Income (GF)	2.10	0.00	2.10	100.0%
<b>Total Income</b>	<b>172,123.78</b>	<b>476,583.00</b>	<b>-304,459.22</b>	<b>36.1%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	204.00	-204.00	0.0%
01-1310 · Engineering	5,807.15	5,029.00	778.15	115.5%
01-1311 · Management Fees	2,347.75	9,391.00	-7,043.25	25.0%
01-1315 · Legal Fees	956.90	8,047.00	-7,090.10	11.9%
01-1317 · Travel and Per Diem	42.89	201.00	-158.11	21.3%
01-1318 · Assessment/Tax Roll	0.00	1,006.00	-1,006.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes - Supervisors	39.34			
01-1327 · Payroll Fees - Supervisors	8.81			
01-1329 · Development Coordinator	0.00	12,116.00	-12,116.00	0.0%
01-1332 · Management Fees - Weed Program	3,028.99			
01-1337 · Lake Maintenance	0.00	49,489.00	-49,489.00	0.0%
01-1440 · Rents & Leases	2,826.08	2,515.00	311.08	112.4%
01-1450 · Insurance	8,386.00	9,697.00	-1,311.00	86.5%
01-1480 · Legal Advertisements	17.71	654.00	-636.29	2.7%
01-1511 · Bank Fees	0.00	67.00	-67.00	0.0%
01-1512 · Miscellaneous	24.96	101.00	-76.04	24.7%
01-1513 · Postage and Delivery	0.00	40.00	-40.00	0.0%
01-1514 · Office Supplies	99.01	251.00	-151.99	39.4%
01-1516 · Copies	0.00	453.00	-453.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	3,521.00	-3,521.00	0.0%
01-1520 · Security	1,430.60	8,578.00	-7,147.40	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-757.50	2,859.00	-3,616.50	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	306.00	-306.00	0.0%
01-1801 · Landscaping Maintenance	56,421.78	172,998.00	-116,576.22	32.6%
01-1802 · Tree/Plant Replacement & Trim	210.37	18,382.00	-18,171.63	1.1%
01-1805 · Stormwater Management (GF)	0.00	1,225.00	-1,225.00	0.0%
01-1807 · Irrigation Parts & Repair	1,060.74	5,106.00	-4,045.26	20.8%
01-1808 · Irrigation	7,695.23	30,637.00	-22,941.77	25.1%
01-1809 · Field Management	9,799.28	39,197.00	-29,397.72	25.0%
01-1810 · Engineering / Inspections	0.00	20,425.00	-20,425.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	2,042.00	-2,042.00	0.0%
01-1813 · Wetland Upland Maintenance	759.37	817.00	-57.63	92.9%
01-1814 · Electricity	3,221.49	12,255.00	-9,033.51	26.3%
01-1815 · Miscellaneous Maintenance	0.00	6,127.00	-6,127.00	0.0%
01-1816 · Building Maintenance	0.00	2,042.00	-2,042.00	0.0%
01-1817 · Common Area Maintenance	396.50	8,170.00	-7,773.50	4.9%
01-1818 · Fountain Maintenance & Chemical	88.84	8,170.00	-8,081.16	1.1%
01-1820 · Contingency	0.00	503.00	-503.00	0.0%
01-1822 · Pest Control	0.00	1,328.00	-1,328.00	0.0%
01-1823 · Painting	0.00	1,021.00	-1,021.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	613.00	-613.00	0.0%
01-1825 · Streetlights	15,532.44	9,191.00	6,341.44	169.0%
01-1829 · Sidewalk Cleaning	9,173.00	4,085.00	5,088.00	224.6%
01-1830 · Sidewalk Repair	0.00	2,042.00	-2,042.00	0.0%
<b>Total Expense</b>	<b>129,340.23</b>	<b>476,583.00</b>	<b>-347,242.77</b>	<b>27.1%</b>
<b>Net Income</b>	<b>42,783.55</b>	<b>0.00</b>	<b>42,783.55</b>	<b>100.0%</b>

11:10 AM

01/31/22

Accrual Basis

## Tradition CDD No. 6

## Balance Sheet

As of December 31, 2021

	Dec 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1238	16,475.41
Total Checking/Savings	16,475.41
Other Current Assets	
01-1210 · Due from CDD1	
01-1211 · Due From CDD1 - Spikerush	9,742.24
01-1210 · Due from CDD1 - Other	89,266.02
Total 01-1210 · Due from CDD1	99,008.26
Total Other Current Assets	99,008.26
Total Current Assets	115,483.67
<b>TOTAL ASSETS</b>	<b>115,483.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	970.27
99-9999 · Retained Earnings	71,729.85
Net Income	42,783.55
Total Equity	115,483.67
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>115,483.67</b>

**Tradition CDD No. 7**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	21,248.00	-21,248.00	0.0%
01-3100 · Assessments	82,464.95	101,705.00	-19,240.05	81.1%
01-9405 · Stormwater Fees	0.00	29,291.00	-29,291.00	0.0%
01-9410 · Interest Income (GF)	0.61	0.00	0.61	100.0%
<b>Total Income</b>	<b>82,465.56</b>	<b>152,244.00</b>	<b>-69,778.44</b>	<b>54.2%</b>
<b>Expense</b>				
01-1308 · Dissemination Agent	0.00	39.00	-39.00	0.0%
01-1310 · Engineering	7,891.34	6,835.00	1,056.34	115.5%
01-1311 · Management Fees	3,190.35	12,761.00	-9,570.65	25.0%
01-1315 · Legal Fees	1,300.33	10,935.00	-9,634.67	11.9%
01-1317 · Travel and Per Diem	58.29	273.00	-214.71	21.4%
01-1318 · Assessment/Tax Roll	0.00	1,367.00	-1,367.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1321 · Field Management	1,873.76	7,495.00	-5,621.24	25.0%
01-1325 · Supervisor Fees	360.00	9,257.00	-8,897.00	3.9%
01-1326 · Payroll Taxes - Supervisors	39.34			
01-1327 · Payroll Fees - Supervisors	8.81			
01-1332 · Development Coordinator	579.18	2,317.00	-1,737.82	25.0%
01-1440 · Rents & Leases	3,840.36	3,417.00	423.36	112.4%
01-1450 · Insurance	5,706.00	13,177.00	-7,471.00	43.3%
01-1480 · Legal Advertisements	24.07	888.00	-863.93	2.7%
01-1511 · Bank Fees	0.00	92.00	-92.00	0.0%
01-1512 · Miscellaneous	33.92	137.00	-103.08	24.8%
01-1513 · Postage and Delivery	0.00	55.00	-55.00	0.0%
01-1514 · Office Supplies	134.55	342.00	-207.45	39.3%
01-1516 · Copies	0.00	615.00	-615.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	4,784.00	-4,784.00	0.0%
01-1520 · Security	273.55	1,640.00	-1,366.45	16.7%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	-144.84	547.00	-691.84	-26.5%
01-1743 · Continuing Disclosure Fee	0.00	59.00	-59.00	0.0%
01-1801 · Landscaping Maintenance	10,788.66	33,080.00	-22,291.34	32.6%
01-1802 · Tree/Plant Replacement & Trim	40.22	3,515.00	-3,474.78	1.1%
01-1805 · Stormwater Management (GF)	0.00	234.00	-234.00	0.0%
01-1807 · Irrigation Parts & Repair	202.83	976.00	-773.17	20.8%
01-1808 · Irrigation	1,471.44	5,858.00	-4,386.56	25.1%
01-1810 · Engineering / Inspections	0.00	3,906.00	-3,906.00	0.0%
01-1812 · Signage & Amenities Repair	0.00	391.00	-391.00	0.0%
01-1813 · Wetland Upland Maintenance	145.20	156.00	-10.80	93.1%
01-1814 · Electricity	615.99	2,343.00	-1,727.01	26.3%
01-1815 · Miscellaneous Maintenance	0.00	1,172.00	-1,172.00	0.0%
01-1816 · Building Maintenance	0.00	391.00	-391.00	0.0%
01-1817 · Common Area Maintenance	75.81	1,562.00	-1,486.19	4.9%
01-1818 · Fountain Maintenance & Chemical	16.98	1,562.00	-1,545.02	1.1%
01-1820 · Contingency	0.00	683.00	-683.00	0.0%
01-1822 · Pest Control	0.00	254.00	-254.00	0.0%
01-1823 · Painting	0.00	195.00	-195.00	0.0%
01-1824 · Fence Repair / Maintenance	0.00	117.00	-117.00	0.0%
01-1825 · Lake Maintenance	1,842.81	9,463.00	-7,620.19	19.5%
01-1826 · Streetlights	1,127.21	1,757.00	-629.79	64.2%
01-1829 · Sidewalk Cleaning	1,754.01	781.00	973.01	224.6%
01-1830 · Sidewalk Repair	0.00	391.00	-391.00	0.0%
<b>Total Expense</b>	<b>43,612.67</b>	<b>152,244.00</b>	<b>-108,631.33</b>	<b>28.6%</b>
<b>Net Income</b>	<b>38,852.89</b>	<b>0.00</b>	<b>38,852.89</b>	<b>100.0%</b>

11:16 AM

01/31/22

Accrual Basis

**Tradition CDD No. 7**  
**Balance Sheet**  
**As of December 31, 2021**

---

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1246	4,812.67
Total Checking/Savings	4,812.67
Other Current Assets	
01-1210 · Due from CDD1	37,509.50
Total Other Current Assets	37,509.50
Total Current Assets	42,322.17
<b>TOTAL ASSETS</b>	<b><u>42,322.17</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	3,469.28
Net Income	38,852.89
Total Equity	42,322.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>42,322.17</u></b>

11:20 AM

01/31/22

Accrual Basis

**Tradition CDD No. 8**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	7,583.00	-7,583.00	0.0%
01-3100 · Assessments	29,494.45	36,376.00	-6,881.55	81.1%
01-9410 · Interest Income (GF)	0.53	0.00	0.53	100.0%
<b>Total Income</b>	<b>29,494.98</b>	<b>43,959.00</b>	<b>-14,464.02</b>	<b>67.1%</b>
<b>Expense</b>				
01-1310 · Engineering	5,325.33	4,612.00	713.33	115.5%
01-1311 · Management Fees	2,152.95	8,612.00	-6,459.05	25.0%
01-1315 · Legal Fees	877.51	7,379.00	-6,501.49	11.9%
01-1317 · Travel and Per Diem	39.33	184.00	-144.67	21.4%
01-1318 · Assessment/Tax Roll	0.00	922.00	-922.00	0.0%
01-1320 · Audit Fees	0.00	5,000.00	-5,000.00	0.0%
01-1325 · Supervisor Fees	360.00			
01-1440 · Rents & Leases	2,591.60	2,306.00	285.60	112.4%
01-1450 · Insurance	5,706.00	8,892.00	-3,186.00	64.2%
01-1480 · Legal Advertisements	16.24	600.00	-583.76	2.7%
01-1511 · Bank Fees	0.00	62.00	-62.00	0.0%
01-1512 · Miscellaneous	22.89	92.00	-69.11	24.9%
01-1513 · Postage and Delivery	0.00	37.00	-37.00	0.0%
01-1514 · Office Supplies	90.80	231.00	-140.20	39.3%
01-1516 · Copies	0.00	415.00	-415.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	3,229.00	-3,229.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	461.00	-461.00	0.0%
<b>Total Expense</b>	<b>17,545.15</b>	<b>43,959.00</b>	<b>-26,413.85</b>	<b>39.9%</b>
<b>Net Income</b>	<b>11,949.83</b>	<b>0.00</b>	<b>11,949.83</b>	<b>100.0%</b>

11:20 AM

01/31/22

Accrual Basis

**Tradition CDD No. 8**

**Balance Sheet**

**As of December 31, 2021**

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1254	4,115.50
Total Checking/Savings	4,115.50
Other Current Assets	
01-1210 · Due from CDD1	-19,358.83
Total Other Current Assets	-19,358.83
Total Current Assets	-15,243.33
<b>TOTAL ASSETS</b>	<b>-15,243.33</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-27,193.16
Net Income	11,949.83
Total Equity	-15,243.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>-15,243.33</b>



11:23 AM

01/31/22

Accrual Basis

**Tradition CDD No. 9**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Carry Forward	0.00	4,731.00	-4,731.00	0.0%
01-3100 · Assessments	20,206.52	24,921.00	-4,714.48	81.1%
01-9410 · Interest Income (GF)	0.50			
<b>Total Income</b>	<b>20,207.02</b>	<b>29,652.00</b>	<b>-9,444.98</b>	<b>68.1%</b>
<b>Expense</b>				
01-1310 · Engineering	3,321.99	2,877.00	444.99	115.5%
01-1311 · Management Fees	1,343.03	5,372.00	-4,028.97	25.0%
01-1315 · Legal Fees	547.39	4,603.00	-4,055.61	11.9%
01-1317 · Travel and Per Diem	24.53	115.00	-90.47	21.3%
01-1318 · Assessment/Tax Roll	0.00	575.00	-575.00	0.0%
01-1320 · Audit Fees	0.00	5,000.00	-5,000.00	0.0%
01-1325 · Supervisor Fees	360.00			
01-1440 · Rents & Leases	1,616.66	1,439.00	177.66	112.3%
01-1450 · Insurance	5,706.00	5,547.00	159.00	102.9%
01-1480 · Legal Advertisements	10.13	374.00	-363.87	2.7%
01-1511 · Bank Fees	0.00	39.00	-39.00	0.0%
01-1512 · Miscellaneous	14.28	58.00	-43.72	24.6%
01-1513 · Postage and Delivery	0.00	23.00	-23.00	0.0%
01-1514 · Office Supplies	56.64	144.00	-87.36	39.3%
01-1516 · Copies	0.00	259.00	-259.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	2,014.00	-2,014.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	288.00	-288.00	0.0%
<b>Total Expense</b>	<b>13,363.15</b>	<b>29,652.00</b>	<b>-16,288.85</b>	<b>45.1%</b>
<b>Net Income</b>	<b>6,843.87</b>	<b>0.00</b>	<b>6,843.87</b>	<b>100.0%</b>

11:24 AM

01/31/22

Accrual Basis

**Tradition CDD No. 9**

**Balance Sheet**

**As of December 31, 2021**

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1262	<u>3,884.32</u>
Total Checking/Savings	3,884.32
Other Current Assets	
01-1210 · Due from CDD1	<u>-10,327.19</u>
Total Other Current Assets	-10,327.19
Total Current Assets	<u>-6,442.87</u>
<b>TOTAL ASSETS</b>	<b><u>-6,442.87</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-13,286.74
Net Income	<u>6,843.87</u>
Total Equity	-6,442.87
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>-6,442.87</u></b>

11:29 AM

01/31/22

Accrual Basis

**Tradition CDD No. 10**  
**Profit & Loss Budget vs. Actual**  
**October through December 2021**

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3000 · Fund Carry Forward	0.00	19,755.00	-19,755.00	0.0%
01-3100 · Assessments	69,522.57	85,743.00	-16,220.43	81.1%
01-9410 · Interest Income (GF)	0.69	0.00	0.69	100.0%
<b>Total Income</b>	<b>69,523.26</b>	<b>105,498.00</b>	<b>-35,974.74</b>	<b>65.9%</b>
<b>Expense</b>				
01-1310 · Engineering	13,871.23	12,014.00	1,857.23	115.5%
01-1311 · Management Fees	5,607.94	22,432.00	-16,824.06	25.0%
01-1315 · Legal Fees	2,285.70	19,222.00	-16,936.30	11.9%
01-1317 · Travel and Per Diem	102.46	481.00	-378.54	21.3%
01-1318 · Assessment/Tax Roll	0.00	2,403.00	-2,403.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1325 · Supervisor Fees	360.00			
01-1440 · Rents & Leases	6,750.51	6,007.00	743.51	112.4%
01-1450 · Insurance	5,706.00	23,162.00	-17,456.00	24.6%
01-1480 · Legal Advertisements	42.31	1,562.00	-1,519.69	2.7%
01-1511 · Bank Fees	0.00	161.00	-161.00	0.0%
01-1512 · Miscellaneous	59.63	240.00	-180.37	24.8%
01-1513 · Postage and Delivery	0.00	96.00	-96.00	0.0%
01-1514 · Office Supplies	236.52	601.00	-364.48	39.4%
01-1516 · Copies	0.00	1,081.00	-1,081.00	0.0%
01-1518 · Web Site	187.50	750.00	-562.50	25.0%
01-1519 · Holiday Decorations	0.00	8,410.00	-8,410.00	0.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1820 · Contingency	0.00	1,201.00	-1,201.00	0.0%
<b>Total Expense</b>	<b>35,384.80</b>	<b>105,498.00</b>	<b>-70,113.20</b>	<b>33.5%</b>
<b>Net Income</b>	<b>34,138.46</b>	<b>0.00</b>	<b>34,138.46</b>	<b>100.0%</b>

11:30 AM

01/31/22

Accrual Basis

Tradition CDD No. 10

Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1165	5,449.96
Total Checking/Savings	5,449.96
Other Current Assets	
01-1210 · Due from CDD1	-37,774.32
Total Other Current Assets	-37,774.32
Total Current Assets	-32,324.36
<b>TOTAL ASSETS</b>	<b><u>-32,324.36</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
99-9999 · Retained Earnings	-66,462.82
Net Income	34,138.46
Total Equity	-32,324.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>-32,324.36</u></b>

# Tradition Irrigation

## Profit & Loss Budget vs. Actual

### October through December 2021

	Oct - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
01-3300 · Irrigation Revenue	463,244.59	1,650,000.00	-1,186,755.41	28.1%
01-3820 · Debt Assess-Paid To Trustee	-92,231.25	-368,025.00	275,793.75	25.1%
01-9400 · Other Income	13,808.52	0.00	13,808.52	100.0%
01-9407 · Engineering Revenue Fees	0.00	17,338.00	-17,338.00	0.0%
01-9410 · Interest Income (GF)	156.00	0.00	156.00	100.0%
<b>Total Income</b>	<b>384,977.86</b>	<b>1,299,313.00</b>	<b>-914,335.14</b>	<b>29.6%</b>
<b>Expense</b>				
01-1310 · Engineering	49,918.84	40,000.00	9,918.84	124.8%
01-1311 · Management Fees	89,014.98	356,060.00	-267,045.02	25.0%
01-1314 · Professional Fees - Other	0.00	5,000.00	-5,000.00	0.0%
01-1316 · Field Supplies (Other)	0.00	2,000.00	-2,000.00	0.0%
01-1317 · Travel and Per Diem	21.50	400.00	-378.50	5.4%
01-1318 · Vehicle, Gas & Repair	0.00	1,000.00	-1,000.00	0.0%
01-1319 · Water	34.78	170.00	-135.22	20.5%
01-1320 · General Repair & Maintenance	77,600.12	153,000.00	-75,399.88	50.7%
01-1321 · HVAC	0.00	4,500.00	-4,500.00	0.0%
01-1322 · Other Utilities	0.00	1,550.00	-1,550.00	0.0%
01-1324 · Development Coordinator	14,829.99	58,500.00	-43,670.01	25.4%
01-1332 · Bad Debt	0.00	65,000.00	-65,000.00	0.0%
01-1335 · City Franchise Fee	29,771.91	109,421.00	-79,649.09	27.2%
01-1450 · Insurance	0.00	21,102.00	-21,102.00	0.0%
01-1511 · Bank Fees	0.00	1,250.00	-1,250.00	0.0%
01-1512 · Miscellaneous	1,582.28	0.00	1,582.28	100.0%
01-1513 · Postage and Delivery	23.91	253.00	-229.09	9.5%
01-1514 · Office Supplies	107.16	250.00	-142.84	42.9%
01-1515 · Telephone	0.00	1,930.00	-1,930.00	0.0%
01-1540 · Dues, License & Subscriptions	0.00	2,300.00	-2,300.00	0.0%
01-1550 · Trustee Fees (GF)	0.00	5,000.00	-5,000.00	0.0%
01-1744 · Lake Maintenance	0.00	0.00	0.00	0.0%
01-1801 · Landscaping Maintenance	0.00	11,000.00	-11,000.00	0.0%
01-1814 · Electricity	25,809.05	105,000.00	-79,190.95	24.6%
01-1820 · Contingency	0.00	39,627.00	-39,627.00	0.0%
01-1825 · Renewal and Replacement	16,888.60	200,000.00	-183,111.40	8.4%
01-1826 · Other System Improvements	0.00	75,000.00	-75,000.00	0.0%
01-1827 · Operating Reserves/Misc	0.00	40,000.00	-40,000.00	0.0%
<b>Total Expense</b>	<b>305,603.12</b>	<b>1,299,313.00</b>	<b>-993,709.88</b>	<b>23.5%</b>
<b>Net Ordinary Income</b>	<b>79,374.74</b>	<b>0.00</b>	<b>79,374.74</b>	<b>100.0%</b>
<b>Net Income</b>	<b>79,374.74</b>	<b>0.00</b>	<b>79,374.74</b>	<b>100.0%</b>

# Tradition Irrigation Balance Sheet As of December 31, 2021

	Dec 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	1,295,346.42
<b>Total 01-1001 · Valley National #4703</b>	<b>1,331,218.99</b>
<b>Total Checking/Savings</b>	<b>1,331,218.99</b>
Accounts Receivable	
01-1200 · Accounts Receivable	138,472.38
<b>Total Accounts Receivable</b>	<b>138,472.38</b>
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
<b>Total Other Current Assets</b>	<b>27,997.44</b>
<b>Total Current Assets</b>	<b>1,497,688.81</b>
Fixed Assets	
01-2030 · Equipment and Furniture	23,957.00
<b>Total Fixed Assets</b>	<b>23,957.00</b>
Other Assets	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-9,910.18
01-2045 · Pulte Del Webb Expansion	-29,920.90
<b>Total Other Assets</b>	<b>-39,736.08</b>
<b>TOTAL ASSETS</b>	<b>1,481,909.73</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	136,732.72
<b>Total Accounts Payable</b>	<b>136,732.72</b>
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
<b>Total Other Current Liabilities</b>	<b>31,448.24</b>
<b>Total Current Liabilities</b>	<b>168,180.96</b>
Long Term Liabilities	
01-2022 · Revenue Bonds Payable - Long T	170,096.00
<b>Total Long Term Liabilities</b>	<b>170,096.00</b>
<b>Total Liabilities</b>	<b>338,276.96</b>
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	1,151,609.55
Net Income	79,374.74
<b>Total Equity</b>	<b>1,143,632.77</b>



Tradition Irrigation  
**Balance Sheet**  
As of December 31, 2021

---

	Dec 31, 21
TOTAL LIABILITIES & EQUITY	<u>1,481,909.73</u>

**Tradition Irrigation  
A/R Aging Summary  
As of December 31, 2021**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	0.00	0.00	32.70
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	1,024.59	1,024.59	0.00	3,073.77
Aycock at Tradition	0.00	204.13	204.13	204.13	0.00	612.39
Bedford Park	0.00	0.00	0.00	8,866.57	0.00	8,866.57
Cellular Sales of Northern Florida LLC	0.00	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	0.00	0.00	0.00	134.37
Cleveland Clinic Florida	0.00	443.92	443.92	443.92	0.00	1,331.76
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	0.00	64.80
Del Webb at Tradition Homeowners Assoc	0.00	2,605.66	4,717.93	2,584.15	9,696.32	19,604.06
Estates at Tradition	0.00	5,763.07	0.00	0.00	0.00	5,763.07
Fast Developments, LLC	0.00	0.00	0.00	0.00	342.21	342.21
Grande Palms at Tradition I & II	0.00	879.92	0.00	879.92	1,759.84	3,519.68
Grande Palms at Tradition III	0.00	1,708.31	0.00	1,708.31	3,416.62	6,833.24
Heartland Dental	0.00	31.71	0.00	0.00	31.32	63.03
Heritage Oaks	0.00	0.00	0.00	0.00	3,068.50	3,068.50
Heritage Oaks at Tradition HOA	0.00	11,857.11	0.00	11,857.11	0.00	23,714.22
Heron Preserves	0.00	781.19	0.00	0.00	0.00	781.19
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovo Development Group, LLC	0.00	188.27	0.00	0.00	0.00	188.27
Kite Realty Group	0.00	2,815.73	0.00	0.00	0.00	2,815.73
KYK Holdings, LLC	0.00	89.18	89.18	89.18	0.00	267.54
Manderlie at Tradition	0.00	-2,652.24	0.00	0.00	0.00	-2,652.24
Martin Health System	0.00	921.54	921.54	0.00	921.54	2,764.62
Panda Restaurant Group Inc	0.00	57.27	57.27	0.00	0.00	114.54
Promenade at Tradition Community Assoc	0.00	467.70	467.70	0.00	0.00	935.40
RDP II LLC	0.00	0.00	0.00	0.00	88.09	88.09
Recovery Sports Grill	0.00	75.31	75.31	0.00	0.00	150.62
Renaissance CS at Tradition	0.00	768.94	768.94	768.94	768.94	3,075.76
Seven Restaurants, LLC	0.00	89.18	0.00	89.18	0.00	178.36
SG Mini Golf	0.00	158.54	158.54	0.00	0.00	317.08
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	0.00	223.94
Suntrust Bank	0.00	91.16	91.16	0.00	0.00	182.32
The Lakes at Tradition	0.00	17,641.98	0.00	0.00	0.00	17,641.98
The Preserves Phase I & II	0.00	1,662.73	0.00	0.00	0.00	1,662.73
Town Park Master Assoc., Inc.	0.00	26,005.18	0.00	0.00	0.00	26,005.18
Treasure Coast Physicians Properties, LLC	0.00	0.00	0.00	-78.48	-6.54	-85.02
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	5,445.99	0.00	0.00	0.00	5,445.99
Wawa, Inc.	0.00	95.92	0.00	0.00	94.74	190.66
Westcliffe Estates HOA	0.00	120.10	120.10	0.10	0.00	240.30
<b>TOTAL</b>	<b>0.00</b>	<b>80,231.13</b>	<b>9,140.31</b>	<b>28,437.62</b>	<b>20,663.32</b>	<b>138,472.38</b>

11:34 AM

01/31/22

Accrual Basis

**Z Tradition Irrigation Fund**  
**Long Term Debt Balance Sheet**  
As of December 31, 2021

---

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Other Assets	
05-5150 · Amount Available In DSF	533,831.94
05-5155 · Amount To Be Provided	<u>5,126,168.06</u>
Total Other Assets	<u>5,660,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>5,660,000.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
05-5215 · Special Assessment Debt (2017)	<u>5,660,000.00</u>
Total Long Term Liabilities	<u>5,660,000.00</u>
Total Liabilities	<u>5,660,000.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>5,660,000.00</u></b>